



20 Church Street
Hartford, CT 06103-1221
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hinckleyallen.com

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.

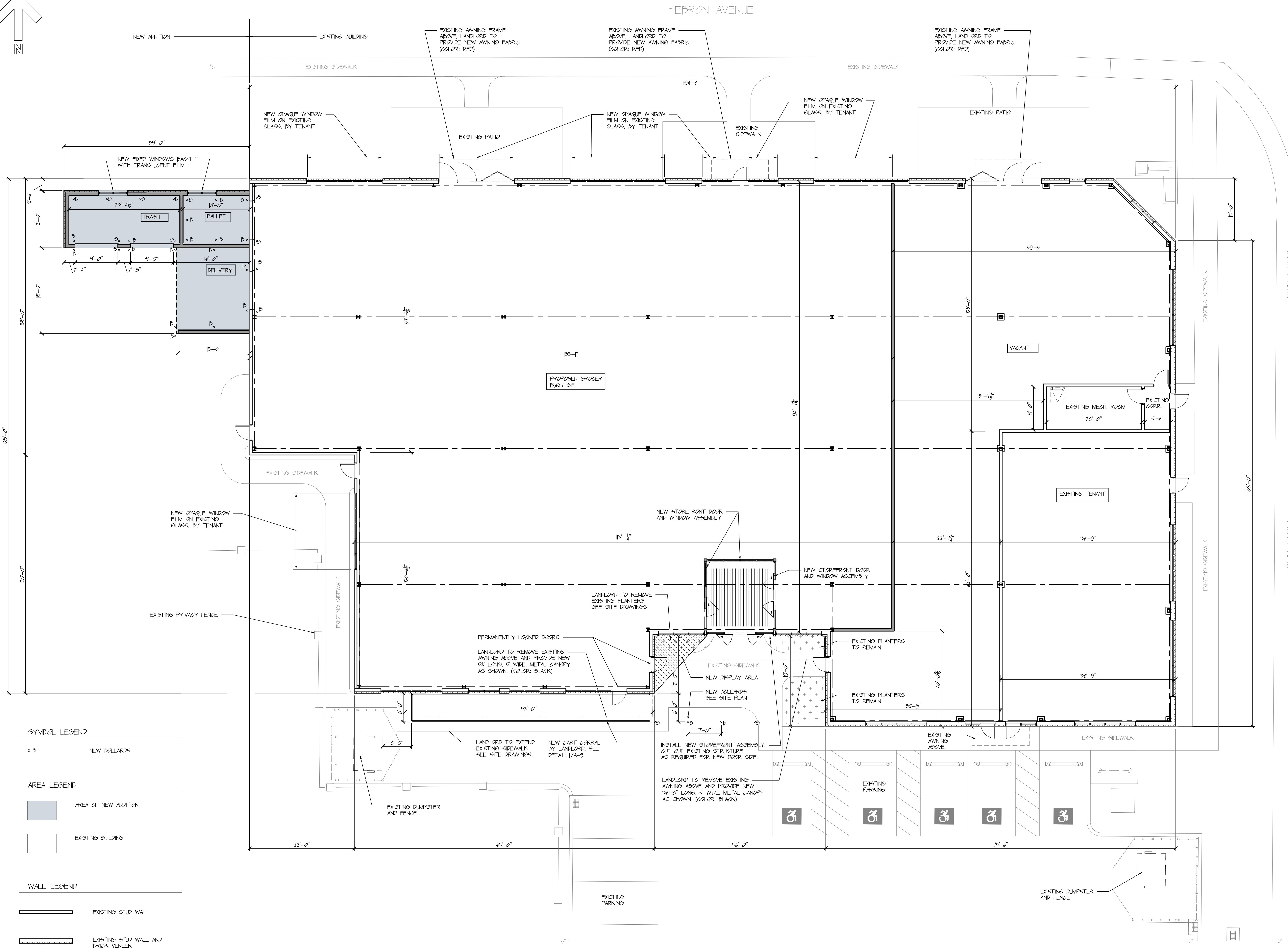
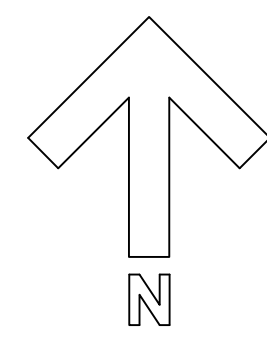
1. The rendered elevations and floor plan, prepared by Hibbard & Rosa Architects, have been revised as follows:
 - The proposed addition on the west side of the existing building has been “stepped back” from Hebron Avenue by approximately 2.5 feet.
 - The height of the proposed pallet and trash room 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.



- SYMBOL LEGEND**
- D NEW BOLLARDS
- AREA LEGEND**
- AREA OF NEW ADDITION
 - EXISTING BUILDING
- WALL LEGEND**
- EXISTING STUD WALL
 - EXISTING STUD WALL AND BRICK VENEER
 - NEW STUD WALL
 - 4" x 3-1/8" x 8" OVERSIZED BRICK VENEER BY LEE BRICK (COLOR: SUBRED) ON NEW METAL STUD WALL

FLOOR PLAN
1/8" = 1'-0"

MIXED USE DEVELOPMENT
PREPARED FOR H374, LLC
400 HEBRON AVENUE
GLASTONBURY, CT

HRA
HIBBARD & ROSA
ARCHITECTS, LLC
100 RIVERVIEW CENTER
MIDDLETOWN, CT
PHONE: (860) 346-1809
EMAIL: hro@hraz.com

FLOOR PLAN

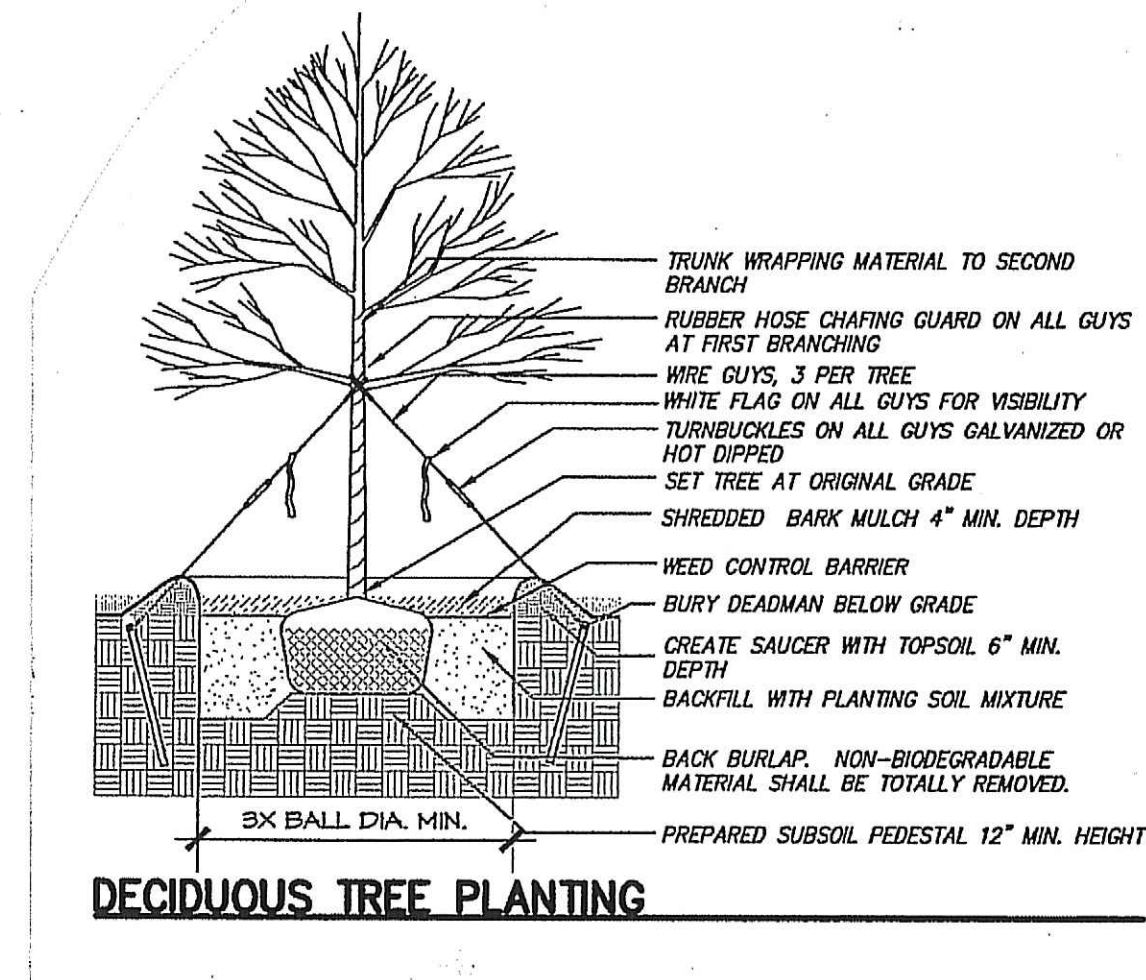
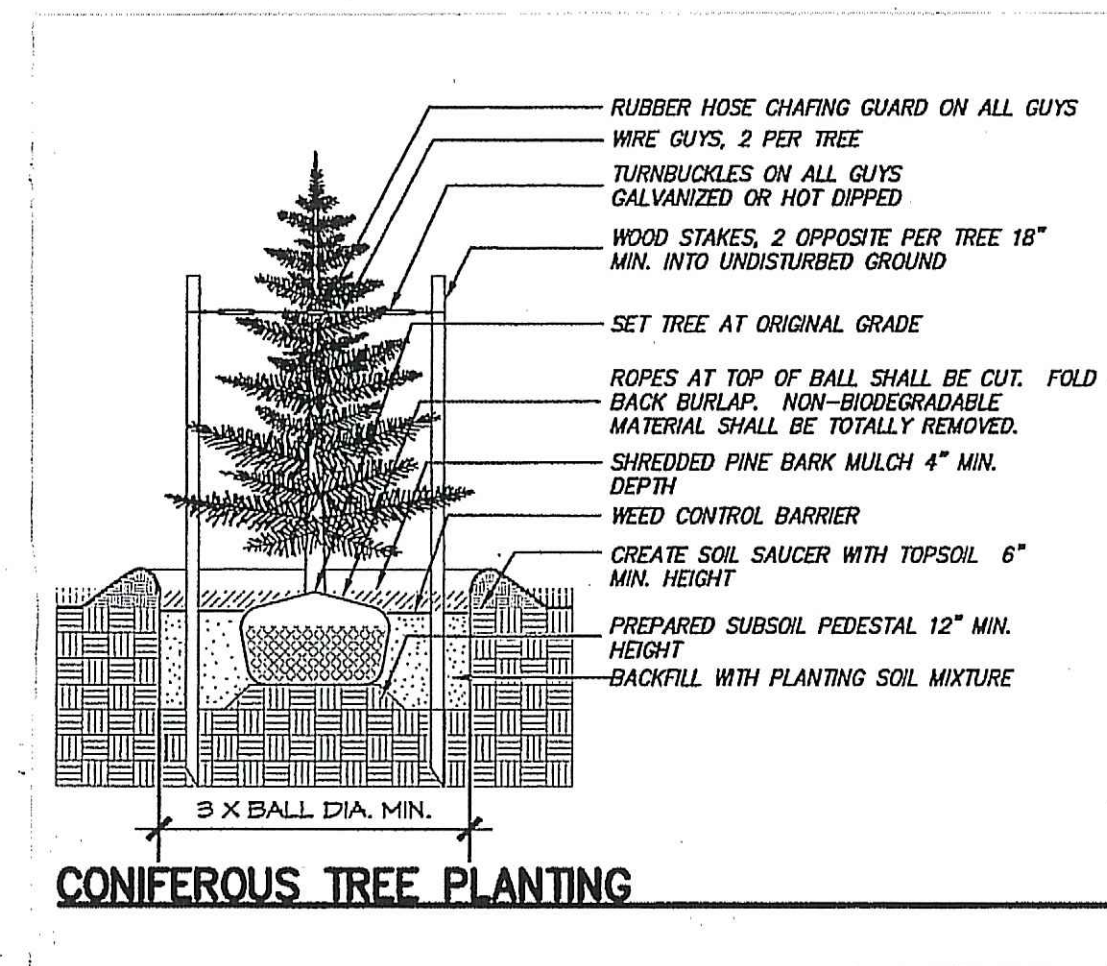
DATE: 04-25-2012

REVISED:

COM # 2012-01

SCALE: 1/8" = 1'-0"

A-1
SHEET

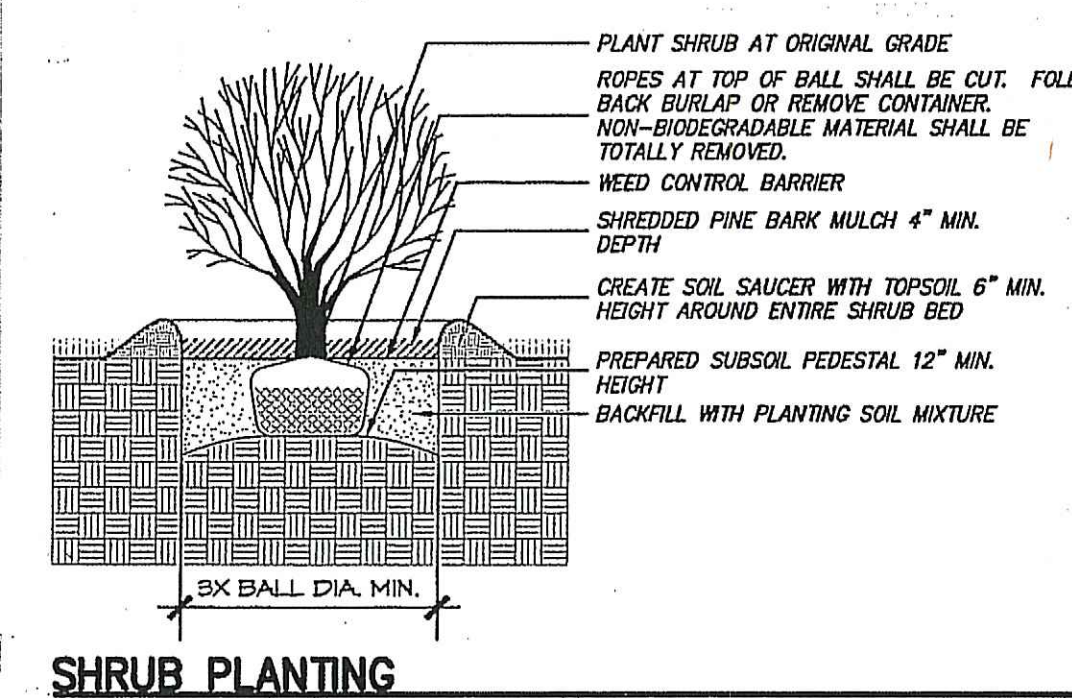
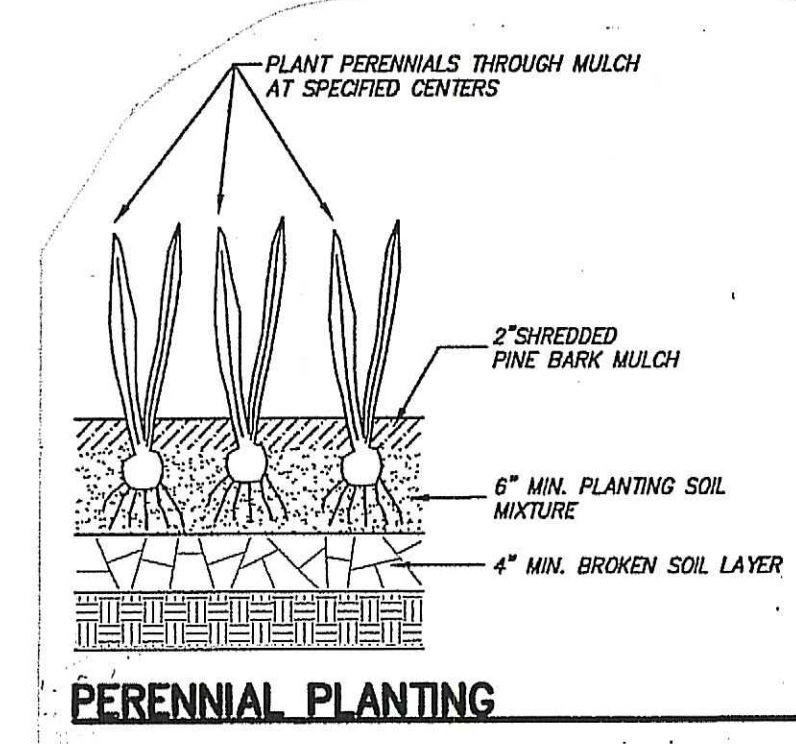
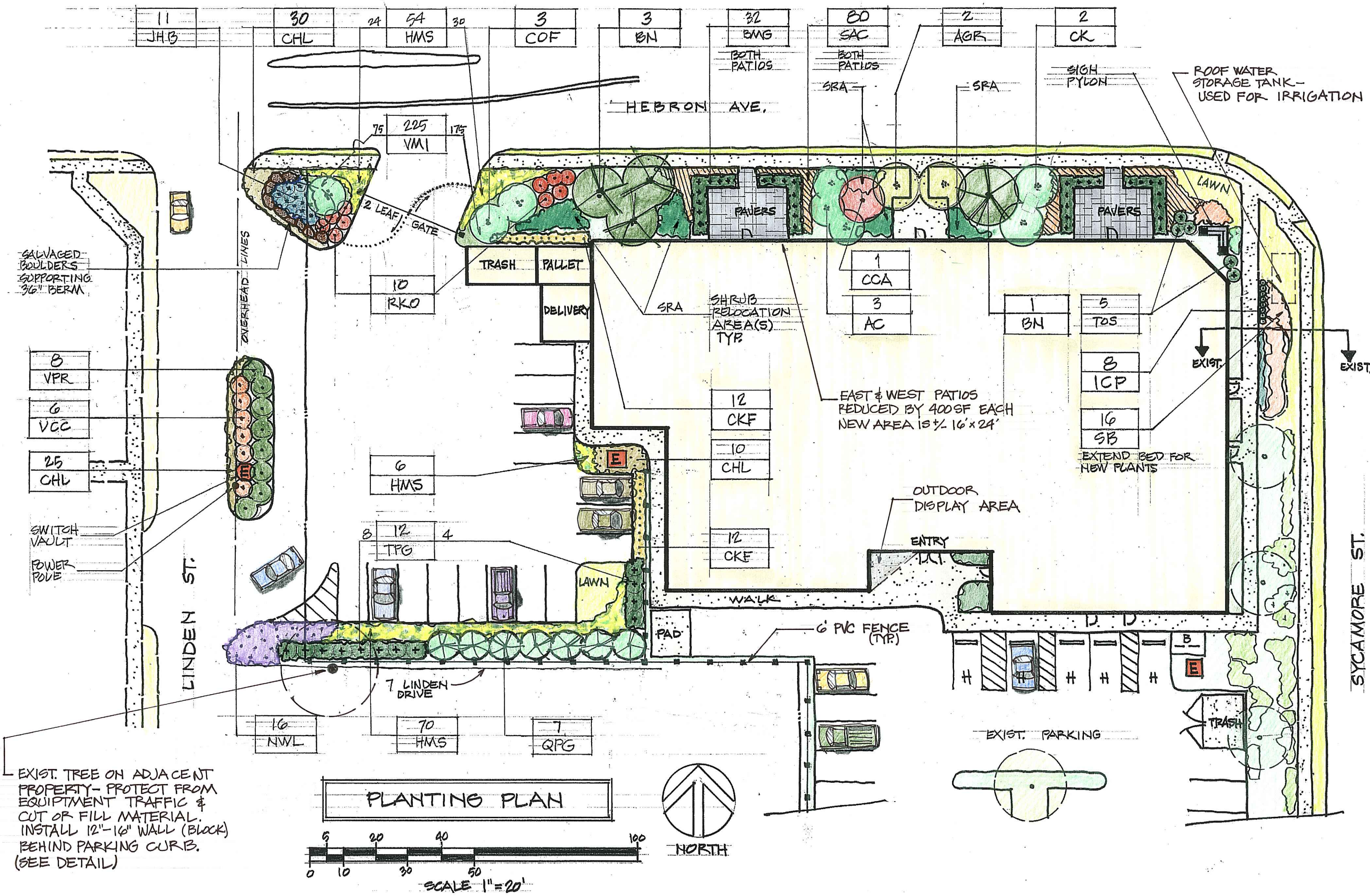


PLANTING NOTES

- All plant materials shall conform to the guidelines established by the American Nursery & Landscape Association.
- All disturbed areas not covered by buildings, or planting shall be sodded lawn. New lawn areas shall receive a minimum of 6" of the proper pH and organic content suitable for the healthy growth of lawns. Contractor will be responsible for mowing and watering during the guarantee period. Lawn areas shall be guaranteed for 60 days or second cutting, whichever is later.
- Contractor shall set plants out in field for approval of locations by Landscape Architect prior to planting.
- Spade edge all planting beds within lawn areas. Provide clean spaded edge at perimeter of all planting beds and tree pits adjacent to lawn areas. Spade edge of newly planted lawn areas following second mowing.
- All trees, shrubs, and perennial beds to receive approved mulch to depths indicated in planting details.
- Install 4" plastic (snow fence) at dripline of all existing trees to remain. Insure no heavy vehicle traffic or storage of soil or building materials occur. Remove fencing for final grading.
- Where discrepancies occur between planting quantities or types shown on plan and in the Plant List, the quantity of plantings shown on plan shall prevail.
- Landscape Contractor shall guarantee all plant material for one (1) full year from date of acceptance. Proper landscape maintenance shall be the responsibility of the owner.
- Shade trees shall have a branching height of five (5) minimum. Trunks of deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees in windy areas shall be staked or guyed immediately after planting.
- All tree and shrub pits shall be at least 3X wider and 2X deeper than the tree or shrub root ball to be planted in it. Backfill planting soil mix shall be: 4 parts topsoil, 1 part peat moss, and 1 part compost. Topsoil will be of the proper pH and organic content suitable for healthy plant growth.
- All areas to be mulched shall receive 4 inches minimum 100% shredded bark mulch within 48 hours of planting unless otherwise noted in planting details.
- Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. B&B plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist, and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
- The period for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
- All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction. Contact call before you dig 1-800-922-4455 www.ctvtd.com at least two (2) working days before starting construction to locate utilities.

PLANT LIST

400 Hebron				
KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
AC	3	Amelanchier canadensis SHADBLOW SERVICEBERRY	6'-7"	LOW BRANCHED
AGR	2	Acer griseum PAPERBARK MAPLE	8'-10" B&B	MULTI-STEM
BMG	32	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	18" #3	30" O.C.
BN	4	Betula nigra RIVER BIRCH	8'-10" B&B	3, 4 & 5 STEM
CCA	1	Cercis canadensis EASTERN REDBUD	6'-7"	MULTI-STEM
CK	2	Cornus kousa JAPANESE DOGWOOD	8" B&B	MULTI-STEM
CKF	24	Calamagrostis acutiflora 'Karl Foerster' KARL FOERSTER REED GRASS	2 GAL	
COF	3	Cornus florida FLOWERING DOGWOOD	6'-7" B&B	MULTI-STEM
HMS	130	Hemerocallis 'Stella-de-oro' STELLA-DE-ORO DAYLILY	1 GAL	
ICP	8	Ilex crenata 'Sky Pencil' SKY PENCIL HOLLY	4" B&B	MATCHED
JHB	11	Juniperus horizontalis 'Buffalo' BUFFALO JUNIPER	2 GAL	
NWL	16	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	2 GAL	
OPG	7	Quercus pauciflora 'Green Pillar' GREEN PILLAR OAK	3"	MATCHED HEIGHT
RKO	10	Rosa 'Knock Out' KNOCK OUT SHRUB ROSE	24" #2	
SAC	80	Sedum acre GOLDMOSS SEDUM	1 GAL	
SB	16	Sedum 'Brilliant' SEDEM	1 GAL	
TPG	12	Thuja plicata 'Green Giant' WESTERN ARBORVITAE GREEN GIANT	6" B&B	
VCC	6	Viburnum carlesii 'Compactum' COMPACT KOREANSPICE VIBURNUM	3" B&B	
VMI	225	Vinca minor PERIWINKLE	4" POT	
VPR	8	Viburnum prunifolium BLACK HAW VIBURNUM	5'-6" B&B	



HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
 THOMAS G. GRACEFFA
 PLS# 1487

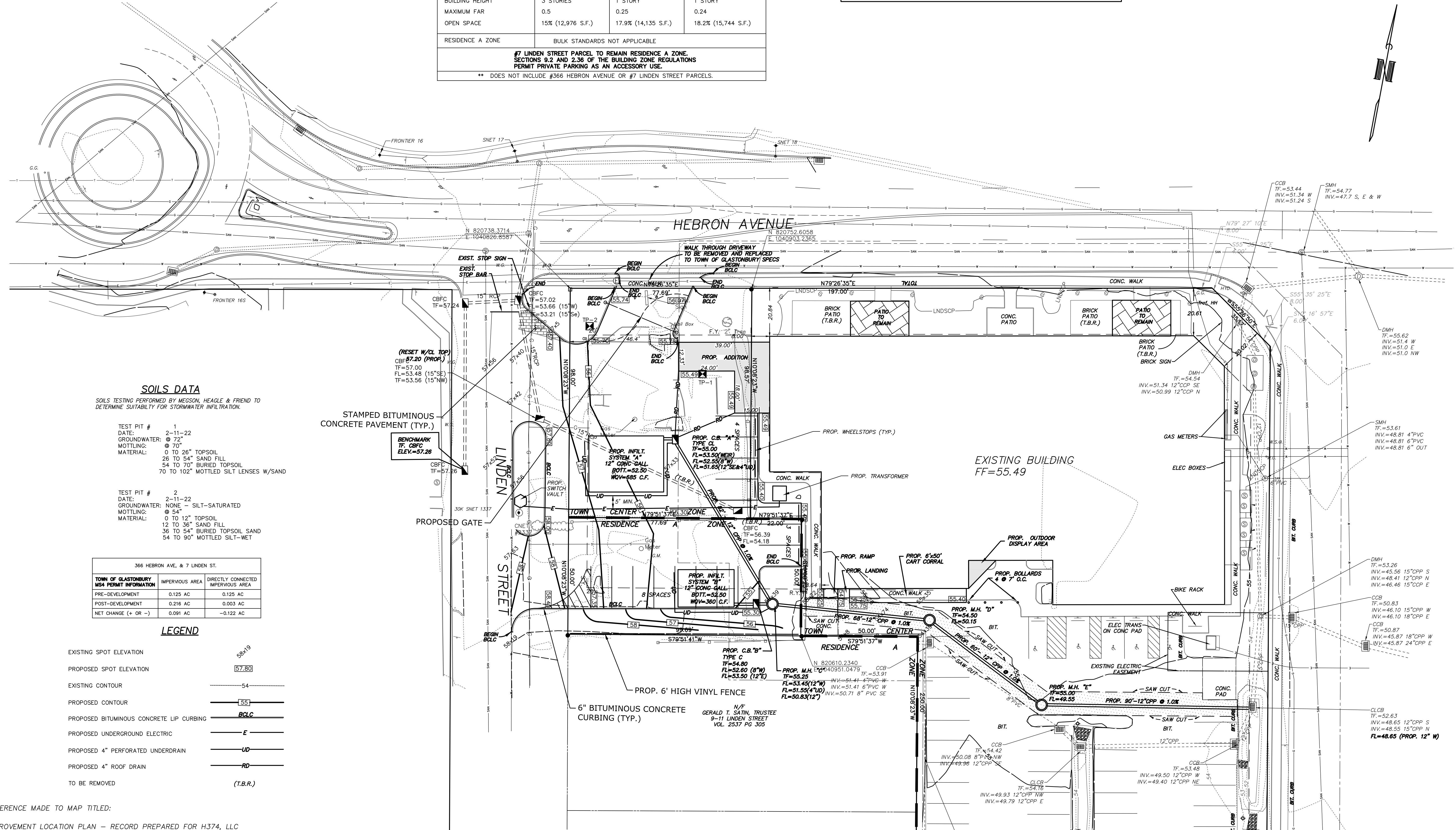
THOMAS GRACEFFA
 LANDSCAPE ARCHITECT, LLC
 17 FLAG DRIVE
 MANCHESTER, CT 06042

PLANTING PLAN AT DELIVERY AREA
 400 HEBRON AVE.
 PREPARED FOR
 H374, LLC GLASTONBURY, CONNECTICUT

BASE INFORMATION PROVIDED BY
 MASON HEAGLE & FRIEND, GLASTONBURY, CT
 SEE ARCH. & ENGINEERING PLANS FOR
 COORDINATING WORK.

ZONING TABLE			
#400 HEBRON AVENUE AREA = 78870 S.F. 1.811 AC.			
#366 HEBRON AVENUE AREA = 7636 S.F. 0.175 AC.			
#7 LINDEN STREET AREA = 4984 S.F. 0.114 AC.			
TOTAL COMBINED LOT AREA = 91,490 S.F. 2.100 AC.			
TOWN CENTER ZONE	REQUIRED/ALLOWED	**EXISTING	PROPOSED/PROVIDED
LOT AREA	40,000 S.F.	78870 S.F. (1.811 AC)	86,506 S.F. (1.985 AC)
LOT FRONTAGE	100 FT	197.0 FT	280.00 FT
FRONT YARD SETBACK	20 FT	20.02 FT	20.02 FT
SIDE YARD SETBACK	8 FT	8.1 FT	46.61 FT
REAR YARD SETBACK	20 FT	20.10 FT	20.10 FT
BUILDING HEIGHT	3 STORIES	1 STORY	1 STORY
MAXIMUM FAR	0.5	0.25	0.24
OPEN SPACE	15% (12,976 S.F.)	17.9% (14,135 S.F.)	18.2% (15,744 S.F.)
RESIDENCE A ZONE BULK STANDARDS NOT APPLICABLE			
#7 LINDEN STREET PARCEL TO REMAIN RESIDENCE A ZONE. SECTIONS 9.2 AND 2.36 OF THE BUILDING ZONE REGULATIONS PERMIT PRIVATE PARKING AS AN ACCESSORY USE.			
** DOES NOT INCLUDE #366 HEBRON AVENUE OR #7 LINDEN STREET PARCELS.			

H374, LLC	TOWN CENTER/RESIDENCE A
PROJECT/APPLICANT	ZONE
400 HEBRON AVENUE	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.	



SOILS DATA
 SOILS TESTING PERFORMED BY MEGSON, HEAGLE & FRIEND TO DETERMINE SUITABILITY FOR STORMWATER INFILTRATION.

- TEST PIT # 1
 DATE: 2-11-22
 GROUNDWATER: @ 72"
 MOTTLING: @ 70"
 MATERIAL: 0 TO 26" TOPSOIL
 26 TO 54" SAND FILL
 54 TO 70" BURIED TOPSOIL
 70 TO 102" MOTTLED SILT LENSES W/SAND
- TEST PIT # 2
 DATE: 2-11-22
 GROUNDWATER: NONE - SILT-SATURATED
 MOTTLING: @ 54"
 MATERIAL: 0 TO 12" TOPSOIL
 12 TO 36" SAND FILL
 36 TO 54" BURIED TOPSOIL SAND
 54 TO 90" MOTTLED SILT-WET

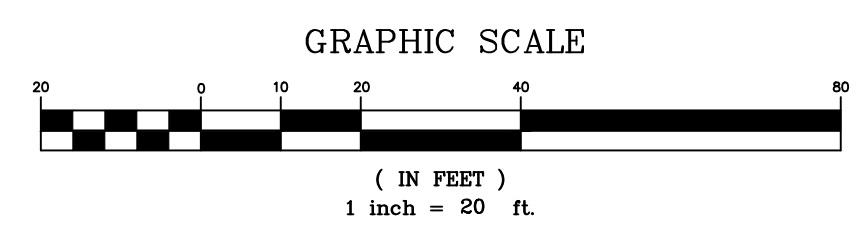
366 HEBRON AVE. & 7 LINDEN ST.		
TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.125 AC	0.125 AC
POST-DEVELOPMENT	0.216 AC	0.003 AC
NET CHANGE (+ OR -)	0.091 AC	-0.122 AC

LEGEND

EXISTING SPOT ELEVATION	58.19
PROPOSED SPOT ELEVATION	57.80
EXISTING CONTOUR	54
PROPOSED CONTOUR	55
PROPOSED BITUMINOUS CONCRETE LIP CURBING	BCLC
PROPOSED UNDERGROUND ELECTRIC	E
PROPOSED 4" PERFORATED UNDERDRAIN	UD
PROPOSED 4" ROOF DRAIN	RD
TO BE REMOVED	(T.B.R.)

REFERENCE MADE TO MAP TITLED:
 "IMPROVEMENT LOCATION PLAN - RECORD PREPARED FOR H374, LLC GLASTONBURY COMMONS 400 HEBRON AVE. GLASTONBURY, CONNECTICUT" BY ALFRED BENESCH & COMPANY GLASTONBURY, CT DATE: FEB, 2020 SCALE: 1"=30' PROJECT NO. 70447.01 SHEET 1 OF 1

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).
 WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.



I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
 JONATHAN K. SZUREK P.E. # 26588

MEGSON, HEAGLE & FRIEND
 CIVIL ENGINEERS & LAND SURVEYORS, LLC
 81 RANKIN ROAD
 GLASTONBURY, CONN. 06033
 PHONE (860)-659-0587

SITE PLAN
 PROPOSED DELIVERY AREA - 400 HEBRON AVENUE
 PREPARED FOR
 H374, LLC
 GLASTONBURY, CONN.

REV. 4-26-22 BUILDING ADDITION
 CK. BY: MWF
 DRW. BY: JHS
 DATE: 3-30-22
 SCALE: 1"=20'
 SHEET 4 OF 11
 MAP NO. 134-21-15P