

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**SECTION 12 SPEICAL PERMIT WITH DESIGN REVIEW
CONSTRUCTION OF A DELIVERY/REFUSE AREA AND EMPLOYEE PARKING
IN CONNECTION WITH CHANGE OF USE TO SPECIALTY GROCER
400 HEBRON AVENUE, 366 HEBRON AVENUE AND 7 LINDEN STREET**

PUBLIC HEARING #1
05-17-2022 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
May 13, 2022

Zoning District:
Town Center Zone,
Town Center Village
District Overlay Zone,
Residence A Zone

Applicant/Owner:
H374, LLC

EXECUTIVE SUMMARY

- The 19,904 square foot building and associated parking at 400 Hebron Avenue was approved by the TPZ in 2018 as a mixed use restaurant, retail and office building.
- The applicant proposes to lease approximately 13,307 square feet of space initially approved for restaurant use to a specialty grocer use.
- To accommodate the operational needs of the grocer, the applicant proposes to demolish buildings at 7 Linden and 366 Hebron Avenue, and merge those lots with 400 Hebron Avenue.
- The applicant proposes to use that area to construct a delivery/refuse area and employee parking lot on the west side of the building at 400 Hebron Avenue.
- The Plans Review Subcommittee reviewed the proposal at its February 23, 2022 meeting. The Subcommittee expressed concern about site design, truck circulation, parking, and the design of the proposed outdoor storage area and cart corral. They advised the applicant to provide parking comparisons with other local grocers. The Subcommittee also discussed treating this application as a 12.9 Minor Change.
- The Architectural and Site Design Review Committee (ASDRC) reviewed the project at their April 19, 2022 regular meeting and a special meeting held on April 27, 2022, when they approved recommendations and comments for the TPZ. Staff mistakenly indicated that the recommendation was for approval with changes.
- The applicant subsequently withdrew their application for a 12.9 Minor Change and refiled for a Special Permit with Design Review.
- The ASDRC reviewed their recommendations again at a Special Meeting on May 11, 2022. At that meeting the Committee revised their report to the TPZ to clearly not recommend the project.
- A revised traffic impact statement was submitted to the Office of Community Development on Friday May 13, 2020 at 3:00 pm. The Town Engineer and Chief of Police have expressed concern regarding the traffic impacts of this project which are outstanding at the time of this report.

REVIEW

Included for Commission review are the following:

- Office of Community Development staff memoranda
- Project narrative
- Site plans
- Elevations and renderings
- Minutes from the February 23, 2022 Plans Review Subcommittee meeting
- Minutes from the April 19, 2022, April 27, 2022 and May 11, 2022 meetings of the ASDRC
- ASDRC Report



Aerial view of existing development at 400 Hebron Avenue (outlined in yellow), and proposed expansion area at 366 Hebron Avenue and 7 Linden Street (outlined in red)

SITE DESCRIPTION [See Application Submission Section 2—Overview letter from Hinckley Allen & Snyder LLP, Section 13—Previously-approved plan for 400 Hebron Avenue, prepared by Alfred Benesch & Company and plan set sheet entitled “Boundary and Existing Conditions Plan”, plan set sheet entitled “Overall Parking Plan”]

The site of the proposed delivery/storage area and employee parking consists of two parcels. The first parcel, 366 Hebron Avenue, is located in the Town Center Zone and the Town Center Village District Overlay Zone. It contains a vacant 2-story residential building that has been converted to commercial space and a parking lot on the south side. The second parcel is 7 Linden Street, located in the Residence A Zone and has a two-story single-family house. Access to both of these sites is through curb cuts off Linden Street. The sites are adjacent to the existing 19,904 square foot mixed use building and associated parking located at 400 Hebron Avenue. The Hartford Baking Company is currently the only tenant in the building.

ADJACENT USES

- North—Apartments
- East—Medical and general offices
- West—Office
- South—Single family residences

PROPOSAL [See Application Submission Section 2—Overview letter from Hinckley Allen & Snyder LLP, Section 10—Cart corral specification sheet and sample photographs of cart return area and covering along building, Section 11—Outdoor display photographs and plan set sheet entitled “Demolition Plan” & plan set sheet entitled “Site Plan”]

The applicant proposes to lease approximately 13,307 square feet of the building at 400 Hebron Avenue to a specialty grocer. The applicant has indicated that the grocer will operate seven days a week from 8 am to 8 pm and will take deliveries twice a day during off-peak hours. In order to accommodate the needs of the grocer the applicant intends to demolish the structures at 366 Hebron Avenue and 7 Linden Street, and combine them with the existing lot at 400 Hebron Avenue. The applicant will use the space to construct a 750 square foot enclosed delivery, trash and pallet area on the west side of the building at 400 Hebron Avenue. The applicant will also construct a new employee-only parking area at the south side of the site formerly occupied by the building at 7 Linden Street. The applicant is also proposing to have an outside display and storage area at the main entrance to the store and a cart corral on the south side of the building. The applicant also intends to convert 2 parking spaces in the existing parking area to cart return areas.

PARKING AND SITE CIRCULATION [See Application Submission Section 2—Overview letter from Hinckley Allen & Snyder LLP, Section 9—Parking Comparison Chart and plan set sheet entitled “Site Plan” & plan set sheet entitled “Overall Parking Plan”]

The applicant will construct 15 new additional employee parking spaces along the south side of the proposed delivery area. The proposed parking spaces will increase the overall number of parking spaces for 400 Hebron Avenue from 118 (as approved by the TPZ on December 10, 2019) to 131. The increased overall number of parking spaces exceeds the minimum parking required for the site as set forth in Section 9.11 of the Glastonbury Building Zone Regulations, which is 116 for the intended uses. Thus, the proposed parking is compliant with the Regulations even with the conversion of the two parking spaces and not taking into account the 10% waiver approved by the TPZ in 2019.

TRAFFIC AND ON-SITE CIRCULATION [See Application Section 4—Traffic Impact Statement, April 2022, prepared by Fuss & O’Neill, Inc. & Section 5—Truck movement plans, March 2022, prepared by Fuss & O’Neill, Inc.]

The applicant’s Traffic Engineer has submitted a Traffic Impact Statement indicating that the proposal will “have no significant impact to traffic operations within the study area.”

The applicant proposes to add a gated curb cut along Hebron Avenue to the former 366 Hebron Avenue property for deliveries only. There will also be two curb cuts off Linden Street through which delivery trucks will exit the site and employees will access the parking area. Delivery trucks will enter the site by turning left off Hebron Avenue through the new curb cut and the manually operated gate onto the site. They will pull forward to the southwest corner of the paved area and then back into the delivery area. Once finished with their deliv-

ery, the truck will exit the site through the northwest curb cut and turn right onto Linden Street. They will then proceed north across Hebron Avenue through the roundabout onto House Street.

STORMWATER MANAGEMENT AND SITE DRAINAGE [See Application Submission Section 2—Overview letter from Hinckley Allen & Snyder LLP, and plan set sheet entitled “Site Plan”]

The applicant is proposing two subsurface infiltration systems: one to be located at the west side of the delivery area near Linden Street; and the second to be located at the southeast corner of the delivery area. The parking area will be graded to drain to a catch basin located at the center of the delivery area or one located at the southeast corner of the newly paved area. Roof drains will send building runoff to the catch basin at the center of the delivery area. The captured runoff will enter the system and infiltrate back into the ground. Overflow will be piped west where it will ultimately discharge to a drainage swale adjacent to Route 17.

SITE LIGHTING [See Application Submission Section 2—Overview letter from Hinckley Allen & Snyder LLP, Section 12—Lighting fixture specification sheets, and plan set sheet entitled “Photometric Calculation”]

Lighting for the proposed delivery area consists of four, 14-foot tall, pole-mounted lights located around the perimeter of the delivery area and one wall-mounted light located on the south-facing wall of the proposed addition. All lights are dark-sky compliant and the applicant has submitted a lighting plan demonstrating that no light will be cast on to adjacent properties.

ARCHITECTURE AND LANDSCAPE PLAN

The Architectural and Site Design Review Committee reviewed the project at their April 19, 2022 regular meeting and a special meeting held on April 27, 2022. At the April 27th meeting the Committee made a motion. Staff indicated that the motion was for approval of the project. The applicant subsequently withdrew their application for a 12.9 Minor Change and refiled for a Special Permit with Design Review. The Architectural and Site Design Review Committee reviewed the proposal again at a Special Meeting on May 11, 2022. At that meeting the Committee made a motion for denial of the project which is included in your Commissioners’ Packets.

PLANNING AND ZONING ANALYSIS [See Application Submission Section 2—Overview letter from Hinckley Allen & Snyder LLP]

The applicant’s proposal, which is for additional parking that increases the total number of on-site spaces to a number (131) that exceeds the requirements of Section 9.11. The portion of the site occupied by 7 Linden Street is Zoned Residence A. Private parking is allowed as an accessory use in this zone.

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.

Pertinent staff correspondence and draft motions are attached.

MEMORANDUM

To: Town Plan and Zoning Commission

From: Suzanne Simone, Environmental Planner 

Date: April 28, 2022

Re: Proposed Site Plan Modification: 400 Hebron Ave

The plan set entitled "Site Plan Modification Proposed Delivery Area, 400 Hebron Avenue, Prepared by Megson, Heagle & Friend, Dated March 30, 2022" was reviewed with a focus on best management practices. The property does not contain wetland soils and is not located within the 100-foot upland review area of the nearest wetland.

The following comments are offered:

1. The proposed erosion control measures are suitable for the site conditions and proposed activities.
2. The proposed management of the sediment and erosion control measures is identified on Sheet 7 and is in conformance with the 2002 CT Erosion and Sediment Guidelines.
3. The planting palette identifies the location of 102 daylily plants. The applicant is encouraged to diversify the planting plan by reducing/eliminating the daylily plants in favor of native perennials that support native pollinators.
4. The applicant is encouraged to incorporate integrated pest management in place of conventional pesticide applications.



Town of Glastonbury

Health Department

Memo

April 29, 2022

To: Jonathan E. Mullen, AICP, Planner

Fr: Wendy S. Mis, Director of Health 

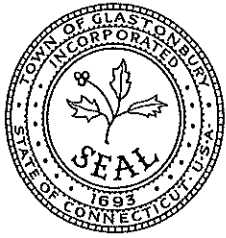
Re: 400 Hebron Avenue
Section 12.9 Minor Change

This office has received a package of documents for the above referenced property, including a document by Hinckley Allen dated 4/18/22 and a plan set by Megson, Heagle and Friends dated 3/30/22.

Demolition of two existing buildings (366 Hebron Ave, 7 Linden St) is proposed as part of this project. Both properties require an environmental hazard assessment report to be submitted to the Health Department prior to application for a demolition permit.

View of the proposed delivery area may be visible to travelers going east on Hebron Avenue. Equipment located outside and associated with operation of the establishment is to be kept to a minimum, cleaning equipment is to be maintained inside the facility, and loose debris from deliveries and the adjacent trash storage area must be monitored and removed on a regular basis.

Pending Commission satisfaction with the concerns listed above, approval with respect to CT Public Health Code is forwarded for Commission consideration.



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

PROJECT: H374, LLC

LOCATION: 400 Hebron Ave

xx NEW CONSTRUCTION

CHANGE OF USE

SUBDIVISION

XX COMMERCIAL

OCCUPANCY CLASSIFICATION: **Group M** FILE # 22-007

PROPOSED FIRE PROTECTION: **Via Full Automatic Fire Sprinklers & the GFD**

ENGINEER'S PLAN: **134-21-1CS**

INITIAL PLAN

REVISED PLAN **3-30-22**

ENGINEER: **Johnathan H Sczurek P.E. / Megson Heagle & Friend**

ADDRESS: **81 Rankin Road Glastonbury CT** PHONE: **860-659-0587**

DATE PLANS RECEIVED: **4-20-22**

DATE PLANS REVIEWED: **4-22-22**

COMMENTS:

The device, key, release mechanism, or instructional procedures to open the proposed gate shall be provided in the existing rapid entry vault. Should this device, key or mechanism be of such size that the existing vault will not accommodate same, a separate vault of sufficient size shall be provided for this tenant.

If cooking devices are to be part of the proposed tenant's operation, the location of the exterior exhaust terminations and mechanical equipment associated with same should be depicted on the drawings.

The capacity of the dumpster(s) should be sized to accommodate the anticipated use of this type of occupancy and it is recommended that a no parking sign be provided on the gate of the dumpster enclosure gate.

Turning radii in and out of the loading area may be marginal during periods of snow accumulation on snow shelf areas.

REVIEWED BY

Deputy Chief Chris Siwy –Fire Marshal

PAGE 1 OF 1

cc: Applicant
File

From: [Marshall Porter](#)
To: [jonathan.mullen](#)
Cc: [Anthony Pagliughi](#); [rebecca augur](#); [Daniel Pennington](#)
Subject: RE: 400 Hebron Avenue Revised Site Plan
Date: Friday, May 13, 2022 1:07:53 PM

I don't see any new issues, but I renew my concerns over the proposed estimated traffic count impact, and would like to see a comparative traffic count analysis utilizing similar specialty grocers.

From: jonathan mullen <jonathan.mullen@glastonbury-ct.gov>
Sent: Friday, May 13, 2022 10:28 AM
To: Marshall Porter <marshall.porter@glastonbury-ct.gov>
Cc: Anthony Pagliughi <anthony.pagliughi@glastonbury-ct.gov>; rebecca augur <rebecca.augur@glastonbury-ct.gov>; Daniel Pennington <daniel.pennington@glastonbury-ct.gov>
Subject: 400 Hebron Avenue Revised Site Plan

Good Morning Marshall,

Please see the attached revised site plan for 400 Hebron Avenue. I understand that there may be outstanding traffic issues that still need to be addressed. However, would you please review the attached material to see if there are any other issues of concern?

Thanks

Jonathan E. Mullen

Planner

Town of Glastonbury, CT 06033

860 652.7513

jonathan.mullen@glastonbury-ct.gov

Please consider the environment before printing a copy of this email.

Please consider the environment before printing a copy of this email.



Architectural & Site Design Review Committee Report

MEETING DATE: _____

APPLICANT: _____

PROPERTY ADDRESS: _____

ZONE: _____

ADSRC MEMBERS PRESENT:

- M. Branse B. Davis D. DeVries-Dalton D. Flinchum J. Kamm
 A. Luzi R. Shipman

APPLICATION: New Construction Addition Exterior Renovation Demolition
 Other: _____

ACTION: ASDRC recommends design approval as noted
 ASDRC does not recommend design approval
 Additional design studies/information requested
 Other: _____

EXCEPTIONS AND/OR RECOMMENDED OPTIONS

VOTE ON APPROVAL OF RECOMMENDATIONS:

For: _____ Against: _____

Discussion – See Attached

Chairman, ASDRC

MOTION - The Architectural and Site Design Review Committee (ASDRC/the Committee) forwards the following recommendation to the Town Plan and Zoning Commission regarding application of H374, LLC for a Section 12 Special Permit With Design Review– 400 Hebron Avenue, 366 Hebron Avenue and 7 Linden Street

Unanimously approved 05-11-22

Statement:

The ASDRC has reviewed the proposal for 400 Hebron Avenue and finds that the proposed project is not appropriate for this location within the Town Center Village District (TCVD/the District) for the reasons outlined below

- 1. The project is inconsistent with the existing building and streetscape**
- 2. The site access is inconsistent with the TCVD guidelines**
- 3. The proposal is inconsistent with the pattern of open spaces and buildings in the TCVD**
- 4. The proposed landscaping does not promote a pedestrian friendly use or activity**
- 5. The proposal is not an appropriate scale, proportion, massing and detailing of for the District. It also does not continue the rhythm of the built environment.**

Summary

- 400 Hebron Avenue’s current design was approved a few years ago, and at that time was consistent with the current objectives of the TCVD design initiatives in the following ways:
 - The building setback was appropriate for enhancement of village character
 - Parking located at the rear of the building was appropriate
 - Street activity along Hebron Avenue was enhanced by doors, windows, restaurants, dining patios sidewalks and landscaping
 - Materials and scale were in keeping with TCVD objectives
 - The development maintained the very important corner of Hebron Avenue & Linden Street for redevelopment of additional, community-enhancing improvements.
- However, the building at 400 Hebron Avenue, as approved a few years ago, was **inconsistent** with the current objectives of the TCVD design initiatives in the following ways:
 - The building massing and detail did not recognize or respond to the importance of the Hebron Avenue / Sycamore Street corner – an important gateway to the community. (fails to “reinforce existing buildings and streetscape pattern of buildings”)
 - Introduction of a flat roof is inconsistent with any building rooflines visible from the site, with most buildings in the TCVD, nor reflects objectives of the TVCD. (fails to “reinforce existing buildings and streetscape pattern of buildings”)
 - The long and low proportions of the building reflect common commercial strip mall development, not traditional village streetscape development. (“adverse impact on the district”)
- **The proposed new construction and changes to the existing building are further the inconsistency** with current objectives of the TCVD design initiatives in the following ways:

- Doors and windows have been removed and replaced with fake windows. Dining patios are no longer for dining, and have been reduced in size, and lack access to the building. (“adverse impact on the district”)
- The high-value Hebron Avenue/Linden Street corner is proposed to be demolished and converted into a loading facility and employee parking (“adverse impact on the district”)
- The long, low inappropriate (strip mall) proportions of the existing building are proposed to be made longer and lower. (“adverse impact on the district”)

Context

Every development site in Glastonbury is important and plays a significant role in establishing the physical character and image of our town. However, it is important to recognize that not all sites are equal and that some are more contributory to the definition and establishment of our character than others. For commercial development, ranked criteria that define the value of particular properties include:

- 1) Location - relative proximity to the Village Center
- 2) Visibility - defined by number of passers-by that will visibly experience the development
- 3) Gateway - location and visibility relative to major points of entry into town

A simple evaluation of 400 Hebron Avenue quickly identifies the property as ranking extremely high in importance regarding establishing and reinforcing Town character - arguably one of the most important (remaining) commercial development sites in Town, as illustrated relative to the criteria outlined above:

- 1) 400 Hebron property lies in what is considered the heart of the Town Center
- 2) Hebron Avenue and its associated traffic makes it one of the most visible sites in Town
- 3) The Downtown Glastonbury Route 2 exit ramp, and Hebron Avenue westbound traffic make this location one of the most notable and valuable opportunities to make a first impression for visitors to town, and the welcome home to our residents

It for these reasons, and many more that the ADRC is resolute about providing design recommendations for 400 Hebron Avenue that appropriately reinforce the goals and objectives of the Village Center guidelines, and further, shall not adversely impact the district.

Background

400 Hebron Avenue’s current design was approved a few years ago, and at that time was consistent with the current objectives of the TCVD design initiatives in the following ways:

- The building setback was appropriate for enhancement of village character
- Parking located at the rear of the building was appropriate
- Street activity along Hebron Avenue was enhanced by doors, windows, restaurants, dining patios sidewalks and landscaping
- Materials and scale were in keeping with TCVD objectives

- The development maintained the very important corner of Hebron Avenue & Linden Street for redevelopment of additional, community-enhancing improvements.

However, the building at 400 Hebron Avenue, as approved a few years ago, was inconsistent with the current objectives of the TCVD design initiatives in the following ways:

- The building massing and detail did not recognize or respond to the importance of the Hebron Ave. / Sycamore corner – an important gateway to the community. (fails to “reinforce existing buildings and streetscape pattern of buildings”)
- Introduction of a flat roof is inconsistent with any building rooflines visible from the site, with most buildings in the Village, nor does it reflect objectives of the TVCD. (fails to “reinforce existing buildings and streetscape pattern of buildings”)
- The long and low proportions of the building reflect common commercial “strip mall” development, not traditional village streetscape development (“adverse impact on the district”)

Revised Proposal

The proposed changes to the existing building are further inconsistent with current objectives of the TCVD design initiatives in the following ways:

- Doors and windows have been removed and replaced with fake windows. Dining patios are no longer for dining, and have been reduced in size, and lack access to the building. The initial Owner’s objective has been eliminated in current proposal. (“adverse impact on the district”)
- The high-value Hebron Avenue/Linden Street corner structures are proposed to be demolished and converted into a loading / trash facility and employee parking. (“adverse impact on the district”)
- The long, low inappropriate (strip mall) proportions of the existing building are proposed to be made longer and lower. (“adverse impact on the district”)

Note

Though the character of the existing building is inconsistent with the design guidelines of the TVCD (and architecture/planning best practices), the negative aspects were partially mitigated by the proposed activities, i.e., restaurants and mixed use - suitably activating and reinforcing the Hebron Avenue character with store front, patios and landscaping. The Owner claims that this approved concept is no longer feasible (in the near term) because of the impact of Covid-19 on the hospitality/restaurant sector. To meet their financial objectives, the developer suggests changes to the complex to accommodate a specialty grocer. In doing so the current proposal turns its back on Hebron Avenue, demolishes existing buildings at high-value corner, and replaces them with a loading/trash/parking facility. Though the committee recognizes and sympathizes with the proposer regarding current market conditions, we cannot recommend a proposal that fails to “reinforce existing buildings and streetscape patterns, and causes adverse impact on the District” for decades to come.

Findings:

The Architectural and Site Design Review Committee (ASDRC/the Committee) agrees that the applicant should have withdrawn their application for a Section 12.9 for Minor Change and refiled as a Section 12 Special Permit with Design Review. The proposed demolition of two existing buildings and the location of a parking lot and loading dock at the corner of Hebron Avenue and Linden street, and the lineal extension of what is already a long flat wall and roof line are very major changes and require the full review process of a Special Permit with Design Review. This is also the Town Plan and Zoning Commission's first application under Section 4.19, Town Center Village District Overlay Zone, which entails an entirely new level of and scope of review, with its own separate criteria and jurisdiction. Part of that jurisdiction expressly includes review of demolition of existing buildings, as well as color.

The Committee finds that the entire site is under review per Section 12, and not just the proposed building addition and its surrounding area. While the ASDRC realizes that it would be unreasonable to require substantial change to a completed site, there are improvements that can and should be made to the site to bring more into conformance with the objectives of the TCVD and Section 12.

The applicant has excluded signage. The Committee shall review a sign package when proposed.

Recommendations Concerning Applicable Zoning Regulations Sections:

Town Center Village District Overlay Zone Criteria:

4.19.4 Objectives.

All development in the TCVD shall be designed to achieve the following objectives:

- a. The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district;
- **The proposal is inconsistent with existing buildings, streetscape patterns, and the placement of buildings and proposed site improvements adversely impact the District.**

- *Commentary:*

The demolition of 366 Hebron Avenue, and the substitution of a large gate, 3 large curb cuts, and parking; plus the linear extension of the flat wall and roof of the existing does not reinforce the desirable building and streetscape patterns, and it will clearly have an adverse impact on the District. This ASDRC was formed in part due to the public reaction to this "gateway" location that welcomes residents and visitors to the Town. This building could be located anywhere in the country and is not in keeping with what we would have wanted if we were reviewing it in advance. This is an important corner on an important street, and one of the most important locations in Town, with a marginal design. Now, the applicant seeks to take another corner site and turn it into a loading dock, trash storage area, and parking lot. This is not the kind of architecture or planning that would be allowed in any traditional

village in New England. What's done is done as far as what exists, but this proposal will make it worse.

The applicant's own presentation shows the façade of Highland Park Market, which is far more compatible with Glastonbury's traditional architecture. The existing and the proposed building display none of that. This is a strip mall building in a town that is not a strip mall town. While recognizing that the building exists, it is not appropriate for its location, so the challenge is to make a small addition compatible with a building that is not compounding a mistake that has already been made. The house at the corner of Linden Street and Hebron Avenue could be a gem of a retail use, and it provided interest for the westerly side of the site. Two things that this site had going for it was the corner building and Linden Street and the street life that restaurants could provide, but now both of those elements are proposed to be removed. The Committee notes that the landscaping has been a focus because we are trying to screen something that should not be at the corner to begin with. A gate is not welcoming and we question if it will remain functional

- **The Committee finds that while the revised proposal is an improvement the Committee still finds the changes inappropriate and inconsistent with the District.**
- **The applicant should reevaluate the proposed site access and configuration from Hebron Avenue and Linden Street.**
 - *Commentary*

A commercial loading facility is a completely inappropriate use for this important location and runs counter to the design criteria so clearly defined in the TCVD. Recommend smaller size delivery vehicles be used for the proposed .29 acre area to facilitate circulation
- **A sightline study shall be performed to illustrate motorist and pedestrian views from public spaces, particularly from the traffic circle, and in terms of not only rooftop HVAC but also the Linden Street/Hebron Avenue corner, the Route 2 off ramp and other key locations.**
- b. Open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting;
- **The proposal is inconsistent with the open space patterns of the District in form and in siting, and proposed site improvements adversely impact the District.**
 - *Commentary*

The corner of Hebron Avenue and Linden Street should accommodate a building consistent with the architecture and the rhythmic patterns of the street (Hebron

Avenue westward) and not an open space / parking and loading facility. The applicant stated that the site is very tight for a grocery store, but applicant needs to design in accordance with the District objectives and the criteria of Section 12.

- c. Locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district, shall be integrated into the site design;
 - **The proposed improvements do not reflect locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district, and are not integrated into the site design.**
 - *Commentary*

The removal of the existing building at 366 Hebron Avenue will erode the fabric of the street, i.e. traditional rooflines, scale, rhythm, texture and character. It opens the loading and parking area to public view despite the proposed landscaping.
 - **Although the Committee is not in favor of the proposed loading / parking / trash use, should the proposal be approved the Committee recommends significant landscaping and hardscape from all public views. Any gate solution should not look like a fence.**
 - *Commentary*

The rolling fence will not screen the view from Hebron Avenue and the two overly wide curb cuts on Linden Street will not allow screening from that street for west-bound traffic on Hebron Avenue. The view from Hebron Avenue will be of a gate and not the existing retail building that was an adaptive reuse of an existing home that is part of the Hebron Avenue streetscape that leads people to the Town Center.
- e. The landscape design shall complement the district's landscape patterns;
 - **The proposed landscaping does not promote pedestrian friendly use or activity or a village feel.**
 - *Commentary*

The landscaping should support a rhythmic pattern of shade trees supplemented with ornamental trees and other plant material. Consider providing pedestrian amenities such as street furnishings.

The existing modular block retaining wall is imposing and austere. The Committee recommends some kind of climbing or trailing plant material; and the striped area at the southerly area of the parking lot could and should be landscaped.
- f. The exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with its surroundings; and
 - **The applicant has yet to submit a sign application package.**

g. The scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

- **The proposed project is not of appropriate scale, proportion, massing and detailing for the District.**

4.19.5 TCVD Design Guidelines

The Town Council shall develop Village District Design Guidelines for review by the Commission and ASDRC, and adoption by the Council. Such Guidelines may establish sub-districts. The Guidelines shall include design criteria to achieve the compatibility objectives stated in Section 4.19.4.]

- **-Not applicable yet**

4.19.6 General Requirements

The following shall be considered in all development proposals requiring a zoning permit, site plan approval or special permit and in accordance with Section 4.19.3 within the TCVD:

- a. That proposed buildings or modifications to existing buildings be harmoniously related to their surroundings, and the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification;
- **The proposed buildings and modifications are not harmonious with their surroundings or the terrain of the site i.e. rooflines, proportions, contextual rhythms, scale etc.**
- b. That all spaces, structures and related site improvements visible from public roadways be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification;
- **The lack of a Hebron Avenue building entrances discourages pedestrian circulation along the street.**
- c. That the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping;
- **See comments above.**
- d. That the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.
- **The proposed design removes a traditional structure from a very visible corner at the gateway to the District. Considering the applicant has surplus parking and vacant building**

area the Committee recommends the applicant pursue alternative loading strategies that maintain the Linden Street corner.

+++++

OTHER COMMENTS AND RECOMMENDATIONS:

- *Changing from a restaurant use to a grocery store is a change that triggers design issues, and that is why the Committee is addressing it. This change of use will change the feel along Hebron Avenue.*
- *To add vibrancy to the Hebron Avenue streetscape windows shall accommodate displays (but should not simply become a vehicle for signs).*
- *Illuminated awnings shall be reviewed as part of the signage package.*
- *Screening from neighbors along Linden Street should be composed of a mix such as Vanderwolf Pine, American Holly, White Spruce or Blue Spruce. All plant materials should consider salt and wind tolerance.*
- *The applicant should develop a maintenance plan for all landscaping.*
- *Explore opportunities to plant trees along the block wall.*
- *Invasive plant species shall not be included in the project plant list (such as Vinca).*
- *The Committee recommends a tree assessment for the existing maple on Linden Street to determine the most appropriate course of action.*
- *Area residents will shop here, but they will have to walk entirely around the building because there is no door on Hebron Avenue. The Committee recommends access to the building from Hebron Avenue.*
- *The planting and screening along Linden Street is inadequate. While the Committee is not charged with reviewing traffic flow, that flow and the requirements for the assumed delivery vehicles have created a situation where the desired screening is not feasible on this site.*



ARCHITECTURAL AND SITE DESIGN REVIEW COMMITTEE
MINUTES OF THE APRIL 27, 2022 SPECIAL MEETING

The meeting commenced at 5:00 PM in Meeting Room A, 2nd floor, Town Hall and Via Zoom.

1. ROLL CALL

Present: Brian Davis, Chairman, Debra DeVries-Dalton Vice Chairman, Mark Branse, Secretary, Jeff Kamm, Amy Luzi, and Bob Shipman; Rebecca Augur, Director of Planning & Land Use Services, Gregory Foran, Parks Superintendent/Tree Warden and Jonathan E. Mullen, AICP, Planner

Excused: David Flinchum

Chairman Davis called the meeting to order at 5pm.

400 HEBRON AVENUE – in connection with proposed change of use to specialty grocer, construct appurtenant delivery/refuse area and employee parking for grocer on west side of building utilizing 366 Hebron Avenue & 7 Linden Street – Town Center Zone – Jonathan Sczurek, Megson, Heagle & Friend, C.E. & L.S., LLC – Mark Vertucci, Fuss & O’Neill, Inc. – Andrea Gomes, Hinckley, Allen & Snyder LLP - H374, LLC (Allan Schwartz), applicant

Attorney Andrea Gomes explained that the design team tried to incorporate as many of the ASDRC’s comments from the April 17, 2022 meeting into the revised plans. Attorney Gomes stated that the some of the comments were outside the purview of the ASDRC. She also stated that the comments on matters within the ASDRC’s purview did not provide the development team with much direction. However, the applicant did make changes to the plans including increased landscaping, a redesigned addition and changes to the gate.

Project architect Carmello Rosa explained the architectural changes. He stated that the addition was stepped back from the front of the building by 2 ½ feet. The height of the addition was reduced from 19 feet to 14 feet by changing the design of the entablature. Mr. Rosa then stated that the brick water table was extended around the addition to the south side and the faux window as reduced in size and backlit. He stated that the gate for the Hebron Avenue entrance was redesigned. Mr. Rosa then stated that the rooftop mechanicals would be screened by the parapet wall.

Thomas Gracefa, landscape architect for the project explained the changes to the proposed landscape plan. He stated that each of the existing concrete patios were reduced by 400 square feet. The newly created space will be used for more landscaping. He then stated that the existing boulders along Hebron Avenue were moved to the corner of Hebron Avenue and Linden Street. Behind the boulders will be a landscaped berm that will screen the loading area. Mr. Gracefa then stated that a mix of columnar maples and “green giant” arborvitae will be planted 8 feet apart along the southern side of the loading area to provide a buffer for

the neighboring properties. He then stated that there would be a mix of multi-stem shrubs and bushes along Hebron Avenue to create three-season interest. Mr. Gracefa stated that the applicant will cut into the slope at the southern side of the loading area and install a retaining wall to save the 40-inch maple tree located there. Mr. Gracefa then stated that sky pencil holly would be planted to screen the mechanicals. Mr. Gracefa explained that the gate at Hebron Avenue will be angled away from the street.

Jonathan Sczurek, project Engineer stated that the site plan had been updated to reflect the proposed changes.

The committee discussed the changes to the project. They then drafted and unanimously approved the following motion regarding the proposal.

MOTION - The Architectural and Site Design Review Committee forwards the following recommendation to the Town Plan and Zoning Commission regarding application of H374, LLC for a Section 12.9 Minor Change – 400 Hebron Avenue, 366 Hebron Avenue
Updated 4-27-22

Findings:

The Architectural and Site Design Review Committee (ASDRC/the Committee) does not agree that the proposed project is a minor amendment under Section 12.9 of the Glastonbury - Building Zone Regulations (the Regulations). The proposed demolition of two existing buildings and the location of a parking lot and loading dock at the corner of Hebron Avenue and Linden street, and the lineal extension of what is already a long flat wall and roof line are very major changes and require the full review process of a Special Permit with Design Review. This is also the Town Plan an Zoning Commission's first application under Section 4.19, Town Center Village District Overlay Zone (TCVD/the District), which entails an entirely new level of and scope of review, which its own separate criteria and jurisdiction. Part of that jurisdiction expressly includes review of demolition of existing buildings, as well as color.

The Committee finds that the entire site is under review per Section 12.9, and not just the proposed building addition and its surrounding area. While the ASDRC realizes that it would be unreasonable to require substantial change to a completed site, there are improvements that can and should be made to the site to bring more into conformance with the objectives of the TCVD and Section 12.

The applicant has excluded signage. The Committee shall review a sign package when proposed.

Recommendations Concerning Applicable Zoning Regulations Sections:
Town Center Village District Overlay Zone Criteria:

4.19.4 Objectives.

All development in the TCVD shall be designed to achieve the following objectives:

- a. The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district;
- **The proposal is inconsistent with existing buildings and streetscape patterns and the placement of buildings and proposed site improvements adversely impact the District.**
 - Commentary:

The demolition of 366 Hebron Avenue, and the substitution of a large gate, 3 large curb cuts, and parking; plus the linear extension of the flat wall and roof of the existing does not reinforce the desirable building and streetscape patterns, and it will clearly have an adverse impact of the District. This ASDRC was formed in part due to the public reaction to this “gateway” location that welcomes residents and visitors to the Town. This building could be located anywhere in the country and is not in keeping with what we would have wanted if we were reviewing it in advance. This is an important corner on an important street, and one of the most important locations in Town, with a marginal design. Now, the applicant seeks to take another corner site and turning it into a loading dock, trash storage area, and parking lot. This is not the kind of architecture or planning that would be allowed in any traditional village in New England. What’s done is done as far as what exists, but this proposal will make it worse. To add vibrancy to the Hebron Avenue streetscape windows shall accommodate displays (but should not simply become a vehicle for signs).

- **The Committee supports the architectural changes to the building as proposed.**
- **The applicant should reevaluate the proposed site access and configuration from Hebron Avenue and Linden Street.**

- *Commentary*

The grades will be such that adjacent residential properties will be looking down into the proposed commercial loading area.

A commercial loading facility is a completely inappropriate use for this important location and runs counter to the design criteria so clearly defined in the TCVD. Recommend smaller size delivery vehicles be used for the proposed .29 acre area to facilitate circulation

The applicant's own presentation shows the façade of Highland Park Market, which is far more compatible with Glastonbury's traditional architecture. The existing and the proposed building display none of that. This is a strip mall building in a town that is not a strip mall town. While recognizing that the building exists, it is not appropriate for its location, so the challenge is to make a small addition compatible with a building that is not compounding a mistake that has already been made. The house at the corner of Linden Street and Hebron Avenue could be a gem of a retail use, and it provided interest for the westerly side of the site. Two things that this site had going for it was the corner building and Linden Street and the street life that restaurants could provide, but now both of those elements are proposed to be removed. The Committee notes that the landscaping has been a focus because we are trying to screen something that should not be at the corner to begin with. A gate is not welcoming and we question if it will remain functional

- **A sightline study shall be performed to illustrate motorist and pedestrian views from public spaces, particularly from the traffic circle, and in terms of not only rooftop HVAC but also the Linden Street/Hebron Avenue corner, the Route 2 off ramp and other key locations.**
- b. Open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting;
- **The proposal is inconsistent with the open space patterns of the District in form and in siting, and proposed site improvements adversely impact the District.**

- *Commentary*

The site essentially has no open space at all, and the small yard areas of the two homes to be demolished will be destroyed and occupied by a parking lot and a loading dock/storage area. The applicant stated that the site is very tight for a grocery store, but applicant needs to design in accordance with the District Objectives and the criteria of Section 12.

- c. Locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district, shall be integrated into the site design;
- **The proposed improvements do not reflect locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district, and are not integrated into the site design.**

- *Commentary*

The removal of the existing building at 366 Hebron Avenue will erode the fabric of the street, i.e. traditional rooflines, scale, rhythm, texture and character. It opens the loading and parking area to public view despite the proposed landscaping.

- **Any gate solution should not look like a fence.**

- *Commentary*

The rolling fence will not screen the view from Hebron Avenue and the two overly wide curb cuts on Linden Street will not allow screening from that street for west-bound traffic on Hebron Avenue. The view from Hebron Avenue will be of a gate and not the existing retail building that was an adaptive reuse of an existing home that is part of the Hebron Avenue streetscape that leads people to the Town Center. But basically, there shouldn't be a curb cut in that location at all.

- d. The landscape design shall complement the district's landscape patterns;

- The proposed landscaping does not promote pedestrian friendly use or activity or a village feel.

- *Commentary*

Consider adding rhythmic shade trees to the ornamental planting scheme proposed. The modular block retaining wall has no landscaping, though it could support some kind of climbing plant material; and the striped area at the southerly area of the parking lot could and should be landscaped.

- e. The exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with its surroundings;

- **The applicant has yet to submit a sign application package.**

- f. The scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

- **The proposed project is not of appropriate scale, proportion, massing and detailing for the District.**

4.19.5 TCVD Design Guidelines

The Town Council shall develop Village District Design Guidelines for review by the Commission and ASDRC, and adoption by the Council. Such Guidelines may establish sub-districts. The Guidelines shall include design criteria to achieve the compatibility objectives stated in Section 4.19.4.]

- **Not applicable yet**

4.19.6 General Requirements

The following shall be considered in all development proposals requiring a zoning permit, site plan approval or special permit and in accordance with Section 4.19.3 within the TCVD:

- a. That proposed buildings or modifications to existing buildings be harmoniously related to their surroundings, and the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification;
 - **The proposed buildings and modifications are not harmonious with their surroundings or the terrain of the site.**
- b. That all spaces, structures and related site improvements visible from public roadways be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification;
 - **The lack of a Hebron Avenue building entrance also discourages pedestrian circulation, and that is something that should be added.**
- c. That the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping;
 - **See comments above.**
- d. That the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.
 - **The proposed design removes a traditional structure from a very visible corner at the gateway to the District. The applicant has surplus parking and it is possible to retain the existing Hebron Avenue house while providing a driveway and perhaps limited parking to the rear, especially if the Linden Street building is removed.**

+++++

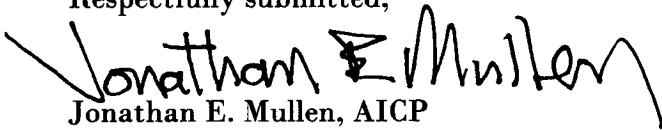
OTHER COMMENTS AND RECOMMENDATIONS:

- Illuminated awnings shall be reviewed as part of the signage package.
- Screening should be composed of a mix such as Vanderwolf Pine, American Holly, White Spruce or Blue Spruce. All plant materials should consider salt and wind tolerance.
- The applicant should develop a maintenance plan for all landscaping.

- Eliminate some of the parking spaces along the block wall and plant large trees.
- Invasive plant species shall not be included in the project plant list (such as Vinca).
- The Committee recommends a tree assessment for the existing maple on Linden Street to determine the most appropriate course of action.
- The residents across the street will shop here, but they will have to walk entirely around the building because there is no door on Hebron Avenue.
- The island along Linden Street; the Committee is not addressing traffic flow, but is addressing the inability to screen the loading area because of the curb cuts to accommodate truck deliveries.
- Changing from a restaurant use to a grocery store is a change that triggers design issues, and that is why the Committee is addressing it. This change of use will change the feel along Hebron Avenue.

Meeting adjourned at 9:34 p.m.

Respectfully submitted,



Jonathan E. Mullen, AICP

Planner

ARCHITECTURAL AND SITE DESIGN REVIEW COMMITTEE
MINUTES OF THE APRIL 19, 2022 MEETING

The meeting commenced at 5:00 PM in Meeting Room A, 2nd floor, Town Hall.

I. ROLL CALL

Present: Brian Davis, Chairman, Debra DeVries-Dalton Vice Chairman, Mark Branse, Secretary, David Flinchum, Jeff Kamm, Amy Luzi, and Bob Shipman; Rebecca Augur, Director of Planning & Land Use Services, Gregory Foran, Parks Superintendent/Tree Warden and Jonathan E. Mullen, AICP, Planner

Chairman Davis called the meeting to order at 5pm. Chairman Davis gave opening remarks acknowledging the inaugural meeting of the Committee and his expectations going forward.

400 HEBRON AVENUE – in connection with proposed change of use to specialty grocer, construct appurtenant delivery/refuse area and employee parking for grocer on west side of building utilizing 366 Hebron Avenue & 7 Linden Street – Town Center Zone – Jonathan Sczurek, Megson, Heagle & Friend, C.E. & L.S., LLC – Mark Vertucci, Fuss & O’Neill, Inc. – Andrea Gomes, Hinckley, Allen & Snyder LLP - H374, LLC (Allan Schwartz), applicant

Attorney Andrea Gomes introduced the development team and explained that draft materials were provided in advance. She noted that the material to be provided to the Town Plan & Zoning Commission is the same as what was provided to the ASDRC. The proposal is to construct a small addition designed to continue the same architecture of the existing building. She said that fencing and landscaping would be installed to screen the improvements. Ms. Gomes added that siding, trim, and cornice would be the same as the existing building. She said that false windows would be added on the front of the receiving area to mimic the existing windows. Ms. Gomes stated that a New England-style swing gate with colonial details on rollers would be installed on the new entrance off Hebron A venue. She said the architectural features on the rear side of the building for dumpsters, loading area and pallet area would also be the same as the existing building. The applicant is requesting to change the color of the existing awnings to red at the request of the grocer. She added that the storefront entrance on the south side would have the same framing and dark aluminum color with sliding doors as the other existing entrances. Ms. Gomes pointed out the outside storage/sales area near main entrance.

Adam Kallstrom of Thomas Graceffa Landscape Architect LLC said that a six-foot vinyl fence and a row of arborvitaes would be installed along the south side of the delivery area to provide screening for the neighbors on Linden Street. He stated that the goal of the landscape plan is to have seasonal interest and provide a mix of evergreens, spring flowering shrubs, and grasses while to screening the building elements. He added that on Hebron A venue a mix of taller evergreen trees and shrubs with spring and summer flowering plantings is proposed. Mr. Kallstrom mentioned that the southern border has a ten-foot landscape

buffer and that the neighbors have provided feedback on planting plans.

Jonathan Sczurek of Megson, Heagle & Friend, C.E. & L.S., LLC discussed the site lighting. They plan on four, 14-foot tall, pole-mounted lights, and one wall-mounted light. Mr. Sczurek added that the LED fixtures on the north wall match the existing fixtures. Attorney Gomes stated that the outdoor sales area would be small, with decorative placards. She then said that two existing parking spaces in the lot at 400 Hebron would be converted to cart returns. She added that there will also be a cart corral on the southern side of the building, to the left of the main entrance. This cart corral will be covered by a black metal overhang similar to the overhang on the Gottfried & Somberg building at 340 Hebron Avenue.

Attorney Gomes stated that the proposed project was extending a land use pattern established at the Gottfried & Somberg building at 340 Hebron Avenue. She said that the project would have no adverse impact on the Village District Overlay Zone. The landscaping will improve year-round appearance of the building at 400 Hebron Avenue, and the improvements are harmonious with existing development in the area, making an attractive appearance on both Linden and Hebron frontages. Ms. Gomes expressed her applicant's desire, due to a tight timeline with the grocer, to get feedback from the Committee in time for the May 3rd TPZ meeting.

Secretary Branse expressed concern about demolishing the building at 366 Hebron Avenue for employee parking when the site meets the minimum parking requirements. Ms. Gomes responded that the addition continues the design that was previously approved for the existing building at 400 Hebron Avenue. Further, the building at 366 Hebron Avenue is in disrepair and has been vacant for 18 months, is not generally usable, and needs to be removed to accommodate delivery truck-turning movement.

Mr. Kamm expressed concern about the number and size of the curb cuts on Linden Street. Mr. Sczurek explained the truck-turning movements. Ms. De Vries-Dalton recommended that the applicant eliminate parking along the southern property line and install more landscaping. She also recommended using Vanderwolf Pine for screening. She then asked if the maple tree on southern property line was going to be cut down or damaged as part of the project. Ms. Gomes replied that it was going to be cut down. Mr. Davis stated that the addition should not look like the rest of the building. He does not like the architecture of the existing building and the applicant should not try to incorporate that architecture into the addition. Mr. Flinchum stated that the building is located at the entry to the town center on a highly visible corner site, and he expressed concern about bay doors facing neighboring properties.

Mr. Kamm shared Mr. Davis's concern about incorporating the architecture of the existing building into the addition, nor was he in favor of the faux windows facing Hebron Avenue. Mr. Kamm stated that he did not like the idea of creating a false front and recommended stepping the addition back from the front of the existing building. He said that he would like to see the corner of Linden and Hebron in renderings to show how the corner would look with loading dock

and curb cuts.

Ms. Luzi stated that the massing of the addition was not to scale on that corner. She recommended breaking up the facade rather than creating in one long facade. She also recommended adding depth to the building by stepping the addition back. Ms. Luzi then recommended changing the building materials, and possibly adding a roof. She said that the design of 340 Linden Street and the Stop & Shop on Oak Street/New London Turnpike are good examples to follow. She shared Mr. Kamm's view that the applicant needed to supply a view of the entire gate as it would be seen by a driver or pedestrian headed east on Hebron Avenue and the corner of Linden and Hebron to get a better idea of what the proposal will look like.

Mr. Davis stated that the homogeneity of the building design is not good in a village setting. He recommended that the applicant use a variety of design in the addition, break up the facade, and explore making the addition look like a different building.

Dr. Allan Schwartz of H3734, LLC stated to the group that he and his design team are doing the best they can with the tight space at the site. He thought the town would not want the addition to be the focus so they purposely created a design to hide it.

Ms. Luzi suggested eliminating the Hebron Avenue curb cut and using additional space to do something different with the addition. She added that she was okay with the change in color of the awnings and with the proposed outdoor storage. She requested to see design of cart corrals and expressed concern about the location of utilities. Mr. Mullen said that town staff was working with Eversource to influence the location of meters. Ms. Devries-Dalton suggested that the outdoor storage be on Hebron Avenue to create more vibrancy and suggested more shade trees along Hebron Avenue. Mr. Shipman expressed concern about the curb cut on Hebron Avenue. He recommended putting more trees along Hebron Avenue and suggested placing them in stands rather than using uniform spacing. He also recommended changing the plantings in islands on Linden Street.

Mr. Branse expressed concern about demolition of building. He felt that project required a Section 12 Special Permit with Design Review rather than a Minor Change. He wanted to see more landscaping on the site overall. He also recommended that a brick water table be brought around the corner of the addition and raised concern about a cart corral blocking a walkway. Mr. Branse recommended more screening for neighbors on Linden Street. He had no issue with the outdoor storage area but recommended redesigning cart corrals to be more attractive. He expressed concern about the gate on Hebron Avenue and questioned whether awnings qualify as signs because of uniform color.

Ms. Gomes said that she would will put together materials for the next meeting. The group agreed to have a special meeting on April 27, 2022 at 4:30 pm. Ms. Gomes stated that materials would be submitted for distribution by April 25, 2022.

