

**TOWN PLAN AND ZONING COMMISSION
PROPOSALS FOR PLANS REVIEW SUBCOMMITTEE**

Proposals which are to be reviewed by the Plans Review Subcommittee to determine if they are to be considered Minor or Insignificant Changes and need action/approval by the Town Plan and Zoning Commission, must initiate with the completion of this form to be submitted with one (1) **FOLDED** set of appropriate materials. Once a Subcommittee meeting date is set, you will be notified by email with an agenda. You or your representative must attend the meeting and bring relevant materials. At the meeting it will be determined whether your proposal is a Minor (Section 12.9) or Insignificant (Section 12.10) Change. A Minor Change will require submittal of a Special Permit Application, an application fee and additional sets of plans and will move forward for approval by the full Commission. An Insignificant Change will be handled internally with the Chairman's signature and requires no application or fee.

Please return this form and any enclosures to the Community Development Office, 2155 Main Street Post Office Box 6523, Glastonbury, CT 06033-6523.

CHECK LIST



General Map or Charts (2)



Other Documentation (2)



Site Plan (2)



Architect's Rendering (2)

TITLE/ADDRESS OF APPLICATION: St. Paul Church Expansion Project (Building Addition and Parking Lot) – 2577 and Lot W-38A Main Street – Town Center and Flood Zone

APPLICANT'S NAME: Saints Isidore and Maria Parish Corporation

APPLICANT'S ADDRESS: c/o Father Mark Suslenko, Community of Ss. Isidore and Maria, 2577 Main St. Glastonbury, CT 06033, Johnston, RI 02919

PHONE #S: 860-633-9419

EMAIL: father@isidoreandmaria.org

OTHER REPRESENTATIVE(S): Alter & Pearson, LLC – mhope@alterpearson.com and Megson, Heagle & Friend, C.E. and L.S., LLC –mwf@megsonandheagle.com

STATEMENT OF INTENT: Application for a proposed 2-story, 15,341 s.f. (main level: 8,355 s.f., lower level: 6,986 s.f.) building addition to the rear of the existing Saints Isidore and Maria Parish building. Approximately 1,020 s.f. of the existing building will be demolished in order to make the building connection. The new addition will include new offices, classrooms, an assembly hall with kitchen, together with new bathroom facilities and a glass vestibule entry with elevator access to modernize and upgrade the facility. The Site is currently under parked, and parking is an issue on Site with parishioners unable to park on campus. For the existing and proposed uses, 410 parking spaces are required. Due to the shared nature of a Church, the Applicant is requesting a 27.34% parking waiver requiring 298 parking spaces on the Site. The existing parking lot located to the rear of the building is proposed to be expanded to the west, for a total of 253 parking spaces in the rear. Under Option A, the Applicant will keep the 15 parking spaces located in the front of the Church and request a deferral of 10%, for 268 parking spaces on Site. Under Option B, both the rear 253 parking spaces and the front 45 parking spaces will be constructed for a total of 298 parking spaces and the Knights of Columbus building will be razed. The Town will also be using the expanded parking lot for parking for Town events during non-mass times.


APPLICANT'S SIGNATURE

Saints Isidore and Maria Parish Corporation

By: Meghan A. Hope, its Attorney

08/02/2021

DATE

The Community of Saints Isidore and Maria at St. Paul Church Parking Chart

Existing Site Uses - 2021

Name	Use		Floor Area of Use for Parking Calculation	Parking Requirement	Parking Spaces Required	Parking Spaces Existing
Knights of Columbus	Club	1st floor	814 s.f.	§9.11.h - 1 sp. per 100 s.f.	8.14	
	Club	2nd floor	674 s.f.	§9.11.h - 1 sp. per 100 s.f.	6.74	
	Office	2nd floor	220 s.f.	§9.11.e - 1 sp. per 200 s.f.	1.1	
Rectory	Religious Quarters	Rectory Building	3 Beds	§9.11.c - 1 sp. per each 2 beds	1.5	
Church	Place of Worship	1st floor - nave	624 people (4,217 s.f.)	§9.11.i - 1 sp. per 4 seats	156	
	Place of Worship	1st floor - hall	284 people (1,984 s.f.)	§9.11.i - 1 sp. per 4 seats	71	
	Office	1st floor	1,118 s.f.	§9.11.e - 1 sp. per 200 s.f.	5.59	
	Conference Room	1st floor	214 s.f.	§9.11.e - 1 sp. per 200 s.f.	1.07	
	Classroom	1st floor	5 classrooms (1,889 s.f.)	§9.11.f - 3 spaces per classroom	15	
	Office	Basement	879 s.f.	§9.11.e - 1 sp. per 200 s.f.	4.395	
	Public Assembly	Basement	70 people (1,508 s.f.)	§9.11.f - 1 sp. per 3 seats in public assembly space	23.3	

TOTAL 294 153

Existing Parking Lot is 141 parking spaces under what is required for the uses

Proposed Future Addition

Name	Use		Floor Area of Use for Parking Calculation	Parking Requirement	Parking Spaces Required	Parking Spaces Proposed
Rectory	Religious Quarters	Rectory Building	3 Beds	§9.11.c - 1 sp. per each 2 beds	1.5	
Church	Place of Worship	1st floor - sanctuary	624 people (4,217 s.f.)	§9.11.i - 1 sp. per 4 seats	156	
	Place of Worship	1st floor - wing	284 people (1,984 s.f.)	§9.11.i - 1 sp. per 4 seats	71	
	Office	1st floor	1,118 s.f.	§9.11.e - 1 sp. per 200 s.f.	5.59	
	Classroom	1st floor	5 classrooms (1,889 s.f.)	§9.11.f - 3 spaces per classroom	15	
	Office	Basement	879 s.f.	§9.11.e - 1 sp. per 200 s.f.	4.395	
	Public Assembly	Basement	70 people (1,580 s.f.)	§9.11.f - 1 sp. per 3 seats in public assembly space	23.3	
Church Addition	Office	Basement	1,215 s.f.	§9.11.e - 1 sp. per 200 s.f.	6.075	
	Conference Room	Basement	241 s.f.	§9.11.e - 1 sp. per 200 s.f.	1.205	
	Classroom	Basement	2 Classrooms (1,554 s.f.)	§9.11.f - 3 spaces per classroom	6	
	Place of Worship	1st Floor	478 people (3,342 s.f.)	§9.11.i - 1 sp. per 4 seats	119.5	

TOTAL 410

Option A: Rear Buildout and Front Deferral	268	(253 parking spaces in rear + 15 existing spaces in front to remain) (27.34% Parking Waiver of 410 total spaces = 298 parking spaces required) (10% deferral of 298 parking spaces for 268 parking spaces built for Option A)
Option B: Rear and Front Buildout	298	(253 parking spaces in rear + 45 total spaces in the front reconfigured parking area for Option B) (27.34% Parking Waiver of 410 total spaces = 298 parking spaces required)