

**SECTION 4.11 (FLOOD ZONE) SPECIAL PERMIT & WAIVER AND
SECTION 12 SPECIAL PERMIT WITH DESIGN REVIEW
FOR RECONSTRUCTION AND REDEVELOPMENT OF A CAR WASH WITH ASSOCIATED SITE IMPROVEMENTS
MEETING DATE : APRIL 19, 2022**

PUBLIC HEARING #1
04-19-2022 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
April 14, 2022

Zoning District:
Flood Zone

Applicant / Owner:
TCWC Holding Glas-
tonbury, LLC

EXECUTIVE SUMMARY

- The applicant is proposing to partially demolish and reconstruct the existing car wash at 2756 Main Street. The property is located in the Flood Zone and requires a Section 4.11 Flood Zone Special Permit in addition to a Section 12 Special Permit with Design Review.
- The applicant is also requesting a waiver from Section 4.11.6.b.2.a of the Flood Zone regulations that requires non-residential construction to “be floodproofed so that below the 500-year recurrence—interval flood level the structure is watertight with walls substantially impermeable to the passage of water.”
- The Community Beautification Committee reviewed the proposed project at their regularly scheduled meeting on March 9, 2022 and a special meeting on March 21, 2022. The Committee accepted the landscape plan at the March 21, 2022 special meeting.
- The Plans Review Subcommittee reviewed the plans at their March 23, 2022 special meeting. The Subcommittee advised the applicant on site lighting and design of the pay station canopies.
- The Conservation Commission / Inland Wetlands and Watercourses Agency reviewed the application at their March 24, 2022 Meeting and will be prepared to issue their Inland Wetlands and Watercourses Agency Permit and favorable recommendation at their April 14, 2022 meeting. Town Staff will provide this information to the TPZ on April 18, 2022.
- The majority of the site falls within the Federal Emergency Management Agency (FEMA) 100-year flood zone. The applicant has, in accordance with Section 4.11.5.c.3 of the Town of Glastonbury Building-Zone Regulations, submitted an Environmental and Flood Impact Statement from the project engineer certifying that the proposed activity will not have a significant adverse impact upon the environment or on the flood storage capacity or flow.
- The applicant has submitted a statement from a licensed architect certifying that the proposed flood proofing methods are in compliance with Section 4.11.6 of the Building-Zone Regulations regarding requirements for projects in the Flood Zone.



Aerial view of 2756 Main Street

REVIEW

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- Project narrative memoranda prepared by the applicant
- Site Plans
- Architectural elevations and signage details
- Environmental and Flood Impact statement from the applicant
- Statement from a Licensed Architect certifying that proposed flood proofing is in compliance with Section 4.11.6 of the Building-Zone Regulations regarding requirements for projects in the Flood Zone.
- Minutes of the Community Beautification Committee regular meeting of March 9, 2022 and special meeting of March 21, 2022
- Minutes from the March 21, 2022 Plans Review Subcommittee special meeting

SITE DESCRIPTION [Please Refer to Plan Set Sheet entitled “Topographic Survey Reconstruction of Sparkle Car Wash 2756 Main Street” Sheet entitled “Property Survey Reconstruction of the Car Wash Center” and Memorandum entitled “Narrative for Proposed Reconstruction of Motor Vehicle Car Wash—2756 Main Street”]

The site is a 1.51 ± acre lot located on the east side of Main Street. With the exception of a 1,153 ± square foot section of land located in the southeast corner of the site, the site is located in the FEMA 100-Year Flood Zone with base flood elevations (bfe) at or below 28 feet. The Salmon Brook abuts the property to the north and its floodway extends south onto the site. There are several easements in favor of the Town of Glastonbury on the site including a sewer easement that runs east to west along the north side adjacent to Salmon Brook and a drainage easement on the east side that runs north to south. There is also a 0.348 ± acre recreation easement on the eastern portion of the site beginning at the edge of the pavement behind the existing car wash.



Street view of the existing car wash at 2756 Main Street looking east

The site contains a 3,327 ± square foot car wash that was constructed in the 1960s and is considered a legal non-conforming use in the Flood Zone. The 1-story, 4 bay car wash has an office, 1 conveyor tunnel, 1 touchless bay and two self-service bays. The site also has vacuums located to the front and rear of the car wash building. There are also two accessory structures located behind the car wash in the recreation easement.

ADJACENT USES

North—Salmon Brook

East—Town-owned open space

West— A gas station

South—A dry cleaner

PROPOSAL [Please Refer to Plan Set Sheet MA-1 entitled “Master Plan prepared for the Car Wash Center”, Sheet SD-2 entitled “Details” and Sheet SD-6 entitled “Details” and Memorandum entitled “Narrative for Proposed Reconstruction of Motor Vehicle Car Wash—2756 Main Street” and Memorandum entitled “Flood Zone Narrative for Proposed Renovation and reconstruction of Existing Car Wash—2756 Main Street”]

As stated in their narrative, the applicant intends to renovate and reconstruct the car wash by eliminating the northern and southern self service bays and extending the remaining conveyORIZED bay west toward

Main Street. On January 3, 2022 the Zoning Board of Appeals granted a variance from Section 6.3.f of the Building-Zone Regulations to allow the applicant to construct the car wash tunnel 59 feet from the street line where 125 feet is the minimum permitted distance for a car wash building to be located from the street line. A portion of the touchless automatic bay will also be extended west toward Main Street and the office will be relocated to the south side of the site. The footprint of the renovated building will be 3,327 square feet. The finished floor elevation of the building will be at elevation 24.4. There will also be three pay kiosks located to the south of the building. The Zoning Board of Appeals on January 3, 2022 also granted a variance from Section 6.3.f of the Building- Zone Regulations to allow the southernmost pay kiosk to be located 18 feet from the property line when a cashier's booth can be located not less than 25 feet from any property line. Each kiosk will have a 9-foot wide by 6-foot deep canopy with an 8 foot, ¼ inch clearance to protect patrons from the elements.

The applicant intends to install 12 vacuum stations and parking spaces along the northern side of the property adjacent to Salmon Brook. The applicant proposes to expand the existing paved area on the north side of the site to create room for the vacuum stations and parking spaces. The expanded parking and vacuum station area will require construction of a reinforced concrete retaining wall. Each station will consist of an 11-foot tall pole to which a 14-foot arm is attached. The vacuum hose and linear LED lighting will be attached to the arm. Each station will be connected to a central vacuum station at the northeast corner of the property. An 8-foot tall white vinyl enclosure housing the central vacuum unit and the dumpster will also be located at the northeast corner of the site.

The eastern side of the site adjacent to the recreation easement will be regraded and the existing structures will be removed. Two retaining walls, one along the east side of the site, and the other at the southeast corner of the site, will be installed. On site snow storage will be located at the southeast corner of the site in the regraded area; in the landscaped island in front of the reconstructed building; and in the landscaped area at the northwest corner of the site.

PARKING AND SITE CIRCULATION [Please Refer to Plan Set Sheet MA-1 entitled “Master Plan prepared for the Car Wash Center”, Memorandum entitled “Narrative for Proposed Reconstruction of Motor Vehicle Car Wash—2756 Main Street” and Memorandum entitled “Flood Zone Narrative for Proposed Renovation and reconstruction of Existing Car Wash—2756 Main Street”]

Section 9.11.g of the Building-Zone Regulations states the minimum number of parking spaces for a car wash is 1 space for each washing or service stall. The applicant proposes to have 1 handicapped accessible space, 2 standard parking spaces, and 13 spaces with vacuum stations.

Patrons will enter the site from Main Street through the one-way, entrance only, curb cut located at the southwest corner. From there they will proceed east toward one of three pay kiosks where they will purchase their car wash service. They will also have the option to head north to use the free vacuum stations. Patrons will then proceed through the stop gate turning north and then west where they will enter the conveyerized tunnel car wash or the self-service wash bay. Once finished patrons, will exit the car wash tunnel or self service bay and head west where they will have the option to use the vacuum stations located along the northern property line or exit the site through the one-way, exit only, curb cut at the northwest corner of the site. Patrons could also choose to enter the site and turn north to use the free vacuums. There will be a pedestrian crosswalk leading from the standard parking spaces to the office.

LIGHTING [Please Refer to Plan Set Sheet SL-1 entitled “Photometric Plan Prepared for the Car Wash Center” and Sheet SD-6 entitled “Details”]

There will be a total of eight, 14-foot tall, pole-mounted LED lights located along the perimeter of the site, in the landscaped island, and adjacent to the dumpster enclosure. There will also be ten LED wallpack lights mounted 12 feet from the ground on all sides of the building. Each vacuum arm will have linear LED lights that will be 7 feet from the ground. All lights will be dark sky compliant. The applicant has submitted a lighting plan that shows no light will escape to adjacent properties.

DRAINAGE [Please Refer to Plan Set Sheet GR-1 entitled “Grading and Drainage Plan prepared for the Car Wash Center” and Sheet UT-1 entitled “Utility Plan prepared for the Car Wash Center”]

The applicant is proposing a combination of water quality basins and a subsurface treatment system for on-site stormwater treatment. Portions of the parking lot will be graded to drain into one of the two stormwater quality basins located at the southeast corner of the building and at the west side of the site adjacent to Main Street. The basins are designed to infiltrate some of the runoff into the ground with the rest directed to a subsurface detention system located at northwest corner of the site. Once treated by the subsurface system, water will be discharged into the Town storm drainage system on Main Street.

All water used as part of the car wash will be directed into a subsurface reclamation system located to the north of the car wash tunnel. Any water draining off cars exiting the self-service car wash bay will be collected in a trench drain and sent to the reclamation system to the north of the tunnel. Water draining off cars exiting the automated car wash tunnel will be collected in a trench drain and sent to a water treatment system located to the south of the tunnel. Once treated, the water will be discharged into the Town sanitary sewer system and directed to the Town sewage treatment facility in accordance with Section 6.3m of the Building-Zone Regulations.

ARCHITECTURE AND SIGNAGE [Please Refer to Plan Set Sheet A1.0E entitled “Schematic Floor Plan” A2.0D entitled “Schematic Elevations”, Sheet entitled “Sign Type B” and Memorandum entitled “Narrative for Proposed Renovation and Reconstruction of Motor Vehicle Car Wash at 2756 Main Street”]

The renovated car wash will have a peaked roof with asphalt shingles and a cupola with a copper roof. The car wash will have a light gray Hardi Plank clapboard siding. The siding surrounding the exits will be white Hardi Panel board and batten. The building, door and window trim will be white Hardi Panel. The entrances to both car wash bays will have glass overhead doors. The windows and overhead door frames will be black. The water table will be a dark gray, split-faced block with concrete sills at the top.

The applicant recently received a sign permit for the monument sign located at the west side of the property. The applicant is proposing a sign package for the renovated car wash that includes one, 31.77 square foot, internally illuminated, channel letter sign located below the roof peak on the west-facing wall, and six 7.125 square foot, non-illuminated signs; two located above the car wash exits on the west-facing wall; two above the car wash entrances on the east-facing wall; one above the office entrance door on the east-facing wall and one on the south facing wall above the office windows. The total area for the proposed signage is 74.52 square feet. The maximum permitted total area of signage for a building with one use is 55 square feet with no single wall sign larger than 25 square feet. The total proposed sign area for this project is 20.52 square feet more than permitted in Section 10.3.c. Further, the sign located in the roof peak is 6.77 square feet larger than the maximum area permitted in Section 10.3.c for a single sign. Section 10.3.c does, however, allow for the TPZ to modify the size, height and number of a sign or group of signs.

LANDSCAPING [Please Refer to Plan Set Sheet LS-1 entitled “Landscape Plan”, Sheet LS-2 entitled “Landscape Schedule, Details, and Notes” and Memorandum entitled “Narrative for Proposed Renovation and Reconstruction of Motor Vehicle Car Wash at 2756 Main Street”]

The proposed landscape plan includes a variety of deciduous shade trees, deciduous ornamental trees, ever green trees, deciduous shrubs, evergreen shrubs, broadleaf evergreen shrubs, perennials and ornamental grasses. The Applicant is also proposing to install two sections of 6-foot tall panel fencing to provide additional screening for the neighboring residential property. The Community Beautification Committee reviewed the proposed project at their March 9, 2022 regular meeting and March 21, 2022 special meeting. The Committee accepted the landscape plan at their March 21, 2022 special meeting.

COMPENSATORY FLOODWATER STORAGE [Please Refer to Plan Sheet Set GR-1 entitled “Grading and Drainage Plan Prepared for the Car Wash Center” and Memorandum entitled “Flood Zone Special Permit Certifications—Car Wash 2756 Main Street”]

With the exception of a 1,153 ± square foot section of land located in the southeast corner, the site is located entirely within the FEMA 100-Year Flood Zone, with base flood elevations (bfe) at or below 28 feet. The Salmon Brook abuts the property to the north and its floodway extends south onto the site. The project requires fill to be placed on the site. The applicant is proposing to use the infiltration basins as compensatory flood storage.

Section 4.11.6.a.5 of the Building-Zone Regulations states new construction cannot reduce the floodwater carrying capacity of the floodplain. The engineer for the project has, in accordance with Section 4.11.5.c.3 of the Town of Glastonbury Building-Zone Regulations, submitted an Environmental and Flood Impact Statement certifying that the proposed activity will not have a significant adverse impact upon the environment or on the flood storage capacity or flow.

WAVIER FROM SECTION 4.11.6.b.2.a OF THE FLOOD ZONE REGULATIONS [Please refer to Memorandum entitled “Flood Zone Narrative for Proposed Renovation and Reconstruction of Existing Car Wash—2756 Main Street”]

As stated in the Executive Summary, the applicant is seeking a waiver from Section 4.11.6.b.2.a which states that all non residential construction in the Flood Zone shall “Be flood proofed so that below the 500-year recurrence-interval flood level the structure is watertight with walls substantially impermeable to the passage of water...” The Flood Zone Regulations state that the TPZ can grant a waiver from “all or any portion of the requirements” of the Flood Zone regulations provided they meet the criteria set forth in Section 4.11.7.

The applicant’s memorandum entitled “ Flood Zone Narrative for Proposed Renovation and Reconstruction of Existing Car Wash - 2756 Main Street” details how the project complies with all other standards of the Flood Zone Regulations and how the project meets all the criteria for the Commission to grant the proposed waiver. The applicant proposes to reconstruct and renovate the car wash building at the existing finished floor elevation of 24.4 feet which is below the 100 year flood elevation of 28 feet and the 500-year flood elevation of 32.1 feet. The applicant proposes to “wet floodproof” the car wash tunnels meaning that during a flood event water would enter and exit the tunnels. The remaining portion of the structure including the office will be flood proofed as prescribed in Section 4.11.6.2.a.

PLANNING AND ZONING ANALYSIS [See email from D. Ifkovic to J. Mullen dated February 4, 2022, Memorandum]

The proposed development meets all the requirements of the Building-Zone Regulations for Section 6.3 regarding Motor Vehicle Car Washes and Section 4.11 Flood Zone with the exception of Section 4.11.6.b.2.a.

The applicant is requesting a waiver from the requirements of this section of the Building-Zone Regulations which the TPZ is authorized to grant under Section 4.11.7. The State of Connecticut National Flood Insurance Program Coordinator and the Federal Emergency Management Agency Region 1 Office have reviewed the proposal and are both in support the proposed construction and flood proofing method for the car wash tunnels.

The project engineer for the project has, in accordance with Section 4.11.5.c.3 of the Town of Glastonbury Building-Zone Regulations, submitted an Environmental and Flood Impact statement certifying that the proposed activity will not have a significant adverse impact upon the environment or on the flood storage capacity or flow. The architect for the project has certified that the building will be wet floodproofed to the 500 year flood elevation.

The applicant has done extensive outreach to the neighboring property owners about the project and have committed to several landscape and screening measures to help mitigate negative impacts from the car wash use. Further the applicant has worked with the Town to ensure that the project will have no impact on the recreation easement on the eastern end of the property.

CONSISTENCY WITH THE PLAN OF CONSERVATION AND DEVELOPMENT

The project is also in accordance with the following sections of the 2018—2028 Plan of Conservation & Development

- **Town-wide Policies:**
 - **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)
 - **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**
 - **Economics**
 - Continue efforts to enhance the streetscapes along Main Street and Hebron Avenue through landscaping and architectural improvements. Continue to support outdoor dining proposals where appropriate.

Pertinent staff correspondence is attached.

TOWN PLAN AND ZONING COMMISSION

SECTION 4.11 FLOOD ZONE SPECIAL PERMIT
& SECTION 12 SPECIAL PERMIT
WITH DESIGN REVIEW

APPLICANT/OWNER: TCWC HOLDING
GLASTONBURY LLC
C/O FRANK CARPINO
2756 MAIN STREET
GLASTONBURY, CT 06033

FOR: 2756 MAIN STREET

MOVED, that the Town Plan & Zoning Commission approve the applications of TCWC Holding Glastonbury, LLC for a 4.11 Flood Zone Special Permit and a Section 12 Special Permit with Design Review – reconstruction & redevelopment of car wash & associated site improvements – 2756 Main Street – Planned Business & Development & Flood Zones, in accordance with plan set entitled Carwash Center Glastonbury 2576 Main Street, prepared by FA Hesketh & Associates, Inc. and dated April 12, 2022.

And

1. In compliance with:
 - a. The recommendations as contained in the minutes of the March 21, 2022 Community Beautification Committee special meeting.
 - b. The standards contained in a report from the Fire Marshal, File 22-006, plans reviewed 04-06-22.
 - c. The conditions set forth by the Conservation Commission / Inland Wetlands and Watercourses Agency, in their recommendation for approval to the Town Plan and Zoning Commission and the Wetlands Permit issued at their Regular Meeting of April 14, 2022.
2. In adherence to:
 - a. The Town Engineer's memorandum dated April 13, 2022.
 - b. The Director of Health's memorandum dated April 9, 2022.
 - c. The Police Chief's memorandum dated April 12, 2022
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 and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.
4. This is a Section 12 Special Permit with Design Review. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
APRIL 19, 2022

SHARON H. PURTILL, VICE CHAIRMAN

TOWN PLAN AND ZONING COMMISSION

SECTION 4.11.7 WAIVER FROM
REQUIREMENTS OF FLOOD ZONE
REGULATIONS

APPLICANT/OWNER: TCWC HOLDING GLASTONBURY, LLC
C/O FRANK CARPINO
2756 MAIN STREET
GLASTONBURY, CT 06033

FOR: 2756 MAIN STREET

MOVED, that the Town Plan and Zoning Commission approve the request of TCWC Holding Glastonbury, LLC for a waiver from the requirements of Section 4.11.6.b.2.a of the Town of Glastonbury Building-Zone Regulations regarding nonresidential construction in the Flood Zone that requires non-residential construction to “be floodproofed so that below the 500-year recurrence-flood interval flood level the structure is watertight with walls substantially impermeable to the passage of water.”

APPROVED: TOWN PLAN & ZONING COMMISSION
APRIL 19, 2022

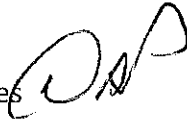
SHARON H. PURTILL, VICE CHAIRMAN

April 13, 2022

MEMORANDUM

To: Rebecca Augur, AICP, Director of Planning & Land Use Services

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

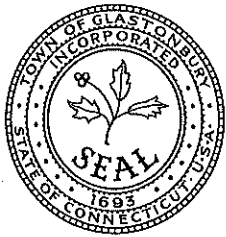


Re: 2756 Main Street; Proposed Renovation and Reconstruction of a Motor Vehicle Car Wash

The Engineering Division has reviewed plans for the above-referenced application and offers the following comments for consideration:

1. The snow storage area identified immediately adjacent to the northerly exit drive must be confined to the limits depicted on the plan, in order to avoid creation of vehicular sight line problems.
2. Per regulation, a professional engineer must certify that post construction topography does not result in loss of flood storage volume.
3. Construction of the reinforced concrete retaining wall along the northerly property boundary will require some level of disturbance within the sanitary sewer easement in favor of the Town of Glastonbury. The applicant shall contact the Engineering Division 72 hours in advance of any such activity to allow for scheduling of Town Inspectors.
4. Additional pavement markings are recommended in order to more clearly delineate vehicular circulation lanes within the site. The applicant shall submit a revised version of Plan Sheet SN-1 which addresses this item, to the Town Engineer for approval prior to issuance of a Certificate of Occupancy.

DP:gfm



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

PROJECT: Glastonbury Center Car Wash **LOCATION:** 2756 Main Street

DEVELOPER: TCWC Holdings -

xx NEW CONSTRUCTION ___ CHANGE OF USE ___ SUBDIVISION xx COMMERCIAL

OCCUPANCY CLASSIFICATION: Group B **F.M.O. FILE #** 22-006

PROPOSED FIRE PROTECTION: via MDC water main & the GVFD

ENGINEER'S PLAN # 21186 **INITIAL PLAN** **REVISED PLAN** xx 3-24-2022

ENGINEER: F.A. Hesketh & Associates, Inc

ADDRESS AND PHONE: 3 Creamery Brook, East Granby, CT 06026

DATE PLANS RECEIVED: 4-6-22 **DATE PLANS REVIEWED:** 4-06-22

COMMENTS:

Building address numerals to be posted in accordance with local ordinance and Fire Safety Code. Address numbers shall be a minimum of 4 in. (100 mm) high with a minimum stroke width of 1/2 in. (13 mm). Address numbers shall contrast with their background.

Provide a rapid access vault on the exterior of the building at a location yet to be determined.

If the building is provided with a fire alarm system a flashing exterior light is required.

Tele communications equipment if installed will need to communicate address data to E911 communication centers shall be programmed and maintained to accurately convey such address information to the E911 communication center.

REVIEWED BY:

Christopher N. Siwy

PAGE 1 **OF** 1

cc: App/File



Town of Glastonbury

Health Department

Memo

April 9, 2022

To: Jonathan E. Mullen, AICP, Planner

Fr: Wendy S. Mis, Director of Health

Re: 2756 Main Street

Flood Zone Special Permit and Waiver, Special Permit with Design Review

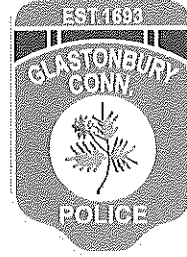
This office has received a package of information for the above-referenced property, including a plan set by F.A Hesketh & Associates, Inc, dated 2/10/22, last revised 3/25/22.

Town records indicate the existing structure on the property was built in 1964, and therefore creates concern for potential lead paint. A pre-demolition environmental assessment report must be submitted for Health Department review prior to the issuance of a demolition permit on the property.

The plan appears to be in substantial compliance with CT Public Health Code. Approval with respect to CT Public Health Code is forwarded for Commission consideration

GLASTONBURY POLICE DEPARTMENT

TO: TOWN PLANNING AND ZONING COMMISSION
FROM: MARSHALL S. PORTER, POLICE CHIEF
SUBJECT: 2756 MAIN ST- TCWC HOLDING GLASTONBURY, LLC
DATE: 4/12/22



Members of the Police Department have reviewed the TCWC Holding Glastonbury, LLC for a Section 4.11 Flood Zone Special Permit and waiver and a Section 12 Special Permit with Design Review- reconstruction & redevelopment of carwash and associated site improvements- 2756 Main Street- Planned Business & Development and Flood Zones.

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

-The business monument sign located between the of the north and south driveways is situated in a manner not to create a site line issue for vehicles entering or exiting the complex.

A handwritten signature in black ink, appearing to read "M.S. Porter", written over a horizontal line.

Marshall S. Porter
Chief of Police



Return to:
ALTER &
PEARSON, LLC
ATTORNEYS AT LAW

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



INSTR # 2022000601
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RECORDED 01/27/2022 12:16:09 PM
MICHELLE KRAMPITZ
TOWN CLERK GLASTONBURY CT

Town of Glastonbury

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

Date: January 3, 2022
Re: Owner: TCWC Holding
Glastonbury LLC
2756 Main Street
Glastonbury, CT 06033
Zone: Flood Zone/ PBD

Attorney Meghan Hope
Alter & Pearson, LLC
701 Hebron Avenue
Glastonbury, CT, 06033

Dear Attorney Hope,

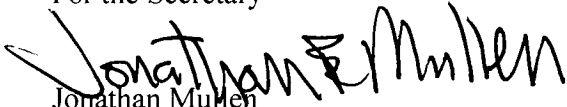
During a public hearing on your application on January 3, 2022 the following resolution was passed:

The Glastonbury Zoning Board of Appeals approves the application by TCWC Holding Glastonbury LLC, for a variance from Section 6.3f to allow portions of a car wash building to be constructed 59 feet from the street line where 125 feet is the minimum permitted distance for a car wash building to be located from the street line and from Section 6.3e to permit a pay kiosk to be located 18 feet from the property line when a cashier's booth can be located not less than 25 feet from any property line at 2756 Main Street in Flood Zone and Planned Business and Development Zone on the grounds that the existence of a recreation easement that encumbers the easterly portion of the property constrains redevelopment and the enforcement of the 125 foot front setback requirement as well as the 25 foot setback requirement for a cashier's booth would cause unusual hardship preventing the expansion and modernization plans for the facility by the applicant. The requested variances would pose no threat to public health, safety or welfare. The requirements of Section 13.9 have been met.

The approval will become effective when it is recorded by the property owner in the Town Clerk's Office and receipt of filing given to the Building Official/Zoning Enforcement Office. This decision is based upon and subject to the representations made and evidence produced by the applicant(s) at the Public Hearing. Please be advised that prior to the issuance of a building permit for the activity approved herein, review or approval may be required by the Glastonbury Health Department, Inland Wetlands and Watercourses Agency, Town Planning and Zoning Commission or other local or State agencies.

*Please note that the cost to record this letter with the Town Clerk has an additional fee payable only by cash or check at the time of filing.

Glastonbury Zoning Board of Appeals
For the Secretary


Jonathan Mulken
Planner
/ny

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of 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

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. Zanolungo 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. Zanolungo 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.

Town of Glastonbury
Community Beautification Committee
Portion of Regular Meeting Minutes of Wednesday, March 9, 2022

1. Roll Call

Present: Robert Shipman, Chairman Excused: Debra DeVries-Dalton
 Candice Mark, Vice Chair
 Jarrod Sansoucy, Secretary
 Jody Kretzmer
 Kate Morgan
 Greg Foran, Tree Warden & Park Superintendent

2756 MAIN STREET – re-construction of existing car wash, Attorney Meghan Hope – Jim Dutton, Dutton Associates, LLC – TCWC Holdings Glastonbury, LLC, applicant
Attorney Meghan Hope presented the plan. Landscape Architect Ken LaForge was also present.

Candice said the plan has a lot of plants: 22 trees, 172 shrubs, 427 perennials and grasses and a lot of daylilies. Red twig dogwoods turn to unattractive gray twigs as they age. Spirea become trash collectors. She suggested smaller clusters and no leaf catchers like the spirea and potentilla. She also suggested adding a nature area along the brook; changing lindera to witch hazel; changing cornus alba to viburnum/clethra; and pushing the physocarpus along the northern boundary further from the curb so they can grow to naturally form. Less, less, less plants.

Bob agreed, saying the plan should be simpler and therefore easier to maintain. Candice spoke again, suggesting stone mulch, leucothoe ‘Squirt’ or Rhododendron PJM ‘Amy Cotta’.

Jody also agreed that the proposal is over-planted. He suggested changing access for the Town to maintain the town-owned land in back of the carwash. Regarding snow pile areas, Jody felt when the landscape architect pulls back some plant quantities, space will open up. He added the Conservation Commission also noted this.

Kate loved the buttonbush and the Nyssa in the plan.

The Committee decided they would like to re-visit the plan at a special meeting on Monday, March 21, 2022 at 5 o’clock in the afternoon before they vote on it.

**Town of Glastonbury
Community Beautification Committee
Portion of Special Meeting Minutes of Monday,
March 21, 2022**

The meeting opened at approximately 5:15 PM.

1. Roll Call

Present:	Robert Shipman, Chairman	Excused:	Candice Mark, Vice Chair
	Debra DeVries-Dalton		Jarrold Sansoucy, Secretary
	Jody Kretzmer		
	Kate Morgan		
	Greg Foran, Tree Warden & Park Superintendent		

2. 2756 MAIN STREET – re-construction of existing car wash - Attorney Meghan Hope – TCWC Holdings Glastonbury, LLC, applicant

Ken LaForge, LA with F.A. Hesketh & Associates presented the plan and indicated that the feedback received in the meeting on March 9th was incorporated into the design. There was a drastic reduction in plant numbers and the Committee was appreciative of this and that they had been heard. The design was much cleaner, there was more room for snow and a higher likelihood of plant survival and better maintenance. Jody Kretzmer requested that they consider granting the Town access to the south of the wash station onto property on the east side of the site. Attorney Hope said that she would propose that to her client.

Members of the public, **Maureen Bojko** and **Peter Meyer**, were present on Zoom and wanted the record to once again show they were expressing their concerns that the Town retain sole decision-making on the Recreation Easement they have over the car wash property on the east side. Gregory Foran assured them that this has been discussed among staff and the Town is well aware of the easement and their concerns and would continue to assert its rights in that area.

Jody Kretzmer MOVED to accept the plan and Debra Devries-Dalton SECONDED the MOTION, which passed unanimously.

From: [Ifkovic, Diane](#)
To: [jonathan.mullen](#)
Subject: Re: Proposed car wash at 2756 Main Street Glastonbury.
Date: Friday, February 4, 2022 10:08:23 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jonathan,

I finally got word back from FEMA late yesterday. They say to allow the wet floodproofed car wash bay but give it a variance.

For reference use this FEMA publication on variances: https://www.fema.gov/sites/default/files/2020-08/FEMA_P-993_FPM-Bulletin_Variance.pdf

Here is what I would highlight in the variance based on the FEMA guidance document above, re-word as you like:

The location at 2756 Main Street has been a car wash since 1964, pre-dating Glastonbury's participation in the NFIP and the adoption of flood regulations. The applicant is proposing a major renovation of the existing car wash building, likely a substantial improvement. This use variance will allow only the car wash bay to be wet-floodproofed utilizing flood vents. Normally vented enclosures are only allowed to be used for parking of vehicles, limited storage or building access (stairs/elevators). This variance will allow the vented enclosure to be used as a car wash bay. All utilities within the bay will be elevated or dry floodproofed. There is good and sufficient cause to grant this variance due to the unique nature of this business as a car wash, where all utilities and elements must be flood-resistant and floodproof. FEMA Technical Bulletin 1, Requirements for Flood Openings in Foundation Walls and Walls of Enclosures (https://www.fema.gov/sites/default/files/2020-07/fema_tb1_openings_foundation_walls_walls_of_enclosures_031320.pdf) will provide guidance on proper design of the car wash bay. Any other portion of the car wash, such as a finished office or waiting room, must comply with Glastonbury's floodplain regulations.

The granting of the variance allows the property owner to make continued reasonable use of the property as a car wash. This variance is the minimum to afford relief and will not result in any additional threats to public safety or increase public expense. There will be no increase in flood heights with this development. The proposed car wash will not be located in the floodway of Salmon Brook. The applicant will be advised that granting this variance may result in flood insurance premiums, up to \$25 for \$100 of insurance coverage.

diane

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