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Via Dropbox and Hand-Delivery

April 14, 2022

Architectural and Site Design
Review Committee
Town of Glastonbury
2155 Main Street,
Glastonbury, CT 06033

Ms. Rebecca Augur, Director of Planning
& Land Use Services
Mr. Jonathan Mullen, Planner
2155 Main Street,
Glastonbury, CT 06033

Re: Application Of H374, LLC For Building Zone Regulation § 12.9 Minor
Change To Previously-Approved Building at 400 Hebron Avenue,
Glastonbury, CT

Dear Committee Members, Ms. Augur, and Mr. Mullen:

On behalf of H374, LLC, we are pleased to submit for the Committee's review the accompanying draft application materials, which have been developed in connection with H374's proposal for a Glastonbury Building Zone Regulations ("Regulations") § 12.9 Minor Change to the previously-approved development plan for 400 Hebron Avenue, Glastonbury, Connecticut. The applicant intends to submit a formal application to the Town Plan & Zoning Commission on April 18, 2022, but is transmitting the attached draft application materials in advance, for the Committee's review, and in anticipation of the Committee's April 19 meeting.

As detailed further below, and in connection with a proposed change of use, H374 seeks to utilize the parcels located at 366 Hebron Avenue and 7 Linden Street to create an employee-only parking lot and delivery / storage area for a specialty grocer tenant that will now utilize approximately 13,307 square feet of the existing 19,904 square foot building. The draft materials submitted here include:

1. Draft site plan, prepared by Megson, Heagle & Friend Civil Engineers & Land Surveyors, LLC;

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HINCKLEY, ALLEN & SNYDER LLP, ATTORNEYS AT LAW

2. Draft photometric plan and lighting fixture specification sheets, prepared by Illuminate;
3. Rendered planting plan, prepared by Thomas Graceffa Landscape Architect, LLC;
4. Rendered architectural elevations, floor plan, gate detail, and perspectives, prepared by Hibbard & Rosa Architects, L.L.C.;
5. Cart corral specification and photographs of cart return area and overhang; and
6. Photographs of sample outdoor display areas and existing outdoor displays at other Glastonbury grocers.

We also are submitting a copy of the approved layout plan for 400 Hebron Avenue for the Committee's reference.

The Subject Property

This proposal involves three parcels: 400 Hebron Avenue (Map E5 / Street 2920 / Lot S0023), 366 Hebron Avenue (Map D5 / Street 2920 / Lot S0020), and 7 Linden Street (Map D5 / Street 4020 / Lot E0002) (collectively, the "subject property"). H374 is the fee owner of 400 Hebron Avenue and 366 Hebron Avenue, and is under contract to purchase 7 Linden Street.

The parcel located at 400 Hebron Avenue totals approximately 1.81 acres and is located in the Town Center ("TC") zone. It is presently improved with a 19,904 square foot, retail / commercial building, a portion of which houses the Hartford Baking Co. bakery. Associated parking is located to the rear (south) of the site; the loading area for all tenant deliveries is located on the southwestern side of the building, within the existing parking lot.

The parcel located at 366 Hebron Avenue, located directly to the west of 400 Hebron Avenue and also in the TC zone, totals approximately 0.18 acres and is presently improved with the former Polka Dots Girls boutique building. The building at 366 Hebron Avenue is not handicap accessible, has outdated mechanicals, and an odd floorplan that only lends itself to one tenant for the entire building. For these reasons, the building has been vacant for approximately 18 months.

The third parcel, 7 Linden Street, which is located directly to the south in the Residence A ("RA") zone, totals approximately 0.11 acres and is presently improved with a single family residence. Photos of 366 Hebron Avenue and 7 Linden are attached at Exhibit A.

The site is located in a transitional area. Commercial uses are located to the east and west of the site. A Route 2 off-ramp is located just across from the subject property, to the north. Residential uses are located to the south and north. An aerial view of the subject property, and the surrounding uses, is attached at Exhibit B.

The Proposal

The Town Plan and Zoning Commission (“Commission”) approved the development at 400 Hebron Avenue in 2018 as a mixed-use / commercial building which originally was designed to house a bakery and two restaurants. Today, the Hartford Baking Co. bakery is open and operating in the easterly portion of the building. With the onset of the COVID-19 pandemic, however, the anticipated restaurant uses are no longer economically viable. Thus, the remainder of the building remains vacant.

Given the above, H374 intends to lease the majority of the unoccupied portion of the building – totaling approximately 13,307 square feet – to a specialty grocer. The grocer will enhance the Hebron Avenue / Linden Street neighborhood, providing a walkable amenity to the residential uses to the north and south of the site.

To ensure adequate parking for store employees, and to provide for improved site circulation for deliveries, H374 will demolish the buildings at 366 Hebron Avenue and 7 Linden Street, and construct an employee-only parking area on the 366 Hebron Avenue and 7 Linden Street parcels, consisting of 15 parking spaces, together with an enclosed delivery, trash and pallet area, for the proposed grocer.

As shown on the accompanying materials, the enclosed delivery, trash and pallet area has been designed to appear as an extension of the existing building, thereby shielding nearby uses and passersby from the operations in that area. The addition continues the existing design of the 400 Hebron Avenue building, incorporating Azek flat panels at the sign band, Azek horizontal trim boards, Azek vertical trim boards at the column elements, hardiplank lap siding, and a brick base. The addition also includes a symmetrical window system, which matches the windows on the existing building and provides dimension and interest on the face of the addition.

The portion of the site located along Hebron Avenue will be planted with a colorful blend of rhododendron and “Fat Albert” spruce, with daylilies, dwarf hydrangeas, and golden mop cypress interspersed throughout. That area also will include an attractive black metal gate for truck deliveries for the grocer; no other traffic will utilize this entrance.

The residential uses to the south will also be screened from the proposed improvements by an attractive six-foot vinyl fence and complimentary landscaping, which includes a row of “Green Giant Arborvitae” that will maintain this screening year-round, and a generous ten-foot-wide grass island with plantings. The proposed island plantings on Linden Street include Catmint and dwarf grasses, plus a lawn area for snow storage.

The LED lighting proposed for 366 Hebron Avenue and 7 Linden Street parcels will be Dark Sky compliant, thereby providing greater visibility and increased security, without trespassing on adjacent properties.

The development at 400 Hebron Avenue will remain largely unchanged, except that the awnings on the north side of the building will be changed from the current striped awnings to red awnings at the grocer's request (*see* perspectives and rendered elevations); a cart return area, with a black metal overhang, will be incorporated near the main entrance to the grocer, on the south side of the building (*see* rendered elevations and photos); and two of the existing 118 parking spaces at 400 Hebron Avenue will be repurposed as cart-return areas (*see* specifications for these "cart corrals").

In addition, the proposed grocer is requesting that it be allowed to display certain seasonal goods for sale at the entrance to the grocery space on the south side of the building, behind the established building line in accordance with Regulation § 3.20, as a condition of its site plan approval. Signage for these items will consist of small, attractive placards, displaying item and price information. These items will be displayed, and removed, on a daily basis. No outdoor displays are proposed for the north side of the building, along Hebron Avenue. Sample photographs of what the outdoor display area may look like, together with photographs of outdoor display areas at other existing grocers in Glastonbury, are attached here.

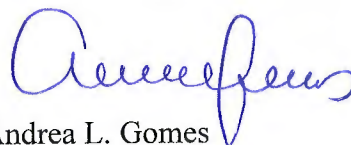
Compliance with Town Center Village District Overlay Objectives and Requirements

The proposed improvements comply with the Town Center Village District ("TCVD") Objectives at § 4.19.4 of the Regulations. In particular, the proposed design of the improvements will reinforce the existing building and streetscape patterns along both Hebron Avenue and Linden Street such that there will be no adverse impact on the TCVD (Regulation § 4.19.4.a); the proposed landscape design complements and enhances the TCVD's landscape patterns (§ 4.19.4.e); and the improvements, including the proposed site lighting, are compatible with its surroundings and in proportion to the scale and detailing in the TCVD (§§ 4.19.4.f and g).

The improvements also comply with the TCVD Guidelines at § 4.19.6 where the improvements are harmoniously related to their surroundings and compatible with the elements of the TCVD buildings in the area (§§ 4.19.6.a and b); and the proposed design, materials and landscaping are compatible with the local architectural motif and landscaping (§ 4.19.6.c).

We look forward to presenting these materials at the Committee's inaugural April 19 meeting. Thank you for your consideration.

Very truly yours,



Andrea L. Gomes

Attachments

c: H374, LLC (w/ att.)
Megson, Heagle & Friend C.E. & L.S., LLC (w/att.)