

**GLASTONBURY JOINT TOWN COUNCIL/TOWN PLAN AND ZONING COMMISSION
PLANNED AREA DEVELOPMENT/ADAPTIVE REDEVELOPMENT ZONE
REVIEW SUBCOMMITTEE
MINUTES OF OCTOBER 21, 2021 SPECIAL MEETING**

The meeting commenced at 4:00 PM in Council Chambers and remotely through Zoom Video Conferencing.

Present: *Town Council Members:* Thomas Gullotta, Larry Nyland, Mary LaChance, Kurt Cavanaugh and Whit Osgood; *Town Plan and Zoning Commission Members:* Sharon Purtill and Michael Botelho (on Zoom); Richard J. Johnson, Town Manager, Rebecca Augur, AICP, Director of Planning & Land Use Services and Jonathan E. Mullen, AICP, Planner

Informal review of proposed Adaptive Redevelopment Zone application for multi-family residential -38 Hubbard Street

Attorney Peter Alter made a presentation to the group. He went over the existing conditions on the site. He indicated that the Inland Wetlands and Watercourses Agency/Conservation Commission reviewed the plan and issued a wetlands permit, as well as forwarding a favorable recommendation for the project to the Town Plan and Zoning Commission and the Town Council. Attorney Alter added that the Community Beautification Committee reviewed the project and adopted the landscape plan with modifications. He stated that project developer has secured an easement over the Town of Glastonbury Housing Authority land for drainage of the site into the wetlands area just north of Wickham Brook. He added that the project had been approved by the Water Pollution Control Authority.

Attorney Alter explained that the proposed site plan was the same as approved by the Town Council in 2013 with some minor modifications. He said that one of the modifications was the addition of on-site stormwater treatment and storage features in accordance with the State's Small Municipal Separate Storm Sewer System (MS4) requirements. Another modification to the 2013 plan is that the units are now condominiums rather than rental units. He said that the proposed plan has 31 total units; 13 one-bedroom and 18 two-bedroom. Attorney Alter explained that the project originally had 41 rental units but that the Town Council approved a reduced number of units – 31 - by eliminating the basement apartments. Attorney Alter said that the developer at the time appealed the decision. The judge agreed that the Town Council was within its jurisdiction to reduce the number of units but needed to include clear reasoning in their decision. The project was forwarded back to the Town Council. Attorney Alter said that the appeal was never acted upon and the 2013 approval was still in place. He stated that the proposed plan has storage and amenity space in the basement of the building instead of more residential units.

Attorney Alter added that the proposed plan had the same parking layout the Council approved in 2013, which included 10 tandem parking spaces and 30 regular spaces. However, Attorney Alter continued, on February 28, 2017 the Town Council amended the Building-Zone Regulations to count tandem parking spaces as only one space toward the minimum parking requirement for a site instead of two spaces. A time limit on the start of construction for an approved ARZ plan was also enacted as part of the changes to the Building-Zone Regulations. Both of these changes would prohibit the property from being developed as approved in the 2013 plan. Attorney Alter stated that it was his opinion that the regulations are not valid because the Town Council did not set an effective date when adopting the amendments and that the regulations did not apply to the proposed application. He said that he had consulted with the Town Attorney and Town Staff, and they disagree with his position.

Attorney Alter announced that the biggest issue was parking. He presented two alternatives that he felt were workable solutions. The first was for the TPZ and the Town Council to let them count the tandem parking spaces as two spaces toward the 47 parking space minimum requirement. The second alternative was to count the tandem spaces as one space each but to add parking spaces that the Council had removed from the previous plan at the southeast corner of the site and on the north side of the lot forward of the building.

Councilors Cavanaugh and Osgood asked Attorney Alter questions related to the applicability of the amended regulations. Attorney Alter stated that Connecticut State Statute says that regulations require an effective date and that the only way for the amended regulations to be effective would be for the Town to re-adopt them. Attorney Alter then gave anecdotal parking comparisons with other multi-family developments in Glastonbury. He noted the Tannery was required to have 350 parking spaces. However, with 250 units, only 257 spaces are being used currently. Councilor Nyland expressed concern about units having more than one car and about visitor parking. Commissioner Purtill said that if each unit had two cars that would require 59 parking spaces. Ms. Augur stated that the parking requirement for the Adaptive Redevelopment Zone is 1.5 parking spaces per unit. Commissioner Purtill said that she was not in favor of tandem parking spaces and would want Town staff to review the plans and comment.

Councilor LaChance said that she too, was not in favor of tandem parking spaces. She then asked Attorney Alter why there were no patios on any of the units. Attorney Alter said the Town Council removed the patios along with the basement units as part of the 2013 approval. Commissioner Purtill expressed concern about the lack of outdoor space for tenants and suggested *Juliet* balconies. She added that she thought the project was too dense and suggested that the applicant convert the tandem spaces to green space. Attorney Alter noted that there are no balconies proposed in the project to respect the privacy of the neighbors to the west of the site.

Biff Schechinger, Landscape Architect for the project, reviewed the landscape plan approved by the Community Beautification Committee on September 8, 2021. He noted that the plan went through several iterations before approval and that he included recommendations from the Committee and the Tree Warden into the final plan.

Hans Winkle, Architect for the project, went over the architectural features. On the north façade, the plan called for re-built pilasters, renewed stucco, removal of the greenhouse, and refurbishing of the Consolidated Cigar sign. The brick base of the building will be preserved and new windows will be incorporated. The stucco will return at the northeast and northwest corners of the building and continue to new pilasters. The remainder of the east and west siding will be vinyl clapboard siding with new windows. Non-original structures will also be removed from the east, west and south elevations. Councilor Osgood asked if the developer would use whole brick for the base or brick fascia. Mr. Winkle responded that whole bricks would be used. Commissioner Purtill recommended that the developer have a plan to screen all utilities and mechanical features. Councilor Cavanaugh recommended that the developer replicate the pilasters on all sides of the building.

Mr. Winkle then went over the interior layout of the project including the entrance vestibule, handicapped accessibility, delivery and loading areas, bicycle storage rooms, amenity space and ground floor tenant storage units. He said that all the condominium units would be handicapped accessible and would have their own washer and dryer units.

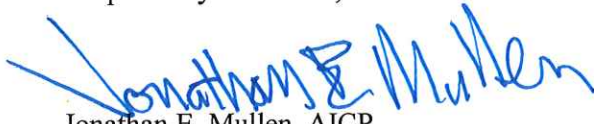
Attorney Alter asked the Subcommittee for their initial feedback on the proposal. Commissioner Purtill reiterated her desire to see outdoor amenity space for the tenants. Councilor Cavanaugh said he would like to see pilasters on all sides of the building. He added that utilities should not be visible from the street, and that there should be no parking in front of the building. Councilor Nyland expressed concern

regarding on-site snow storage. Councilor Osgood recommended that the developer revise the application to conform to the amended regulations. He added that he did not want parking forward of the building. Councilor Cavanaugh asked town staff about validity of the amended regulations. Ms. Augur replied that the Town's opinion is that the regulations are valid and in effect. She added that the regulations allow for a 10% parking waiver. Councilor Nyland said that he would consider a waiver as it would eliminate the need for the parking spaces in front of the building and at the southeast corner of the site.

Attorney Alter asked the subcommittee if they would like to see revised plans at a subsequent meeting. The group agreed that the application should come back.

Meeting adjourned at 6:30 pm

Respectfully submitted,



Jonathan E. Mullen, AICP
Planner