

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF AUGUST 25, 2021 SPECIAL MEETING

The meeting commenced at 8:00 AM through Zoom Video Conferencing

Present: Subcommittee Members Robert Zanlungo, Sharon Purtill and Michael Botelho; Rebecca Augur, AICP, Director of Planning and Land Use Services and Jonathan E. Mullen, AICP, Planner

3039 MAIN STREET – proposal for exterior changes – Planned Business & Development Zone – Paul Gondek, G3LLC, applicant

David Quisenberry of QA+M Architecture presented the proposal to the Subcommittee. He explained that the Subcommittee had reviewed the project several months prior and was not in favor of the design. Mr. Quisenberry said that he and his client had moved away from the previous design, which relied on metal and dark-colored building materials. Mr. Quisenberry reported that the new design was more in line with the “New England” character of Glastonbury. The new design would have white building materials and would use gables and dormers to break up the roofline at the center of the building. At the request of Mr. Botelho, Mr. Quisenberry showed images of the new design next to the old design for comparison. The Subcommittee all indicated that they liked the new design. Mr. Zanlungo advised the applicant to have architectural elevations ready when the full Commission reviews the proposal.

2577 & LOT W-38 MAIN STREET – St. Paul Church - proposal for a 2-story addition with offices, classrooms, an assembly hall with kitchen, new bathroom facilities and new entry with elevator and parking modifications – Town Center and Flood Zones – Alter & Pearson, LLC – Megson, Heagle & Friend, C.E. & L.S., LLC – Father Mark Suslenko for the Saints Isadore and Maria Parish Corporation, applicant

Attorney Meghan Hope stated that the proposal is to expand the parking area and construct an addition to the church building at 2577 Main Street. She mentioned that the Subcommittee has reviewed the proposal several times, and that the applicant has worked to integrate feedback from the Conservation Commission/Inland Wetlands and Watercourses Agency into the plan.

Attorney Hope presented the architectural rendering of the addition. She said that the two story, 15,341± square foot addition is located on the west (rear) side of the existing church building. A glass vestibule will connect the existing church building to the addition. Attorney Hope stated that the addition would have offices, assembly space, classrooms, mechanical rooms and a kitchen. Mr. Zanlungo and Ms. Purtill expressed concerns about the design of the addition with regard to the windows, color, and building materials. They recommended that the design of the addition be more in line with the glass vestibule.

Attorney Hope then presented the parking plan. She explained that site is under-parked and parishioners have trouble finding parking for church services. The addition would require 410 parking spaces to accommodate all the uses on-site. However, the applicant requests a 27.34%

waiver to reduce the amount of required parking to 298 parking spaces. The proposal has two options for the parking expansion: The first option is to expand the number of spaces at the west (rear) side of the site to 253 parking spaces, keep the existing 15 parking spaces in front of the church and defer the remaining 30 spaces; the second option would be to construct the spaces in the rear of the church and construct a new parking area to the south of the church. This option, Attorney Hope explained, requires the demolition of the Knights of Columbus building located on the south end of the property. Mr. Zanolungo asked if the trees would be removed as part of the construction of the parking lot in the front of the church. Mark Friend, of Megson, Heagle & Friend, C.E. & L.S., LLC, said the trees would be saved. Ms. Purtill expressed concern about the size of the waiver request and the possibility of demolishing the Knights of Columbus building. She suggested that the applicant explore shared parking agreements with neighboring property owners to find the required parking spaces. Mr. Zanolungo asked if the ability to construct deferred parking would be impacted if the Village District were adopted. Attorney Hope stated that the application would most likely be approved before the Village District was adopted and that the spaces could be constructed. Attorney Hope asked the Subcommittee if they would be in favor making a certain number of spaces compact. The Subcommittee members agreed that some compact spaces could be part of the plan but not the entire parking area. Mr. Zanolungo said that he was in favor of the applicant constructing the parking spaces in front rather than a deferral. Ms. Purtill advised the applicant to look for alternative parking locations off-site, revise the design of the addition and return to Subcommittee at a later date.

Meeting adjourned at 9:00 am

Respectfully submitted,



Jonathan E. Mullen
Planner