

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF MARCH 23, 2022 SPECIAL MEETING

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

Present: Subcommittee Members Robert Zanolungo and Sharon Purtill; and Jonathan E. Mullen, AICP, Planner

121 KREIGER LANE – proposal for a contractor’s storage yard and parking lot in conjunction with operations at 100 & 116 Kreiger Lane – Planned Commerce Zone – Megson, Heagle & Friend, C.E. & L.S., LLC – Jeff Pell, General Landscaping, applicant

Mark Friend of Megson, Heagle & Friend, C.E. & L.S., LLC stated that the proposal is to create a contractor storage yard and employee parking lot at 121 Kreiger Lane. The property is currently undeveloped, with sandy soils. Mr. Friend said that the added employee parking will accommodate the employees who currently park on Kreiger Lane. Mr. Friend reported that the site will have a paved area made of recycled asphalt with 15 employee parking spaces and also concrete storage areas for landscaping material. There will be another parking area at the northeast corner for large equipment. Mr. Friend indicated that there are two entrances to the site. He explained that tractor-trailers would enter the site at the southeast corner and exit at the southwest corner.

The storm drainage system was designed in the 1980s as part of the Oak Street Industrial Subdivision and can handle the anticipated drainage from the site. There will be a stormwater quality basin located on the south side of the site, between the entrances. Mr. Friend added that the proposed landscape plan screens the site from Krieger Lane. There will also be a 6-foot tall, fiberglass privacy fence along the south side of the site that will provide additional screening.

Mr. Friend added that the Engineering Department reviewed the project and provided comments that will be integrated into the plan for the TPZ. He then stated that the Natural Diversity Database report from the CT DEEP indicated that the project would not affect endangered species.

Mr. Zanolungo asked if recycled pavement was the same as millings. Mr. Friend replied that is correct. Mr. Zanolungo then asked if the new parking area would remove all on-street parking from Krieger Lane. Mr. Friend responded that it would. Mr. Zanolungo also asked if there was any proposed lighting for the site, and if there was a dumpster. Mr. Friend replied that there was no lighting planned for the site and no dumpster.

Mrs. Purtill asked staff if this proposal was an accessory use without a principal use. Mr. Mullen reported that the use is considered contract construction, which is permitted with a special permit. Mrs. Purtill then asked if the storage structures were located too close to the side property line. Mr. Mullen replied that he would look into that. Mrs. Purtill also asked if screening for neighboring properties would be installed. Mr. Friend responded that he would look into that as well.

2756 MAIN STREET – proposal for re-construction of the car wash – Flood Zone - Attorney Meghan Hope – TCWC Holdings Glastonbury LLC, applicant

Attorney Meghan Hope stated that the proposal is to obtain a Section 12 Special Permit with Design Review and a Section 4.11 Flood Zone Special Permit to reconstruct the existing car wash. She explained her clients, Car Wash Center Glastonbury, recently purchased the property and wants to modernize the car wash. Attorney Hope said that with the exception of a small area at the southeast corner, the whole site is in the 100-year flood zone. She added that Salmon Brook runs along the north side of property, and there is town-owned open space to the south and east.

Attorney Hope explained that the east side of the site is encumbered with a recreation easement. The easement stipulates that the town has the authority to use the land for recreational purposes and that the property owner cannot develop the land in a way that interferes with its use as a recreation area. Attorney Hope reported that residents of the condominium complex located to the southeast of the site use the area for passive recreation; she has been in contact with the residents of the complex regarding this proposal. Mrs. Purtill asked about the elevation of the property in comparison to the flood zone elevation. Attorney Hope replied that the property was at elevation 23 feet and the 100-year flood zone elevation is 28 feet. Attorney Hope also confirmed that any flooding on the site would originate from Salmon Brook.

Attorney Hope then explained the proposed on-site circulation pattern and building layout. She said that the new car wash building orientation is the opposite of the existing building. Attorney Hope stated that traffic would enter through the south curb cut and proceed in a counterclockwise pattern through the site. Customers will have a choice of a traditional or touchless car wash. Once through the car wash, customers could either exit the site through the curb cut at the northwest corner of the site or go to the central vacuum system at north side of site. Attorney Hope reported that the central vacuum system and the blowers will be located farther away from the neighboring properties.

There was a site walk with neighbors and they were generally positive about the proposal. Mrs. Purtill asked if the proposal was to rehabilitate the existing structure or demolish and build a new structure. Attorney Hope responded that the building would be rehabilitated with a small expansion of the building footprint. Attorney Hope then discussed the floor plan and explained the flood-proofing measures.

Showing renderings versus existing photographs, Christian Carey, project architect, presented the architectural design of the proposed building. He explained that he designed the building with similar height, rooflines, and roof pitch as surrounding architecture. Materials for the building include a stone water table, storefront windows, gray clapboard siding, white trim, asphalt shingles and a cupola. Attorney Hope stated that material samples will be available for the TPZ meeting.

Mrs. Purtill asked if the building would flood. Attorney Hope responded that the building was designed in consultation with Town staff and the State of Connecticut FEMA representative. The design allows waters to flow in and out of the car wash tunnels during a flood event. She said that the car wash tunnels would be "wet flood-proofed" and the office would be "dry flood-proofed." There was a discussion among the group about previous flood events at the site.

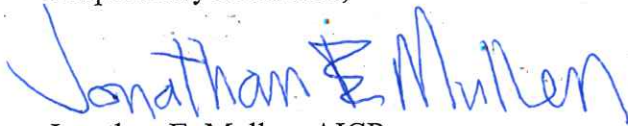
Attorney Hope reported that there was an existing monument sign along Main Street for which a permit was granted. She added that there would be signs over the entrance to the office, and

the two tunnels. Mr. Zanlungo asked if there would be interior lighting similar to the car wash on Oak Street. Frank Carpino, business owner, stated they would not have those lights. Mrs. Purtill asked if the vacuums have lights and expressed concern about the site lighting creating a disturbance for neighboring properties. Jim Porter, project engineer, stated that the hours of operation for the car wash will be 7 am to 9 pm. He added that the lighting will help with site security at night. He said that the lights could be put on a timer.

Attorney Hope reported that there will be a pay station and menu board with a canopy. Mrs. Purtill expressed concern regarding the size of the canopy and recommended the applicant bring examples to the TPZ. Mr. Zanlungo recommended that the applicant relocate the pole-mounted light at the front of the property. Attorney Hope added that the Community Beautification Committee had approved the landscape plan, and there was a discussion about traffic circulation.

Meeting adjourned at 8:55 am.

Respectfully submitted,



Jonathan E. Mullen, AICP
Planner