

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**RECOMMENDATION FROM TOWN PLAN AND ZONING COMMISSION TO THE TOWN COUNCIL FOR A
ZONE CHANGE FROM RESIDENCE A ZONE TO ADAPTIVE REDEVELOPMENT ZONE
AND A SECTION 4.17 FINAL SITE DEVELOPMENT PLAN
38 HUBBARD STREET
MEETING DATE : JANUARY 4, 2022**

PUBLIC HEARING
01-04-2022 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
December 30, 2021

Zoning District:
Residence A

Applicant:
J S Advisors LLC

Property Owner:
LAC Group, LLC

EXECUTIVE SUMMARY

- The applicant is applying for a Zone Change from Residence A Zone to Adaptive Redevelopment Zone (ARZ) and Site Development Plan approval at 38 Hubbard Street.
- The applicant is proposing to convert the existing structure—formerly the Consolidated Cigar Factory—to 30 condominium units.
- In 2014, the Town Council approved a similar project with 31 rental units for this site, however the developer did not move forward with the project.
- A Section 4.11 Flood Zone Special Permit was approved for this project on April 1, 2014 and reapproved on September 1, 2015.
- The Water Pollution Control Authority (WPCA) approved the revised Sanitary Sewer Impact at its meeting of July 14, 2021.
- The Community Beautification Committee reviewed the proposal at its meetings of August 12, 2021, and September 8, 2021. The Committee accepted the revised plans at the September 8, 2021 meeting.
- At their meeting of September 16, 2021, the Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit.
- At the same meeting, the Conservation Commission forwarded an Environmental Impact Statement and special recommendations for the project to the Town Plan and Zoning Commission.
- The Town Council and Town Plan and Zoning Commission Joint Planned Area Development/Adaptive Redevelopment Zone Subcommittee reviewed the project at meetings held on October 13, 2021 and December 13, 2021. At those meetings the subcommittee advised the applicant on parking, landscaping, drainage, screening, and architectural features for the project.

REVIEW

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- Project Narrative
- Site Plans
- Architectural Elevation Drawings / Floor Plans
- 2013 Environmental Impact Report
- 2014 & 2021 Traffic Reports
- Minutes from the August 12 and September 8, 2021 Community Beautification Committee meeting
- Minutes from the October 13 and December 13, 2021 TC and TPZ Joint PAD/ARZ Subcommittee meetings
- A motion with finding of fact from TPZ providing a favorable recommendation to the Town Council regarding the pending application



Aerial view of 38 Hubbard Street

ADJACENT USES

North— Hubbard Green Park

East— Single-family residential

South— Glastonbury Housing Authority owned multi-family housing

West— Single-family residential

SITE DESCRIPTION

The subject property is a 1.2 acre site located at the south side of Hubbard Street. The site contains the 18,446 square foot former Consolidated Cigar Factory building at the northwest corner, built in 1910. There is a lawn area on the north side of the building and a partially paved parking area to the south of the building. There are curb cuts at the northeast and southeast corners of the lot. The driveway from the northeast curb cut leads to the parking area at the rear of the building, while the curb cut at the northwest corner of the site leads to a covered loading dock.

PROJECT DESCRIPTION

The applicant has submitted an application for a Zone Change from Residence A to Adaptive Redevelopment Zone (ARZ) and approval of a Site Development Plan in accordance with Section 4.17 of the Building-Zone Regulations. The applicant proposes to convert the existing building at 38 Hubbard Street, formerly the Consolidated Cigar Factory, into 30 market rate condominium units. There will be 20 two-bedroom units and 10 one-bedroom units. All units will be located on the second and third story of the building. The first floor will be used for building storage and amenities.

DENSITY [See memorandum entitled “Narrative for Warehouse 38—Application for Change of Zone from Residence A to Adaptive Redevelopment Zone and Approval of Site Development Plan—38 Hubbard Street and plan set sheet entitled “Layout Plan”]

Section 4.17.(c).i of the Building Zone Regulations states “Floor Area Ratio (FAR = total building floor area between exterior walls/total lot area) in the ARZ shall not exceed 0.5 unless the FAR of existing structure(s) exceeds 0.5 in which case the total new redevelopment FAR shall not exceed the existing FAR.” The proposed project will reuse the existing original 3-story warehouse building and remove the three one-story additions and two loading docks reducing the existing Floor Area Ratio (FAR) from .91 to .84. The new FAR is in compliance with Section 4.17.(c).i.

PARKING [See memorandum entitled “Narrative for Warehouse 38—Application for Change of Zone from Residence A to Adaptive Redevelopment Zone and Approval of Site Development Plan—38 Hubbard Street and plan set sheets entitled “Layout Plan”]

The proposed development will have 45 total parking spaces—9 tandem parking spaces, and 36 single parking spaces including 3 handicapped accessible spaces. The proposed number of parking spaces is in compliance with Section 4.17.(c).ii with regard to parking calculation in that there will be 1.5 spaces per unit. The tandem spaces are also in compliance with Section 4.17.(c) in that they are only counted as one space.

The tandem spaces will be located along the south side of the building. Fourteen of the single parking spaces will be located along the southern property line. The remaining 12 spaces, including the handicapped accessible spaces, will be located along the eastern side of the building. Each unit will have assigned parking. The 9 tandem spaces will be sold to owners of the 2 bedroom units. The remaining 1 and 2 bedroom units will each be sold a single parking space. There will be 5 visitor parking spaces and 6 additional spaces that could be sold to unit owners as additional parking or be designated as additional visitor parking spaces.

Additionally, each parking space will have an Electric Vehicle (EV) charging station.

SITE VEHICULAR, PEDESTRIAN AND BICYCLE CIRCULATION, DUMPSTER LOCATION [See memorandum entitled “Narrative for Warehouse 38—Application for Change of Zone from Residence A to Adaptive Redevelopment Zone and Approval of Site Development Plan—38 Hubbard Street, plan set sheets entitled “Layout Plan” and “Turning Movements Proposed Conditions Proposed Warehouse 38”]

The site will be accessed through the existing curb cut at the northeast corner of the lot. There is a 22-foot wide drive aisle that leads to the parking area at the south end of the property. The curb cut at the northwest corner of the site and the driveway will be removed. There is a truck turnaround area located at the southeast corner of the site. The applicant has submitted turning movement templates for a passenger car, a 22 foot delivery van and a 30 foot box truck.

A 5-foot wide concrete walkway will extend from the northeast corner of the building along the east and southern sides to the dumpster enclosure located at the southwest corner of the site. The dumpster will be located on a concrete pad inside of an enclosure constructed of 6-foot tall solid vinyl fencing and gates. Two 6-inch diameter bollards will be located behind each dumpster within the enclosure.

A bicycle storage room will be located on the first floor of the building at the southeast corner. The bike storage room will be accessed internally from the main hallway or externally through the exit door at the southeast corner of the building.

LIGHTING [See plan set sheets entitled “Lighting Plan” and “Lighting Details”]

There will be 10 pole mounted and 5 wall mounted LED lights for this project. Three pole-mounted lights will be located along the southern property line, six will be located along the southern and eastern sides of the building and one pole light will be located on the west side of the driveway entrance. The wall lights will be mounted on the west side of the building. All lights will be full cut-off, and night-sky compliant.

DRAINAGE, STORMWATER MANAGEMENT and UTILITIES [See memorandum entitled “Narrative for Warehouse 38—Application for Change of Zone from Residence A to Adaptive Redevelopment Zone and Approval of Site Development Plan—38 Hubbard Street and plan sets sheets entitled “Utility Plan”]

Stormwater runoff will be managed through a subsurface treatment system located in the southern portion of the parking area and by rain gardens located on the north and west sides of the building. The parking lot will be pitched to drain stormwater to one of two catch basins located at the southeast and southwest corner of the parking area. From the catch basins the runoff will travel through the stormwater treatment galleries and ultimately be piped south across the property owned by the Glastonbury Housing Authority (GHA) at 1906 Main Street and discharged to the wetlands adjacent to Wickham Brook. The applicant has secured a drainage easement to drain through property owned by the GHA. Runoff generated from the roof will be piped to the rain gardens where the water will infiltrate into the soil. Any overflow will be piped south to Wickham Brook. Footing drains will be installed around the perimeter of the building and will also drain into Wickham Brook.

On April 29, 2014, the applicant was issued a Section 4.11 Flood Zone Special Permit for the construction associated with the drainage outlet structure in the 100-Year Flood Zone for Wickham Brook. The Flood Zone Commission reapproved that permit on September 1, 2015. Both permits were filed on the Town land records and the approval is still valid. On September 16, 2021, the Inland Wetlands and Watercourses Agency issued a permit for the construction work in the wetlands area surrounding Wickham Brook.

In accordance with Section 4.17.2(b) the site will be served by MDC water and Town sanitary sewers off Hubbard Street. The Water Pollution Control Authority accepted the Sanitary Sewer Impact Report at its July 14, 2021 meeting.

LANDSCAPING AND SITE AMENITIES [See memorandum entitled “Narrative for Warehouse 38—Application for Change of Zone from Residence A to Adaptive Redevelopment Zone and Approval of Site Development Plan—38 Hubbard Street and plan set sheet L.1 and sheet entitled “Layout Plan”]

The applicant’s landscape plan includes a variety of trees, shrubs and grasses. In addition to the proposed landscape buffer along the southern property line of the site, the applicant has worked with GHA and the Town Tree Warden to remove old/dying trees on 1906 Main Street and replace them with ornamental trees. The applicant has also adjusted their plan on the west side of the building such that it will not interfere with the neighboring property’s mature landscaping. At the advisement of the TC and TPZ Joint PAD/ARZ Subcommittee, the applicant has also added landscaping around the transformer box located at the northeast corner of the site. The Community Beautification Committee accepted the proposed landscape plan at their meeting of September 16, 2021.

An outdoor seating area with two benches will be located at the northeast corner of the building. The seating area will be accessed by a gravel path extending from the north end of the concrete walkway.

ARCHITECTURE AND SIGNAGE See memorandum entitled “Narrative for Warehouse 38—Application for Change of Zone from Residence A to Adaptive Redevelopment Zone and Approval of Site Development Plan—38 Hubbard Street and plan set sheet A-201 entitled “Building Elevations”]

All accessory structures will be demolished and the main building preserved. The applicant proposes to add a brick base on all sides of the building. New stucco will be added to the front façade and a new “Consolidated Cigar Corp.” sign painted to match the original will be added. The existing wood pilasters will be removed and replaced with Hardie Plank on the front façade. At the recommendation of the TC and TPZ Joint ARZ/PAD Subcommittee the stucco and pilasters will be added to the north and south ends of the eastern and western facades. There will be 12 windows added to the front façade, eight 2-over-2 single hung windows between the pilasters and 4 triple windows on the outside of the pilasters. The windows on the east, west and south façades will have a combination of single and triple 2-over-2, single hung windows. The third story windows will have transom lights. The existing wood cornice on the front façade will be restored. All other elevations will have Hardie Plank clapboard siding. The main entrance and two exit doors will be located on the east elevation. The main entrance will be located at the center of the east façade and will include the main entrance door with attached side lights as well as windows on either side. The 1½ portion of the east façade containing the main entrance vestibule will be brick with a soldier course along the top. There will also be an aluminum clad wood canopy supported by metal struts over the main entrance door and the two exit doors.

There will be a monument sign located on the west side of the driveway along Hubbard Street.

ZONING ANALYSIS AND CONSISTENCY WITH THE PLAN OF CONSERVATION AND DEVELOPMENT

The proposed project is in conformance with all the requirements of Section 4.17. It proposes a rejuvenated property that contains land and/or building uses consistent with the adopted Plan of Conservation and Development and will provide new housing opportunities through the adaptive reuse of a historic building. It should be noted that the Plan of Conservation and Development specifically identifies this project site as one that should be redeveloped using the ARZ regulations.

The project is also in keeping with the following sections of the 2018—2028 Plan of Conservation and Development:

- **Town-wide Policies:**
 - **Transportation**
 - When feasible, use plan and design tools to promote and develop bicycle and pedestrian friendly facilities. Bicycle facilities could include, but are not necessarily limited to, bike lanes, bikeways, multi-use trails, bike racks and “share the road” signs.
 - **Stormwater Management**
 - Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity.
 - Ensure that all new developments adhere to Town policies regarding the State of Connecticut General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 General Permit).
 - **Sustainability**
 - Encourage Sustainable Development projects that minimize impacts on the natural environment, i.e. land, water, air, through use of renewable energy, waste reduction and recycling practices.

- **Town Center**
 - Continue to support redevelopment to enhance the character of the Town Center.
 - Work with property owners and developers to revitalize aging and underused properties.
- **Planning Area 4—Town Center**
 - **Residential and Mixed Use**
 - Support the establishment of a variety of residential opportunities in the Town Center area, including new construction, adaptive reuse, accessory apartments, and upper level residential above street level retail uses, where appropriate and as permitted by the Town Center regulations.
 - **Historic Preservation**
 - Continue to support adaptive reuse of existing commercial/industrial properties, e.g. the Nap Brothers Complex and Hubbard Street Warehouse (formerly Consolidated Cigar). Consider using Adaptive Redevelopment Zone (ARZ) regulations for reuse of these sites if appropriate.
 - **Stormwater Management**
 - Encourage treatment of stormwater runoff from both pervious and impervious surfaces to protect the Salmon and Hubbard Brook stratified drift aquifers, which underlie much of the Town Center.

Pertinent staff memoranda are attached.

TOWN PLAN AND ZONING COMMISSION

RECCOMENDATION TO TOWN COUNCIL

APPLICANT: JS ADVISORS LLC
C/O JONATHAN SULLIVAN,
MEMBER
90 MILES DRIVE – SUITE 413
WALLINGFORD, CT 06492

OWNER: LAC GROUP, LLC
C/O LENNY CALCIANO, MEMBER
58 COTSWOLD CLOSE
GLASTONBURY, CT 06033

FOR: 38 HUBBARD STREET

MOVED, that the Town Plan and Zoning Commission forwards a favorable recommendation to the Town Council (the Zoning Authority) for approval of the application of JS Advisors, LLC for a Change of Zone from Residence A Zone to Adaptive Redevelopment Zone (ARZ) & Approval of a Site Development Plan for Warehouse 38, a proposed residential conversion project involving 30 condominiums w/in the former Consolidated Cigar warehouse – 38 Hubbard Street – Residential A Zone to ARZ & Flood Zone in accordance with the following plans:

To be quoted

And

1. In compliance with:
 - a. The conditions set forth by: the Conservation Commission in their special recommendations for approval to the Town Plan and Zoning Commission; and the Inland Wetlands and Watercourses Agency Permit issued at their Regular Meeting of September 16, 2021.
 - b. The recommendations as contained in the minutes of the August 12, 2021 and September 8, 2021 Community Beautification Committee meetings.
 - c. The standards contained in a report from the Fire Marshal, File 21-044, plans reviewed 12-21-21.
2. In adherence to:
 - a. The Town Engineer’s memorandum dated December 28, 2021.
 - b. The Police Chief’s memorandum dated December 27, 2021.
 - c. The Sanitarian’s memorandum dated December 30, 2021.
3. All construction shall be performed in accordance with the following:
 - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended
 - b. The Connecticut Stormwater Quality Manual, as amended.
 - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b.
 - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended, the Town of Glastonbury Subdivision and Resubdivision Regulations, as amended, and any

additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.

4. Each property owner shall comply with the long-term maintenance plan and schedule depicted on the approved plans to ensure the performance and pollutant removal efficiency of all privately-owned stormwater management systems.
5. The applicant is hereby notified of their potential obligation to obtain authorization under the DEEP’s General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities (“construction general permit”) for any project that disturbs one or more acres of land, either individually or collectively, as part of a larger common plan, and results in a point source discharge to the surface waters of the state either directly or through a stormwater conveyance system. The applicant shall provide a copy of the Storm Water Pollution Control Plan required by the construction general permit to the Town upon request.

FINDING OF FACT

The Town Plan and Zoning Commission finds that the facts submitted establish that the proposed project complies with the following standards of Section 4.14.4:

- a. All standards and requirements of this regulation (Section 4.17) as well as all applicable standards and requirements of Section 12.4 have been met.
- b. Not Applicable
- c. Utilities, drainage and other infrastructure have been designed in a manner that ensures satisfactory operation for the life of the project, and components that have a shorter useful life have been designed in accordance with sound engineering practice, state and local requirements and guidance documents to ensure satisfactory operation.
- d. The streets and drives will be suitable to carry anticipated traffic and increased densities will not generate traffic in such amounts as to overload the street network in the area.
- e. The development is consistent with the adopted Plan of Conservation and Development and is in accordance with the comprehensive plan (Building-Zone Regulations).
- f. The development protects public health, safety, welfare, commerce and property values.
- g. The development preserves and substantially reuses historic buildings located on the site, and retains their historic structural elements, exterior appearance and visual setting as seen from surrounding public viewpoints

APPROVED: TOWN PLAN & ZONING COMMISSION
JANUARY 4, 2022

ROBERT J. ZANLUNGO JR., CHAIRMAN

MEMORANDUM

To: Town Plan & Zoning Commission & Town Council

From: Tom Mocko, Environmental Planner



Date: September 23, 2021

Re: Transmittal of an environmental impact statement to the Town Plan & Zoning Commission and Town Council – Warehouse 38, a proposed residential conversion project involving 31 apartments – 38 Hubbard Street – Residential A Zone (requiring change to Adaptive Redevelopment Zone) and Flood Zone

During its Regular Meeting of September 16, 2021, the Conservation Commission transmitted to the Town Plan and Zoning Commission and Town Council an environmental impact statement for the proposed Warehouse 38. The following motion was approved by the Commission:

MOVED, that the Conservation Commission transmits an environmental impact statement of the proposed Warehouse 38 project located at 38 Hubbard Street to the Town Council and Town Plan and Zoning Commission; the Commission's statement is as stated within the previously submitted Environmental Impact Report for Warehouse 38 On The Green, 38 Hubbard Street, Glastonbury, Connecticut, prepared for LAC Group, LLC submitted by John P. Ianni, Professional Soil Scientist, of Highland Soils, LLC, dated October 31, 2013. Furthermore the Commission is in agreement with said report and its conclusions that this project should not result in any significant adverse impact upon the natural resources and environment.

TM:gfm

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services
Peter R. Carey, Building Official
Alter & Pearson, LLC
Dutton Associates, LLC, C.E.
Robert Schechinger, Jr., LA

MEMORANDUM

To: Town Plan & Zoning Commission & Town Council

From: Tom Mocko, Environmental Planner



Date: September 23, 2021

Re: Special Recommendations regarding Warehouse 38, a proposed residential conversion project involving 31 apartments – 38 Hubbard Street – Residential A Zone (requiring change to Adaptive Redevelopment Zone)

During its Regular Meeting of September 16, 2021, the Conservation Commission transmitted to the Town Plan and Zoning Commission and Town Council special recommendations for the proposed Warehouse 38. The following motion was approved by the Commission:

MOVED, that the Conservation Commission recommends the following to the Town Plan & Zoning Commission and the Town Council concerning the proposed Warehouse 38 residential redevelopment project:

1. In order to mitigate temperature increases from the project's pavement and retain the value of mature shade trees with respect to climate change, all reasonable efforts shall be taken to: preserve and maintain the existing quality vegetation along the south side of the project (both on and off site); and supplement the existing vegetation to remain along the south side with newly planted shade trees and flowering shrubs to provide similar, enhanced heat-sink mitigation.
2. The soils' Remedial Action Plan prepared by Chester Environmental Associates, Inc., dated December 12, 2013 and addressed to Mr. Dominick Calciano shall be fully carried out prior to the issuance of any Certificate of Occupancy.

TM:gfm

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services
Peter R. Carey, Building Official
Alter & Pearson, LLC
Dutton Associates, LLC, C.E.
Robert Schechinger, Jr., LA

December 28, 2021

MEMORANDUM

To: Town Plan and Zoning Commission
Rebecca Augur, Director of Planning and Land Use Services

From: Daniel A. Pennington, Town Engineer/ Manager of Physical Services

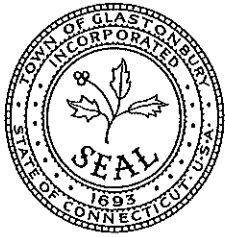


Re: 38 Hubbard Street – Warehouse 38 on the Green

The Engineering Division has reviewed the plans and supplemental drainage report for the proposed Warehouse 38 on The Green residential development located at 38 Hubbard Street, last revised on December 20, 2021 prepared by Dutton Associates, LLC and offers the following comments:

1. The traffic impact study provided as part of this application indicates that the proposed driveway will operate at a very good level of service based on the limited amount of traffic to be generated by the development. It notes that sight lines for the driveway are sufficient for safe access, and that accident history in the area does not indicate any particular concern for safety in this section of Hubbard Street. The study does not analyze capacity and Level of Service of nearby intersections on either end of Hubbard Street. This is not an item of concern. The peak hour trip generation of this development is sufficiently small such that the added trips will have no discernible effect on intersectional operation or roadway operation in general. Accordingly, the Engineering Division has no concern for adverse impacts to motorist delay and safety. Lastly, it is noted that Glastonbury High School dismissal time does not coincide with commuter PM peak periods and traffic counts used for purposes of the impact study are consistent with pre pandemic counts on file in the Engineering Division.
2. It is recommended that the Developer be required to install sidewalks across the property frontage. Given the parcel's proximity to the Main St. Sidewalk network and the existing Hubbard St mid block crosswalk to Hubbard Green to the east, it is reasonable to expect future Town consideration of connecting sections on both sides of the subject property. An internal sidewalk connection to the public sidewalk is also advisable.
3. Grading computations provided by the applicant for work within the 100-year flood zone of Wickham Brook indicate an increase in flood storage capacity. As such, this project will not have an adverse effect on the flood carrying capacity for this watercourse.

4. The MS4 tracking table on the cover sheet should be updated to reflect that all of the existing impervious area of the site is directly connected.
5. Supplemental drainage computations provided with the application did not include the area draining to sedimentation structure #2 in the computations for water quality volume. Revised computations and additional infiltration units are required to store the full water quality volume for the project.
6. It is noted that the Storm Drainage pipes and appurtenances to be installed within the existing drainage easement are to be owned and maintained by the property owner.
7. The pipe connecting drainage manhole # 2 and sedimentation structure # 2 is incorrectly labeled as 12" HDPE on the sheet 5 plan view. The pipe should be labeled as 15" as indicated on the profile.
8. The proposed Storm Sewer Maintenance Plan on Sheet 5 should be modified to remove references to Cultec units that are no longer specified. A duplicate maintenance plan on Sheet 14 can be removed.
9. Existing contours need to be labeled on Sheet 7 to clarify grading.
10. Proposed trees within the vicinity of the new sewer lateral along the west side of the property should be relocated further away from the sewer to avoid future foot intrusion
11. Applicant shall provide a copy of final stamped and signed plans and drainage report in PDF form to the Town Engineer.



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: **Warehouse 38 /LAC Group LLC /JS Advisors LLC** LOCATION: **38 Hubbard St**

NEW CONSTRUCTION CHANGE OF USE SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: **Group R-2** FILE # **21-044**

PROPOSED FIRE PROTECTION: **via full AS & the GFD**

ENGINEER'S PLAN: **A-21-050-IND** INITIAL PLAN REVISED PLAN **8-25-21**

ENGINEER: **Jim Martucci P.E.** **Dutton & Associates**

ADDRESS: **67 Eastern Blvd** **Glastonbury CT** PHONE: **860-633-9401**

DATE PLANS RECEIVED: **12-21-21** DATE PLANS REVIEWED: **12-22-21**

COMMENTS:

A Public Safety rapid entry vault will need to be provided on the building at the main entry. Address numerals will need to be posted in accordance with local and State Fire Code requirements.

Unit number way find signs will be needed at second and third level elevator lobby. An exterior mounted visual flashing device connected to the fire alarm, visible from Hubbard Street will need to be provided,

The fire department yard connection will need traffic impact protection and be permanently marked with a reflective sign that reads F.D.C. The connection will need to be installed with an appropriate subsurface drain system, or the piping must be pitched in a sufficient manner to allow for drainage back to the system riser within the building.

The use of temporary fuel storage tanks utilized for construction purposes will need to be reviewed by this office.

Construction site dumpsters, material stockpiles and portable toilets shall be kept a minimum distance of ten feet from the building.

REVIEWED BY

Deputy Chief Chris Siwy –Fire Marshal

PAGE 1 OF 1

cc: Applicant
 File



Town of Glastonbury

Health Department

MEMORANDUM

Date: December 30, 2021

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian 

Re: Warehouse 38, Residential Conversion, 38 Hubbard Street
Dutton Associates, LLC, 08/04/2021, updated 12/20/2021

The Department recommends approval of this proposal using municipal sanitary sewage disposal with water supplied by the MDC with the following requirements:

1. The existing septic tank and any hollow structures associated with the septic system will need to be pumped and appropriately abandoned.
2. The building is presumed to contain lead paint and to have lead piping and/or solder. Asbestos may also be found in the structure. An environmental hazard report and a plan addressing any hazards found are required to be submitted to the Glastonbury Health Department.

Revised 9-22-17



GLASTONBURY POLICE DEPARTMENT

2108 MAIN ST./P.O. BOX 535/GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290

MEMORANDUM

To: Town Plan and Zoning Commission

From: Marshall S. Porter; Chief of Police

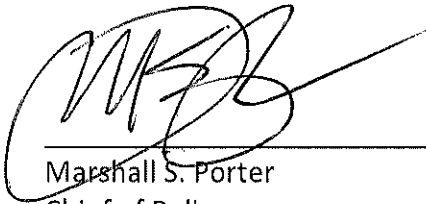
Date: December 27, 2021

Subject: Warehouse 38- Residential Conversion Project- 31 Condos

Members of the Police Department have reviewed the Application of JS Advisors LLC for Warehouse 38, a proposed residential conversion project involving 31 condominiums- 38 Hubbard St- currently Residential Zone A and Flood Zone.

The police department has no objection to this proposal provided that:

-The ground sign located at the northwest corner of the main entrance driveway is situated in a manner not to create a site line issue for vehicles entering or exiting the complex.



Marshall S. Porter
Chief of Police

APP:app

Town of Glastonbury
Community Beautification Committee
Portion of Special Meeting Minutes of Thursday, August 12, 2021

The meeting started at 7:08pm.

1. Roll Call

Present:	Robert Shipman, Chairman	Excused:	Candice Mark, Vice Chair
	Jarrold Sansoucy, Secretary		
	Debra DeVries-Dalton		
	Napali Bridgelall		
	Jody Kretzmer		
	Kate Morgan		

4. 38 HUBBARD STREET – proposed landscaping for 31 residential condominiums – change from Residence A Zone to Adaptive Redevelopment Zone - Alter & Pearson, LLC - Robert C. Schechinger, Jr. ASLA - L.A.C. Group, LLC, owner - J S Advisors, LLC (Jonathan Sullivan, Member), applicant

Attorney Meghan Hope introduced the project. Biff Schechinger was also in attendance. The plan includes 71 trees in 7 different species, 210 shrubs in 15 different species, and a 6-foot tall white vinyl privacy fence.

Both Bob and Jarrod were concerned about moving the suggested maples on the west side 10 to 12-feet and using columnar trees such as sweet gum and hornbeam – keeping the same quantity.

Jody commented that vinyl fencing can easily be broken by snow storage. He also thinks the plan is over-planted, busy and a possible maintenance nightmare; Jarrod agreed with the over-planting. Candice (excused) emailed a concern about the plan being over-planted as well.

Jarrold questioned adding an irrigation system on the small site, but it could be a good investment. He was also concerned about rain gardens being hard to maintain, and they could become a weedy mess in the future.

Bob noted there are a lot of pieris – numerous varieties – which are susceptible to lace wing. He suggested substituting other plants.

Jody agreed with Jarrod that the plan should be toned down – the east side and rain gardens have a lot of plants; less is more. Kate and Debra agreed.

John and Betty Susat of 24 Hubbard Street were able to view the plans. In the last 7 to 8 years, the landscaping on their side has matured. They are happy that the applicant is sticking to the previous agreement regarding additional shrubs and trees. They are concerned that the grading, if it will cause damage/issues to existing trees on the property. They are also concerned about water coming onto the property.

Marshall Burden of Main Street is also interested in the project, but has no comments on the landscaping.

Lynne Powell of 1945 Main Street is concerned with the parking situation and the number of cars, and not the landscaping.

Robert Laughlin of the Historical Society of Glastonbury liked the presentation and appreciated that they are keeping the historical details.

Someone MOVED to have the landscape architect and applicant return with revised plans per the notes. Jody SECONDED; all in favor.

Town of Glastonbury
Community Beautification Committee
Portion of Regular Meeting Minutes of September 8, 2021

The meeting started at 7:10 pm.

1. Roll Call

Present:	Robert Shipman, Chairman	Excused:	Debra DeVries-Dalton
	Candice Mark, Vice Chair	Resigned:	Napali Bridgelall
	Jarrold Sansoucy, Secretary		
	Jody Kretzmer		
	Kate Morgan		

3. 38 HUBBARD STREET – proposed landscaping for 31 residential condominiums – change from Residence A Zone to Adaptive Redevelopment Zone - Alter & Pearson, LLC - Robert C. Schechinger, Jr. ASLA - L.A.C. Group, LLC, owner - J S Advisors, LLC (Jonathan Sullivan, Member), applicant

Attorney Meghan Hope of Alter & Pearson, LLC re-introduced the project, now with reduced plant quantities and change out of select varieties. The water basins were enlarged and one tree was removed from the south corner. Five ornamental trees are proposed on the southern property line with the Housing Authority, which will allow for the removal of some other trees, making grading and drainage better and easier. The Landscape Architect will work with Greg on this portion of the project.

On the western property line, the few remaining maples will be changed out. Purple Dawyk beech were suggested instead as well as moving them in another four feet.

Chair Bob Shipman pointed out that where the plan said “ABB” it should be “AAB”. The Landscape Architect, Robert “Biff” Schechinger, will make sure all labels are clarified. Vice Chair Candice Mark was concerned with the amount of plants against the building. She would like to see further reductions as she is concerned no one will take care of the property properly.

Kate Morgan questioned the very bright and shiny white vinyl fence. She asked if the paint could be a different color or finish.

Jarrold MOVED to approve the plan with changes; a plan will be made available in the Office of Community Development for Bob Shipman to review. Jody SECONDED; all in favor.

**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.

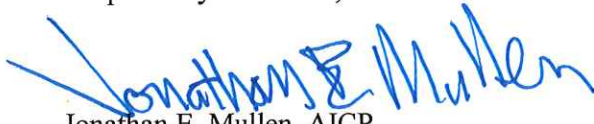
Attorney Alter asked the Subcommittee for their initial feedback on the proposal. Commissioner Purtill reiterated her desire to see outdoor amenity space for the tenants. Councilor Cavanaugh said he would like to see pilasters on all sides of the building. He added that utilities should not be visible 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

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



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

TOWN PLAN AND
ZONING COMMISSION

SECTION 4.11 FLOOD ZONE SPECIAL PERMIT

APPLICANT

/OWNER: L.A.C. GROUP LLC
58 COTSWOLD CLOSE
GLASTONBURY, CT 06033

RE: 1906 MAIN STREET

MOVED, that the Town Plan and Zoning Commission approve the application of L.A.C. Group, LLC for a Section 4.11 Special Permit concerning a drainage outfall structure located on property at 1906 Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following condition:

1. Prior to the issuance of a Certificate of Occupancy at 38 Hubbard Street, certification from a professional engineer shall be required confirming no loss of flood storage capacity.

APPROVED: TOWN PLAN AND ZONING COMMISSION
APRIL 1, 2014

SHARON H. PURTILL, CHAIRMAN



INSTR # 2015004279
VOL3262 Pg 259
RECORDED 06/02/2015 02:49:54 PM
JOYCE P. MASCENA
TOWN CLERK GLASTONBURY CT



RETURN TO:

ALTER

PEARSON, LLC

ATTORNEYS AT LAW

701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033

Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

TOWN PLAN AND
ZONING COMMISSION

SECTION 4.11 FLOOD ZONE SPECIAL PERMIT
REAPPROVAL

APPLICANT

/OWNER: L.A.C. GROUP LLC
58 COTSWOLD CLOSE
GLASTONBURY, CT 06033

RE: 1906 MAIN STREET

MOVED, that the Town Plan and Zoning Commission reapprove the application of L.A.C. Group, LLC for a Section 4.11 Special Permit concerning a drainage outfall structure located on property at 1906 Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following condition:

1. Prior to the issuance of a Certificate of Occupancy at 38 Hubbard Street, certification from a professional engineer shall be required confirming no loss of flood storage capacity.

APPROVED: TOWN PLAN AND ZONING COMMISSION
SEPTEMBER 1, 2015

PATRICIA V. LOW, ACTING CHAIRMAN



INSTR # 2015007960
VOL3297 Pg 128
RECORDED 11/02/2015 11:26:30 AM
JOYCE P. MASCENA
TOWN CLERK GLASTONBURY CT