

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

SECTION 13.2.b REFERRAL FROM THE ZONING BOARD OF APPEALS TO THE
 TOWN PLAN AND ZONING COMMISSION FOR A REPORT WITH RECOMMENDATIONS
 TO THE ZONING BOARD OF APPEALS FOR A USE VARIANCE TO PERMIT A SPECIAL EVENTS VENUE IN THE TCMU ZONE
 83 NAUBUC AVENUE AND 97 NAUBUC AVENUE
 DATE: SEPTEMBER 21, 2021

REGULAR MEETING ITEM
 09-21-2021 AGENDA

To:
 Town Plan and Zoning
 Commission

From:
 Office of Community
 Development Staff

Memo Date:
 September 3, 2021

Zoning District:
 Town Center Mixed
 Use (TCMU) Zone

Applicant:
 Corrine Crocker-Luby

Property Owner:
 Corrine Crocker-Luby
 & William Luby

EXECUTIVE SUMMARY

- The applicant is seeking a use variance from the following Sections of the Glastonbury Building-Zone Regulations:
 - Section 4.18.2—Permitted Uses in the Town Center Mixed Use (TCMU) Zone;
- The variance request is to permit special events in the Town Center Mixed Use Zone where such use is not permitted.
- The applicant is seeking to open special event venues for small scale weddings, and other gatherings at 83 and 97 Naubuc Avenue.
- Section 13.2.b of the Building– Zone Regulations states: ***“No application for a variance from the use provisions of these Regulations (as distinguished from the area, frontage, yard, coverage, height, etc. provisions hereof) shall be voted upon until a report with recommendations thereon has been received from the Town Plan and Zoning Commission....”***
- Should the applicant successfully obtain a use variance from the ZBA, the project will still require Special Permit with Design Review approval from the TPZ.

REVIEW

Included for Commission review are the following:

- A copy of the application to the Zoning Board of Appeals, which includes a project narrative, site layout and a floor plan.



Aerial View of 83 and 97 Naubuc Avenue

SITE DESCRIPTION

83 Naubuc Avenue

The subject site is a .49 acre lot located on the south side of Naubuc Avenue in the Town Center Mixed Use Zone. The aerial photo of the site from the Town GIS system shows that there are two buildings on the site. The building at the southern end of the lot has been removed, however the 2 ½ story, 2-family house at the northwest corner of the lot remains. There are 2-family houses on the east and west side of the property, a converted residential structure owned by the applicant to the north of the property and an age restricted apartment complex to the south of the property.

97 Naubuc Avenue

The subject site is a .38 acre lot located on the south side of Naubuc Avenue in the Town Center Mixed Use Zone. The lot contains a 1-story, single-family house at the north end of the site. There 2-family houses on the north, east and west side of the property and an age restricted apartment complex to the south of the property.

ZONING ANALYSIS

The Town Center Mixed Use Zone was adopted in April of 2015. Prior to that date the subject properties were zoned Planned Industrial. In August 2008 the Zoning Board of Appeals granted the applicant's request for a use variance from Section 4.8 Planned Industrial Zone to allow retail trade apparel; and eating and drinking at their business located at 82-84 Naubuc Avenue. That same month the Town Plan and Zoning Commission approved a Section 12.9 Minor Change for "ZBA approved mixed uses: office; retail trade apparel; restaurant/café and (to) retain one apartment unit" for 82-84 Naubuc Avenue.

The Town of Glastonbury Future Land Use map designates these parcels part of the Town Center Planning Area. The Town Center Mixed Use Zone does not permit special event venues. Section 4.13.1 of the Building Zone Regulations regarding the purpose and intent of the Town Center Mixed Use Zone, states that the zone is intended "To authorize and encourage continued residential and modest commercial uses by maintaining the existing building scale and residential neighborhood characteristics, and preserving historic structures in the Curtisville National Historic District." It further states "...a primary objective of this zone is to utilize/reuse existing structures for residential, commercial use(s), or a mix of residential and commercial use(s) while maintaining the overall existing appearance of the area." Both 83 and 97 Naubuc Avenue are located in the Curtisville National Historic District.

TOWN PLAN AND ZONING COMMISSION

SECTION 13.2.b REFERRAL TO ZONING
BOARD OF APPEALS

APPLICANT/OWNER: CORRINE CROKER-
LUBY
82 NAUBUC AVENUE, P.O. BOX 1025
GLASTONBURY, CT 06033

FOR: 83 NAUBUC AVENUE

MOVED, that the Town Plan and Zoning Commission provides a favorable referral to the Zoning Board of Appeals regarding the request of Corrine Crocker-Luby for a variance from Section 4.18.2 Permitted Uses in the Town Center Mixed Use Zone, to allow a special events venue at 83 Naubuc Avenue.

APPROVED: TOWN PLAN & ZONING COMMISSION
SEPTEMBER 21, 2021

ROBERT J. ZANLUNGO JR., CHAIRMAN

TOWN PLAN AND ZONING COMMISSION

SECTION 13.2.b REFERRAL TO ZONING
BOARD OF APPEALS

APPLICANT/OWNER: CORRINE CROKER-
LUBY
82 NAUBUC AVENUE, P.O. BOX 1025
GLASTONBURY, CT 06033

FOR: 97 NAUBUC AVENUE

MOVED, that the Town Plan and Zoning Commission provides a favorable referral to the Zoning Board of Appeals regarding the request of Corrine Crocker-Luby for a variance from Section 4.18.2 Permitted Uses in the Town Center Mixed Use Zone, to allow a special events venue at 97 Naubuc Avenue.

APPROVED: TOWN PLAN & ZONING COMMISSION
SEPTEMBER 21, 2021

ROBERT J. ZANLUNGO JR., CHAIRMAN