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MEMORANDUM

TO: Glastonbury Town Plan and Zoning Commission

CC: Glastonbury Architectural and Site Design Review Committee
Rebecca Augur, Director of Planning & Land Use Services
Jonathan Mullen, Planner

FROM: Hinckley, Allen & Snyder LLP

DATE: April 26, 2022

RE: Revisions to H374, LLC's Application for Building Zone Regulation § 12.9
Minor Change to Previously-Approved Building at 400 Hebron Avenue,
Glastonbury, CT

In response to comments received by the Glastonbury Architectural and Site Design Review Committee at its April 19, 2022 meeting, the applicant has made several revisions to the above-captioned application, submitted on April 18, 2022. A summary of those revisions is included below. Revised materials have been submitted herewith.

1. The rendered elevations and floor plan, prepared by Hibbard & Rosa Architects, have been revised as follows:
 - The proposed addition on the west side of the existing building has been “stepped back” from Hebron Avenue by approximately 2.5 feet.
 - The height of the proposed pallet and trash room has been reduced in height by five feet. The receiving/loading area located within the proposed employee parking area will remain at 19 feet high to accommodate delivery vehicles.
 - The entablature on the portion of the addition fronting on Hebron Avenue has been reduced in size to reflect the reduced scale of the addition in that area.
 - The brick base on the existing building has been continued along the north and west sides of the proposed addition.
 - The large window originally proposed for the north side of the addition has been replaced with two smaller windows, which will be translucent and backlit.

Carmelo Rosa, the applicant's architect, also has confirmed that the rooftop mechanicals for the proposed grocer will not be visible from Hebron Avenue or the 400 Hebron Avenue parking lot.

2. The rendered planting plan, prepared by Thomas Graceffa Landscape Architect, LLC, has been revised as follows:
 - The boulders previously located along Hebron Avenue have been relocated to the corner of Hebron Avenue and Linden Street, to form a wall for a 36-inch berm. Plantings in front of the boulders, and on top of the berm, will further screen the proposed delivery and parking area.
 - The two largest patios along Hebron Avenue have been reduced by 400 square feet each, for a total reduction of 800 square feet, to provide for additional plantings.
 - A variety of small trees have been incorporated along Hebron Avenue. Most of these trees are multi-stem and will provide for a thick undergrowth. Shrubs and ground covers will fill in gaps and add flowering interest. Existing shrubs will be replanted in groups in approximately four different locations along the frontage.
 - Five narrow arborvitae have been incorporated near the existing pylon sign, at the Hebron Avenue/Sycamore Street intersection.
 - The "Sky Pencil" holly along the eastern side of the existing building have been extended to the north for added screening of utility meters.
 - Seven columnar oaks have been added to the south of the proposed parking area to further screen the residential uses to the south, on Linden Street.
 - The existing, large tree located to the south of the proposed parking area, along Linden Street, will be protected both during and after construction.
 - The island along Linden Street has been fully planted with deciduous shrubs.
 - The area surrounding the transformer located to the west of the existing building, within the proposed employee parking area, will be landscaped with a mixture of northern sea oats and day lilies.
 - Native shrubs, trees and perennials have been utilized where possible.
 - The proposed gate has been angled to allow for a more efficient gate swing, and to improve the aesthetics in that area.

In addition, it should be noted that water for the irrigation system is harvested from the roof surface and stored in a vault in the northeast corner of the property, thereby ensuring ongoing irrigation of these plantings.

3. The site plan, prepared by Megson, Heagle & Friend C.E. & L.S., LLC, has been revised to include the above-noted revisions, where applicable.