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Glastonbury, CT 06033

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860.652.4022 FACSIMILE

December 30, 2021

VIA HAND-DELIVERY

Ms. Rebecca Augur, AICP
Director of Planning and Land Use Services
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Re: 38 Hubbard Street, Adaptive Redevelopment Zone Application

Dear Rebecca:

In anticipation of the January 4, 2022, public hearing before the Town Plan and Zoning Commission for its recommendation to the Town Council, and the subsequent continued public hearing to be held before the Town Council (zoning authority), enclosed please find the following additional materials supplementing the previously filed materials:

1. Application dated 9/7/21 with abutters map and abutters address labels;
2. Narrative revised 12/30/21 with attachments on past approvals and court decision;
3. Floor Plans and Elevations dated 9/9/21 and 12/20/21;
4. Letter from Architect dated 12/20/21 and responses from the Office of the State Building Official dated 12/28/21 and 12/29/21;
5. Sign Elevation;
6. Environmental Impact Report dated 10/31/13;
7. Snow Plan;
8. Turning Movements Sheets dated 12/6/21;
9. Traffic Impact and Access Study dated 9/10/21;
10. Traffic Investigation Report dated 1/10/14;
11. Supplemental Drainage Letter dated 12/20/21; and
12. Plan set dated 12/30/21.

We believe that with this submission, all of the requirements for consideration of the application are complete. If further information or documentation is required, please do not hesitate to contact me.

Thank you for your consideration.

Yours truly,

ALTER & PEARSON, LLC



Peter Jay Alter, Attorney for the Applicant

TOWN OF GLASTONBURY, CT
APPLICATION FOR ADAPTIVE REDEVELOPMENT ZONE (ARZ)

**APPLICATION FOR CHANGE OF ZONE AND
APPROVAL OF SITE DEVELOPMENT PLAN**

A complete application shall include the following: application fee (see reverse side for fee schedule), 14 sets of the Site Development Plan, and a list (name and address) of all property owners located within 500' of the area to be rezoned; and other studies, reports, etc.

Applicant

Property Owner

Name J S Advisors LLC

Name LAC Group, LLC

Address c/o Jonathan Sullivan, Member
90 Miles Drive - 413
Wallingford, CT 06492

Address c/o Lenny Calciano, Member
58 Cotswold Close
Glastonbury, CT 06033

Telephone (203)871-7347

Telephone (860) 918-3159

Email turnkeyseiorliving@gmail.com

Email lcstoneman@yahoo.com

PROPERTY DESCRIPTION/EXISTING ZONING:

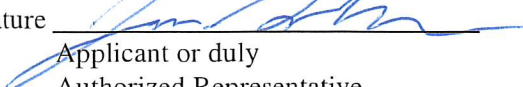
38 Hubbard Street is located on the south side of Hubbard Street, approximately 400 feet easterly of
Main Street, and is 52,690 s.f. (1.2093 acres). The existing Zone is Residence A.

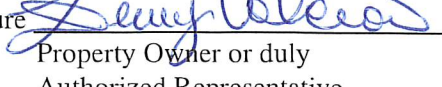
SUMMARY OF PROPOSED SITE DEVELOPMENT PLAN

Proposal to redevelop the existing warehouse into thirty-one (31) residential condominium units,
together with proposed site improvements shown on the plans submitted with the application.

J S Advisors LLC

LAC Group, LLC

Signature 
Applicant or duly
Authorized Representative
Jonathan Sullivan, Member, duly authorized

Signature 
Property Owner or duly
Authorized Representative
Lenny Calciano, Member, duly authorized

Date 9-7-2021

Date 8-27-21

For Office Use

Date Received: _____

Fee Paid: _____

Cash / Check

Fee: \$200.00 (plus \$60.00 State of CT fee) = \$260.00
and
\$125.00 for each dwelling unit in a residential ARZ
and/or
\$50.00 for each 2,000 gross sq. ft. in a commercial ARZ
\$260.00 + (\$125.00 x 31) = \$4,135.00

Created 10/2012

TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT
STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED

In accordance with Public Act 09-03 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Special Permits
- Subdivision and Resubdivision
- Change of Zone and Final Development Plan (ARZ)
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00 collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant J S Advisors LLC

Address c/o Jonathan Sullivan, Member
90 Miles Drive - 413, Wallingford, CT 06492

Name of Project 38 Hubbard Street - Warehouse 38

Address 38 Hubbard Street, Glastonbury, CT 06033

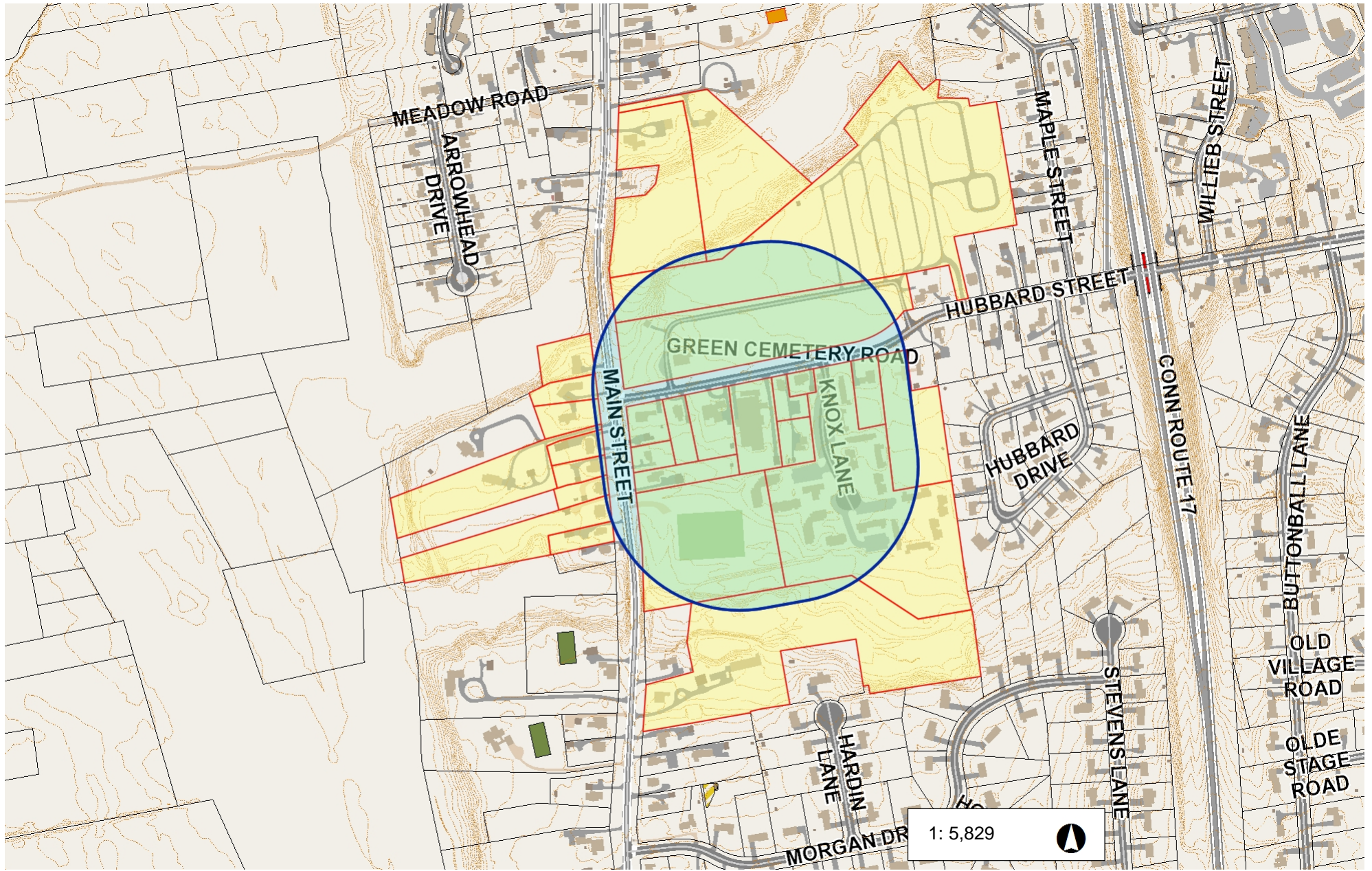
Type of Application:

Special Permit Section Number	_____
Subdivision and Resubdivision	_____
Change of Zone	_____
Planned Area Development	_____
Final Development Plan and/or Zone Change ARZ	<u> X </u>
Inland Wetlands and Watercourses Permit	_____
Special Exceptions and Variances	_____

Date Fee Received _____ By _____

Project Number _____

Town of Glastonbury GIS



971 0 486 971 Feet

NAD_1983_StatePlane_Connecticut_FIPS_0600_Feet
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This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MEUNIER ARTHUR R+LINDA C
1905 MAIN ST
GLASTONBURY, CT 06033-2974

NEWTON CHERYL L
1917 MAIN ST
GLASTONBURY, CT 06033-2974

KING BRIAN+SONIA
1918 MAIN ST
GLASTONBURY, CT 06033-2944

FAY GEORGE F III+PATRICIA J
1925 MAIN ST
GLASTONBURY, CT 06033-2974

NEDDER MARCY+ARTHUR P
1846 MAIN ST
GLASTONBURY, CT 06033-2944

BERTHIAUME MARK L+
THOMPSON ELISABETH M
70 HUBBARD ST
GLASTONBURY, CT 06033-2932

LAC GROUP LLC
58 COTSWOLD CLOSE
GLASTONBURY, CT 06033-3733

GLASTONBURY TOWN OF
HOUSING AUTHORITY
C/O FACILITIES DEPT
GLASTONBURY, CT 06033-6523

CANTONE THOMAS G JR
1899 MAIN ST
GLASTONBURY, CT 06033-2943

OVERSTROM JEFFREY L+
DERRYBERRY FABRINA K
185 WILLIAMS ST E
GLASTONBURY, CT 06033-2301

GLASTONBURY TOWN OF HOUSING
AUTHORITY
25 RISLEY RD
GLASTONBURY, CT 06033-1111

BRANCATO ROBERT+JACLYN M
1924 MAIN ST
GLASTONBURY, CT 06033-2944

HORST DAVID J+LESLIE S
1936 MAIN ST
GLASTONBURY, CT 06033-2944

TOWN GREEN REALTY LLC
1937 MAIN ST
GLASTONBURY, CT 06033-2902

LEACH C EDWARD JR+BONNIE S
14 HUBBARD ST
GLASTONBURY, CT 06033-2930

SUSAT ELIZABETH A REV LIV TRUST
SUSAT JONATHAN C+ELIZABETH A TRS
24 HUBBARD ST
GLASTONBURY, CT 06033-2930

FERONY JEFFREY T+CHRISTINE C
1937 MAIN ST
GLASTONBURY, CT 06033-2902

FACTOR LEONARD J
52 HUBBARD ST
GLASTONBURY, CT 06033-2930

FITZGERALD BRIAN+JILL
308 OLD FARMS RD
S GLASTONBURY, CT 06073-3724

POWELL LYNNE E+
CONWAY HENRY LEE
1945 MAIN ST
GLASTONBURY, CT 06033-2902

GLASTONBURY TOWN OF
OLD TOWN HALL
PO BOX 6523
GLASTONBURY, CT 06033-6523

TYROL HELEN B REVOCABLE TRUST
TYROL HELEN B TRUSTEE
2024 MAIN ST
GLASTONBURY, CT 06033-2901

SHARP DANIEL W+LYNN S
1929 MAIN ST
GLASTONBURY, CT 06033-2974

GREEN CEMETERY ASSOCIATION
PO BOX 91
GLASTONBURY, CT 06033-0091

IERADI DANA
50A HUBBARD ST
GLASTONBURY, CT 06033-2930

RICCARDO NICHOLAS+KERI L
60 COLDSRING XING
S GLASTONBURY, CT 06073-2800

NAGY PAMELA S+
KOPETSKY JOSEPH F
2016 MAIN ST
GLASTONBURY, CT 06033-2901