

TOWN COUNCIL AND TOWN PLAN AND ZONING COMMISSION  
JOINT PLANNED AREA DEVELOPMENT/  
ADAPTIVE REDEVELOPMENT ZONE SUBCOMMITTEE  
MINUTES OF DECEMBER 13, 2021 SPECIAL MEETING

*The meeting commenced at 4:30 PM in person at Council Chambers.*

**Present:** *Town Council Members:* Larry Nyland, Mary LaChance, Kurt Cavanaugh and Whit Osgood; *Town Plan and Zoning Commission Members:* Robert Zanolungo, Sharon Purtill and Michael Botelho; Richard Johnson, Town Manager, Rebecca Augur, AICP, Director of Planning and 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 gave background information to the Subcommittee including existing conditions on the site, the previously approved plan for the site from 2014, and the proposed plan as of October 13, 2021. He then went over the changes made to the October 13, 2021 plans. He noted that there were 47 proposed parking spaces, 9 tandem spaces and 38 single spaces. Included in the 47 total spaces were 2 deferred spaces. Attorney Alter explained that the parking spaces would be sold to the owners of the condominium units. The 9 tandem spaces would be sold as part of the 2-bedroom condominium units. The remaining units would each be sold one a single parking space and with an opportunity for a single parking space owner to purchase one of 5 extra parking spaces. There would be an additional 5 visitor parking spaces and 3 handicapped accessible spaces that are not available for sale to condominium unit owners. Councilman Nyland asked how about the depth of the tandem spaces. Attorney Alter responded that the spaces are 36 feet deep. Attorney Alter then added that there was a truck turnaround located at the southeast corner of the site. He showed the Subcommittee the truck turning movements for delivery and garbage trucks on the site.

Landscape Architect Robert "Biff" Schechinger went over the changes to the landscape plan. He said benches were added to the site in the lawn area at the northeast corner of the building to serve as passive recreation for the tenants. He also explained that the proposed trees along the western property line were moved closer to the building due to the relocation of the underground gas lines. Attorney Alter then explained that the Community Beautification Committee reviewed and accepted the proposal as presented and that the applicant had worked with the neighboring property owners (the Susats) to address their concerns with regard to screening. Attorney Alter added that the applicant had also worked with the Glastonbury Housing Authority to screen their property to the south.

Architect Hans Winkel went over the architectural changes to the plans. He said that matching pilasters and stucco were added to the northeast and northwest corners of the building, the window configurations were changed and the doors at the rear of the building were eliminated from the plans. He then showed material samples to the group and there was discussion regarding the proposed color of the stucco. Commissioner Purtill expressed concern that the color of the stucco was too dark. Councilman Cavanaugh asked about the height of the brick base around the building. Mr. Winkel responded that the brick base was 5-7 feet from the ground depending on the contours. Commissioner Nyland asked why the windows on the sides



of the buildings were eliminated. He added that he preferred the trim around the windows that was shown on the 2014 plans. Mr. Winkel stated that the windows were removed so that the apartment living areas would not be overloaded with windows; he said that the windows could be added back into the design.

Commissioner Purtill asked where utilities such as the gas meter would be located on the building. Attorney Meghan Hope stated that the gas meter would be located at the northwest corner of the building and would be screened by a fence. There was a discussion about utility location selection for the site and how the utilities would be screened. Councilman Cavanaugh asked if the gas meter could be located behind the building so that it would not be seen from the street. Jim Dutton of Dutton Associates explained that the utility companies decide where meters will go and that the applicant has no input on location. There was further discussion about screening the electric meter that would be located at the northeast corner of the site in the lawn area. Councilman Osgood stated that he would like the applicant to provide a perspective rendering showing the landscaping as seen from Hubbard Street.

There was a discussion about the proposed parking plan. Councilman Cavanaugh said that he was not in favor of deferred parking or parking spaces located in front of the building. Councilman Nyland stated that he prefer to have the parking deferred rather than removed completely so that it would be available if needed. Councilwoman LaChance suggested that the 2 deferred parking spaces could be pervious pavers with grass. Commissioner Purtill recommended that the tandem spaces be changed to single spaces and green space be added in place of the extra space. There was discussion regarding the 10% waiver provision in Section 4.17. Commissioner Botelho stated that he was not in favor of any type of waiver. Commissioner Zanolungo stated that he did not have a problem with tandem parking spaces but he that he was concerned that there was only 5 visitor parking spaces. He added that he would prefer that all the parking spaces be constructed rather than deferred. Attorney Hope suggested that the Town Council could structure the deferral to require the applicant would have to come back in a year to see if the extra parking is needed. For comparison purposes, Attorney Alter noted that the Tannery apartments on New London Turnpike have more parking spaces than are needed.

There was discussion about the possibility of affordable units in the development. Councilman Cavanagh asked if two of the units could be affordable. Attorney Alter stated that converting two of the units to affordable would make the project economically infeasible. He also added that the Town does not have an affordable housing plan from which to make recommendations on the appropriate number of units. Commissioner Purtill added that deed-restricted, owner-occupied units are difficult to manage and that the Town has had bad experiences with this model in the past. Commissioner Botelho said that it would be tough to make the project work with affordable units and that affordable units would better fit in a different project. Councilman Osgood suggested to Attorney Alter if the applicant removed one unit, the two parking spaces proposed at the northwest corner could be eliminated. He said that he would be more inclined to support the application if those parking spaces were eliminated.

Meeting adjourned at 6:30 pm.

Respectfully submitted,



Jonathan E. Mullen, AICP  
Planner