

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

SECTION 12.9 MINOR CHANGE TO A SPECIAL PERMIT
EXTERIOR ARCHITECTURAL CHANGES TO EXISTING RETAIL BUILDING
3039 MAIN STREET
MEETING DATE : DECEMBER 14, 2021

REGULAR MEETING ITEM # 3
12-14-2021 AGENDA

EXECUTIVE SUMMARY

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
December 10, 2021

Zoning District:
Planned Business and
Development (PBD)
Zone

Applicant / Owner:
G3 LLC

- The applicant is proposing exterior architectural changes to the existing shopping center building at 3039 Main Street.
- The changes include modified roof lines, new façade materials, new colors, new signage and pergolas along the east, west and north sides of the building.
- At their meeting of March 24, 2021, the Plans Review Subcommittee expressed concern that the proposed design was not compatible with the surrounding area. The Subcommittee advised the applicant to develop a new design and return for further review.
- The Subcommittee reviewed the proposal again at their meeting of August 25, 2021. At that meeting the Subcommittee had no issue with the design.

REVIEW

Included for Commission review are the following:

- Architectural renderings
- Minutes from the March 24, 2021 and August 25, 2021 meetings of the Plans Review Subcommittee.



Aerial view of 3039 Main Street

SITE DESCRIPTION

The subject site is an 2.83 acre parcel located on the west side of Main Street at the Glastonbury/East Hartford town line. The site has an existing 19,350 square foot one story shopping center located in the center of the property. While the parcel has frontage on Main Street in Glastonbury the site is accessed through the driveway at the southern end of the Putnam Plaza in East Hartford. The site can also be access from Putnam Boulevard through the Home Depot parking lot to the west.

ADJACENT USES

The site has retail uses on all sides.

PROPOSAL (Please see elevation drawings entitled “3045 Main Street Perspective”)

The applicant is proposing façade changes to the north east and west sides of the building. Changes will include a new roofline and storefront for the tenant spaces at the east and west ends of the building. New storefronts will also be added to the tenant spaces in the center of the buildings. The storefronts will have either faux gable end or cornice. The roof of the center portion of the building will be changed from shingle to standing seam metal. The existing overhang will be replaced with a pergola that will run the length of the north face of the building. New materials used for the façade renovation include stucco on the tenant spaces at the east and west end of the building, pvc trim, cement board clapboard siding, and shiplap siding. The patios shown on the rendering at the east and west sides of the building will be developed at a later date and are not part of this application.



View from parking lot of 3039 Main Street looking south

SIGNAGE

The applicant is also proposing a new uniform sign package. The proposed locations for the tenant signs on the east and west sides of the building are located in the center of the façade above those storefronts. The proposed sign location for each of the tenant spaces in the center portion of the building is located above the main entrance to each space. The applicant has indicated that the sign package will be in compliance with Section 10.3c of the Building Zone Regulations regarding signage for multi-tenant buildings. The Office of Community Development is recommending as a condition of approval that the final sign package is reviewed and approved by town staff.

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND ZONING COMMISSION

SECTION 12.9 MINOR CHANGE

APPLICANT/OWNER: G3, LLC
931 MAIN STREET, SUITE 1
SOUTH GLASTONBURY, CT 06073

FOR: 3039 MAIN STREET

MOVED, that the Town Plan and Zoning Commission approve the application of G3, LLC for a Section 12.9 Minor Change for exterior architectural changes to the existing retail building at 3039 Main Street– Planned Business and Development Zone, in accordance with plans on file with the Office of Community Development,

And in compliance with the following condition:

1. The final uniform sign package is reviewed and approved by town staff.
2. This is a Section 12.9 Minor Change. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
DECEMBER 14, 2021

ROBERT J. ZANLUNGO JR., CHAIRMAN

TOWN PLAN AND ZONING COMMISSION PLANS REVIEW
SUBCOMMITTEE
Portion of MINUTES OF MARCH 24, 2021 SPECIAL MEETING

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

Present: Subcommittee Members Michael Botelho and Sharon Purtill; and Jonathan E. Mullen, AICP, Planner

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

David Quisenberry of QA&M Architects announced that the proposal is to change the façade of the shopping center at 3039 Main Street to attract higher quality tenants. Brittney Gondek went over the proposed changes, which include: changing the roof from gambrel to flat; adding a metal overhang to the northeast and northwest facing walls; placing corrugated metal over the brick façade on the anchor tenant spaces on the east and west ends; placing metal framing over the brick façade for the smaller tenant spaces; adding a metal faux parapet wall for tenant signage and a metal tower in the center of the north-facing wall.

Ms. Gondek then stated that she also had the red brick painted a dark gray color when she acquired the building. There was a discussion among the group about the proposed changes. Commissioners Purtill and Botelho expressed concern over the changes. Ms. Purtill stated that while she understood the façade and the site needed refreshing she was concerned about the proposed materials. Mr. Mullen suggested that the design should be timeless and not trendy. Ms. Purtill stated that she wanted renderings of the building showing how all four sides would look with the new façade improvements. She also recommended that the applicant make improvements to the site lighting and landscaping. The group agreed that the Subcommittee should review the proposal again at a later date.

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of 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.
