

**TOWN PLAN AND ZONING COMMISSION
PROPOSALS FOR PLANS REVIEW SUBCOMMITTEE**

Proposals which are to be reviewed by the Plans Review Subcommittee to determine if they are to be considered Minor or Insignificant Changes and need action/approval by the Town Plan and Zoning Commission, must initiate with the completion of this form to be submitted with one (1) **FOLDED** set of appropriate materials. Once a Subcommittee meeting date is set, you will be notified by email with an agenda. You or your representative must attend the meeting and bring relevant materials. At the meeting it will be determined whether your proposal is a Minor (Section 12.9) or Insignificant (Section 12.10) Change. A Minor Change will require submittal of a Special Permit Application, an application fee and additional sets of plans and will move forward for approval by the full Commission. An Insignificant Change will be handled internally with the Chairman’s signature and requires no application or fee.

Please return this form and any enclosures to the Community Development Office, 2155 Main Street Post Office Box 6523, Glastonbury, CT 06033-6523.

CHECK LIST	<input type="checkbox"/> General Map or Charts (1)	<input checked="" type="checkbox"/> Other Documentation (1)
	<input checked="" type="checkbox"/> Site Plan (1)	<input checked="" type="checkbox"/> Architect’s Rendering (1)

TITLE/ADDRESS OF APPLICATION: Reconstruction of Carwash – 2756 Main Street (PBD and Flood Zone)

APPLICANT’S NAME: TCWC Holding Glastonbury, LLC

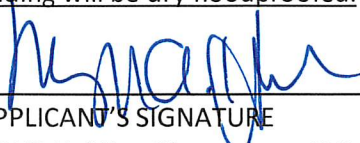
APPLICANT’S ADDRESS: c/o Frank Carpino, Manager, 2756 Main Street, Glastonbury, CT 06033

PHONE #S: 860-874-7979 (Frank Carpino)

EMAIL: frank.carpino@thecarwashcenter.com

OTHER REPRESENTATIVE(S): Meghan A. Hope, Attorney: mhope@alterpearson.com; Christian C. Carey, Architect: ccarey@cccarchitect.com; Dave Ziaks, P.E. - dziaks@fahesketh.com, Ken LaForge, LA - klaforge@fahesketh.com

STATEMENT OF INTENT: Application for a §12 SPDR and § 4.11 Flood Zone Special Permit (with waivers) to reconstruct carwash. The existing building is 3,318 s.f. with 4 carwash bays and a small office. Applicant is proposing to eliminate 2 of the self-service bays (the northern and southern bay), extend the tunnel on the automatic bay towards Main Street, and relocate the office to the southern side of the building. The renovated building will have a footprint of 3,301 s.f. The finished floor elevation of the building will remain at Elevation 22, and the proposed impervious area will be reduced to 24,469 s.f. (38.7%). Site traffic will enter from the southern curb cut and traverse the site in a counter clockwise pattern and exit at the northern curb cut. The vacuums are proposed to be located on the northerly side of the developed area. The proposed plan allows the area of the site with the recreation easement to continue to be used for recreational purposes. On January 3, 2022, the Zoning Board of Appeals granted a variance to allow the front of the building to be 59 feet from the street line (Main Street) when 125 feet is required, and allowed the pay kiosk to be 18 feet from the side property line when 25 feet is required for a cashier’s booth. The Applicant will be requesting a waiver to have the carwash tunnels remain below the 100-year flood and wet floodproof them, the remaining areas of the building will be dry floodproofed.



 APPLICANT’S SIGNATURE
 TCWC Holding Glastonbury, LLC
 By: Meghan A. Hope, their Attorney

3/16/2022

 DATE