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hinckleyallen.com

MEMORANDUM

TO: Glastonbury Town Plan and Zoning Commission

CC: Rebecca Augur, Director of Planning & Land Use Services
Jonathan Mullen, Planner

FROM: Hinckley, Allen & Snyder LLP

DATE: May 13, 2022

Re: Applicant’s Supplemental Materials – Application of H374, LLC For Special Permit With Design Review, 400 Hebron Avenue, Glastonbury, Connecticut

In anticipation of the May 17, 2022 public hearing, this memorandum is intended to provide the Commission with additional information pertaining to the above-captioned application, including responses to town staff comments issued to-date. Supplemental materials are appended to this memorandum, or have been submitted separately to staff, as noted. The applicant is finalizing revisions to its landscaping plan and traffic report, which will be submitted separately to staff as soon as they are completed.

1. Site Plan Revisions. In response to comments received from town staff and the Architectural and Site Design Review Committee (“ASDRC”) at its April 19 and April 26 meetings, the applicant has revised its site plan to reflect the following:

- The southerly curb cut on Linden Street has been closed and replaced with curbing.
- A concrete, public sidewalk is now proposed along Linden Street.
- The north side of the island along Linden Street has been reconfigured to optimize turning movements for garbage trucks.
- Mountable hardscaping is now proposed for those areas within the Town’s right of way needed for delivery and garbage truck movements.
- The curb line along Hebron Avenue is now depressed (lowered) to be flush with the delivery vehicle entrance.
- The gate originally proposed for the Hebron Avenue delivery vehicle entrance has been removed. Hardscaping is now proposed for that entrance.

- Appropriate signage has been incorporated to the west of the building to properly direct traffic in that portion of the site.

A copy of the revised site plan has been submitted separately to staff.

2. Truck Movement Plans. Updated truck movement plans, reflecting the revised site plan configuration, are attached here at Tab 1.

3. Parking. In accordance with Building Zone Regulations §§ 9.9 and 9.11, the building at 400 Hebron Avenue, as improved with the proposed grocer, requires a total of 106 parking spaces, calculated as follows:

Use	Calculation	Required
Specialty Grocer	10,646 SF Floor Area / 150	71 spaces
Hartford Baking Co.	24 table seats / 3	8 spaces
Vacant Retail Space	3,956 SF Floor Area / 150	27 spaces
TOTAL		106 spaces

The parking for the proposed grocer was calculated with the assumption that 20 percent of the square footage would be reserved for non-retail purposes (e.g., storage, common areas, etc...); 15-20 percent common area space is the industry standard in retail development. This particular grocer, however, will utilize approximately 27 percent of its space for “back of the house” operations, resulting in a retail customer area of approximately 9,500 square feet. Thus, the above parking calculation is conservative, and there will be sufficient parking for the proposed grocer.

In the course of the Commission’s informal review of this proposal at the May 3 meeting, the Commission also inquired as to the parking spaces required if the approximately 4,600 square foot vacant retail space in the building were to be occupied by a sit-down / fine-dining restaurant. The applicant has determined that a restaurant with approximately 142 dining seats reasonably could occupy that vacant space, which would require 48 parking spaces. The applicant has proposed, however, a condition of approval prohibiting a sit-down / fine-dining restaurant or athletic club from occupying that space while the grocer operates in the building, thereby reducing the required parking for that tenant to 27 spaces.

4. ASDRC Advisory Report. The ASDRC reconvened on May 11, 2022 to discuss the applicant’s proposal. At the time of this memorandum, the ASDRC’s revised advisory report was not yet available. In the interim, the applicant is attaching at Tab 2 the ASDRC’s original advisory report, dated April 27, 2022. The materials reviewed by the ASDRC in the drafting of that report were identical to those materials discussed at the ASDRC’s May 11 meeting.

5. Consultant Resumes. While the applicant previously submitted the resumes of its team of experts, the resume of the applicant's consulting engineer, Jonathan Sczurek, P.E., was not included. A copy of his resume is attached at Tab 3.

6. Revised Perspectives. Revised 3D perspectives of the proposed improvements are attached at Tab 4. The perspectives, which now depict the improved building from the rotary on Hebron Avenue, as requested by the ASDRC, reflect the applicant's site plan revisions.

April 29, 2022 Glastonbury Health Department Comments

1. 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.

Response: Understood. The applicant will submit an environmental hazard assessment to the Health Department in connection with its demolition permit.

2. 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.

Response: Understood. The applicant, as owner of the building, will routinely monitor the building to ensure that outdoor equipment is kept to a minimum and that cleaning equipment will be maintained inside the facility. The applicant will further ensure that any loose debris is removed from the site on a routine basis.

April 22, 2022 Glastonbury Fire Marshal Comments

1. 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.

Response: At the suggestion of the Engineering Department, the applicant has removed the gate originally proposed along Hebron Avenue. A revised site plan has been submitted separately to town staff.

2. 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.

Response: The grocer does not intend to use cooking devices that require exterior exhaust terminations or mechanical equipment.

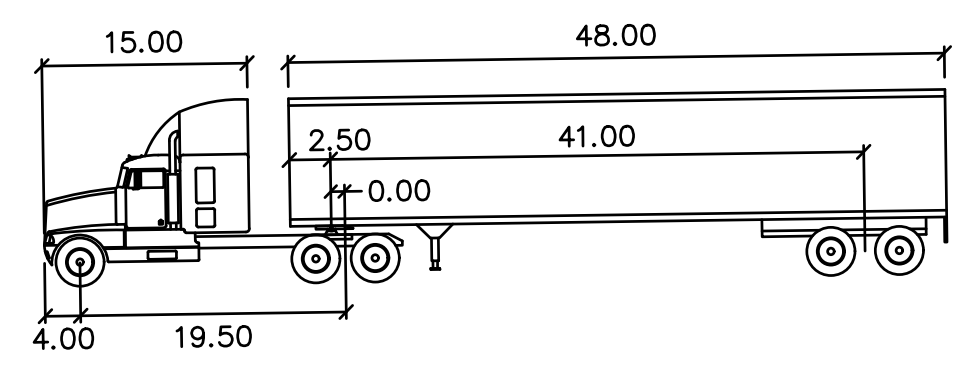
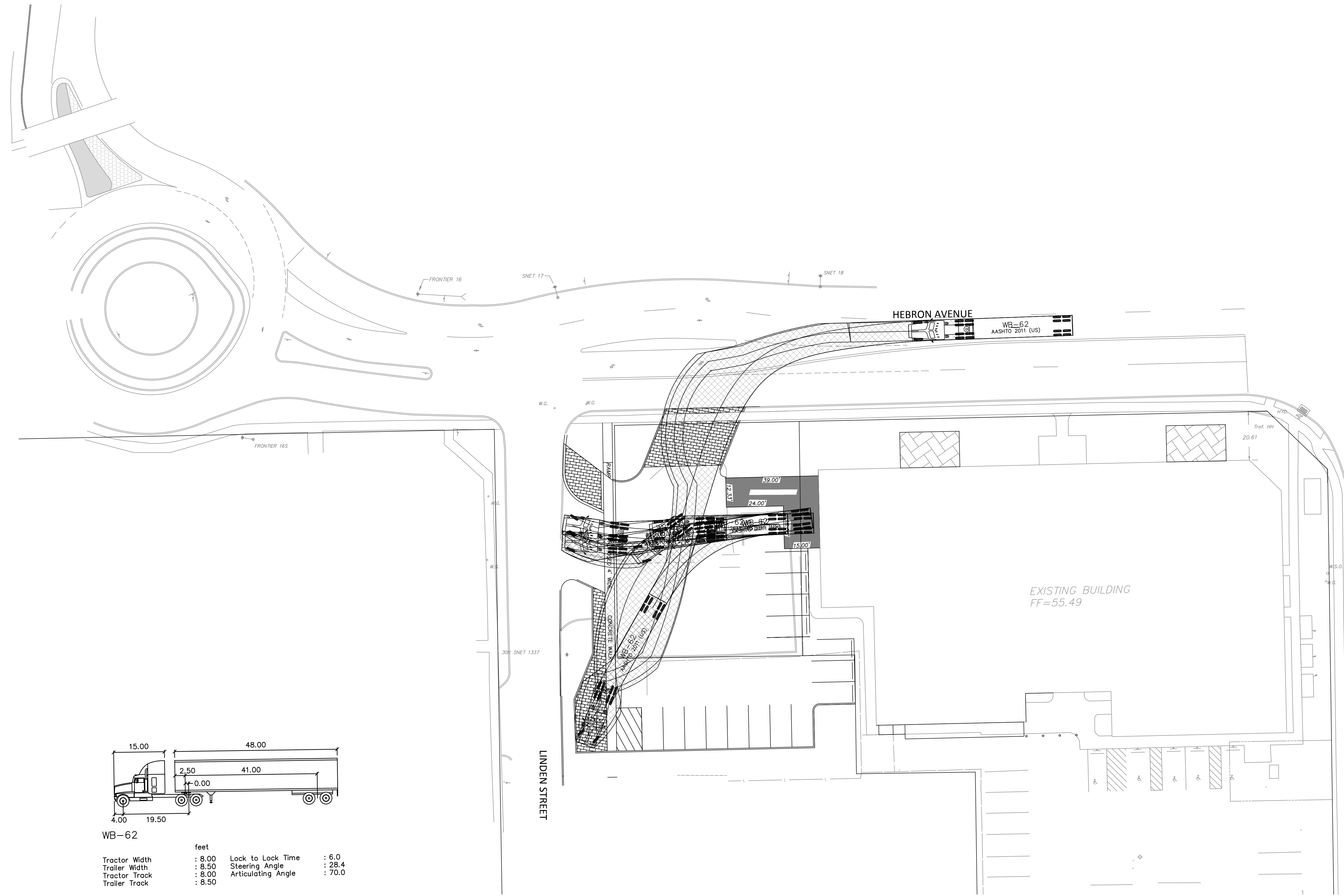
3. The capacity of dumpster(s) should be sized to accommodate the anticipated use of this type of occupancy and it is recommended that a no parking sign be provided on the gate of the dumpster enclosure gate.

Response: The grocer will utilize the trash area proposed to be constructed on the western portion of the existing building. As such, the dumpster depicted on the site plan is more than sufficient to accommodate the two remaining tenants in the building. The applicant is willing to incorporate "No parking" signage on the gate of the dumpster enclosure, which the Commission may impose as a condition of its approval.

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

Response: The applicant will ensure that excess snow accumulation on-site is removed to an off-site location so that delivery vehicle and employee circulation will not be impacted.

1



WB-62

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

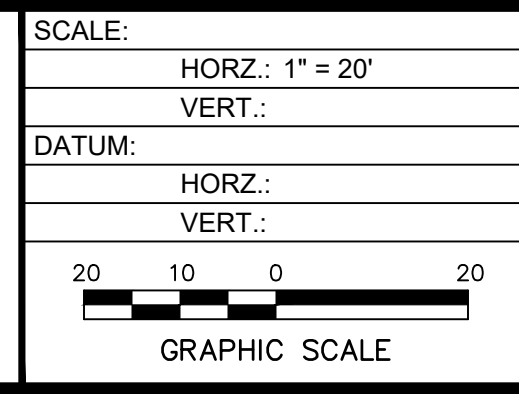
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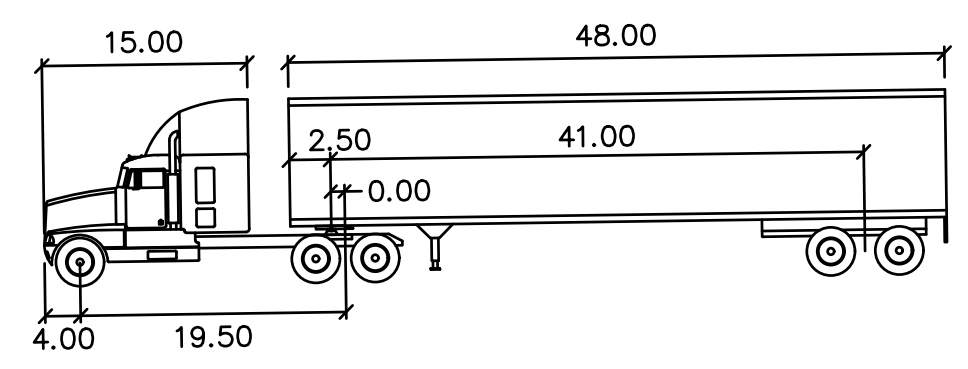
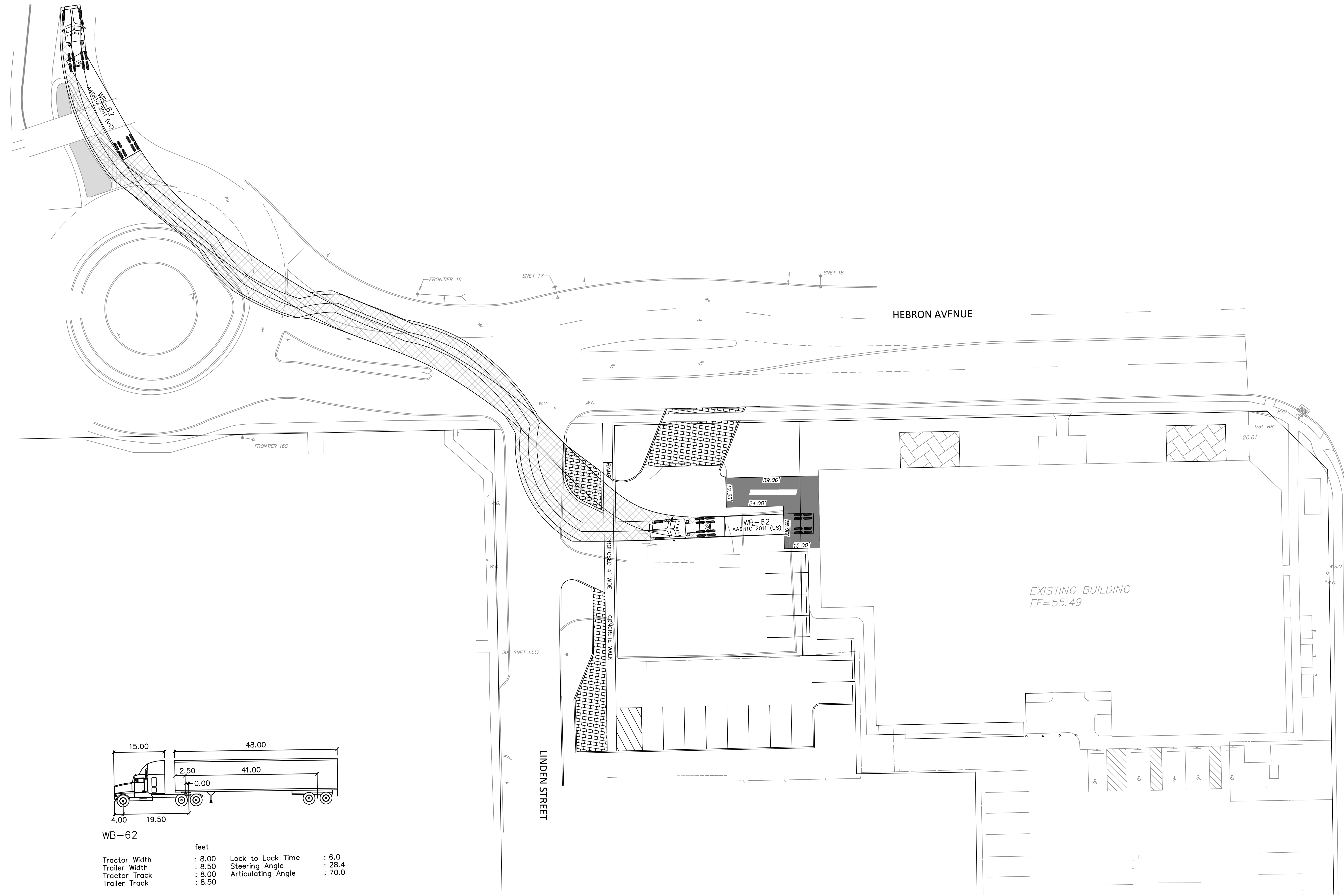
WB-62 TURNING MOVEMENT PLAN

400 HEBRON AVENUE

GLASTONBURY CONNECTICUT

PROJ. No.: 20220306.A10
 DATE: MAY 2022

AUTO-01



WB-62

feet			
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Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
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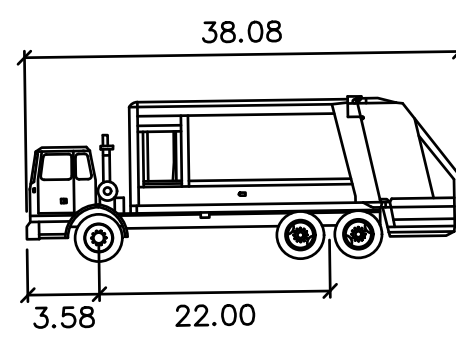
GRAPHIC SCALE

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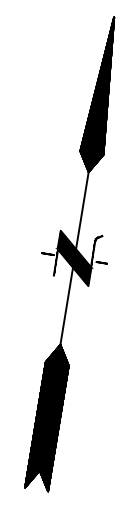
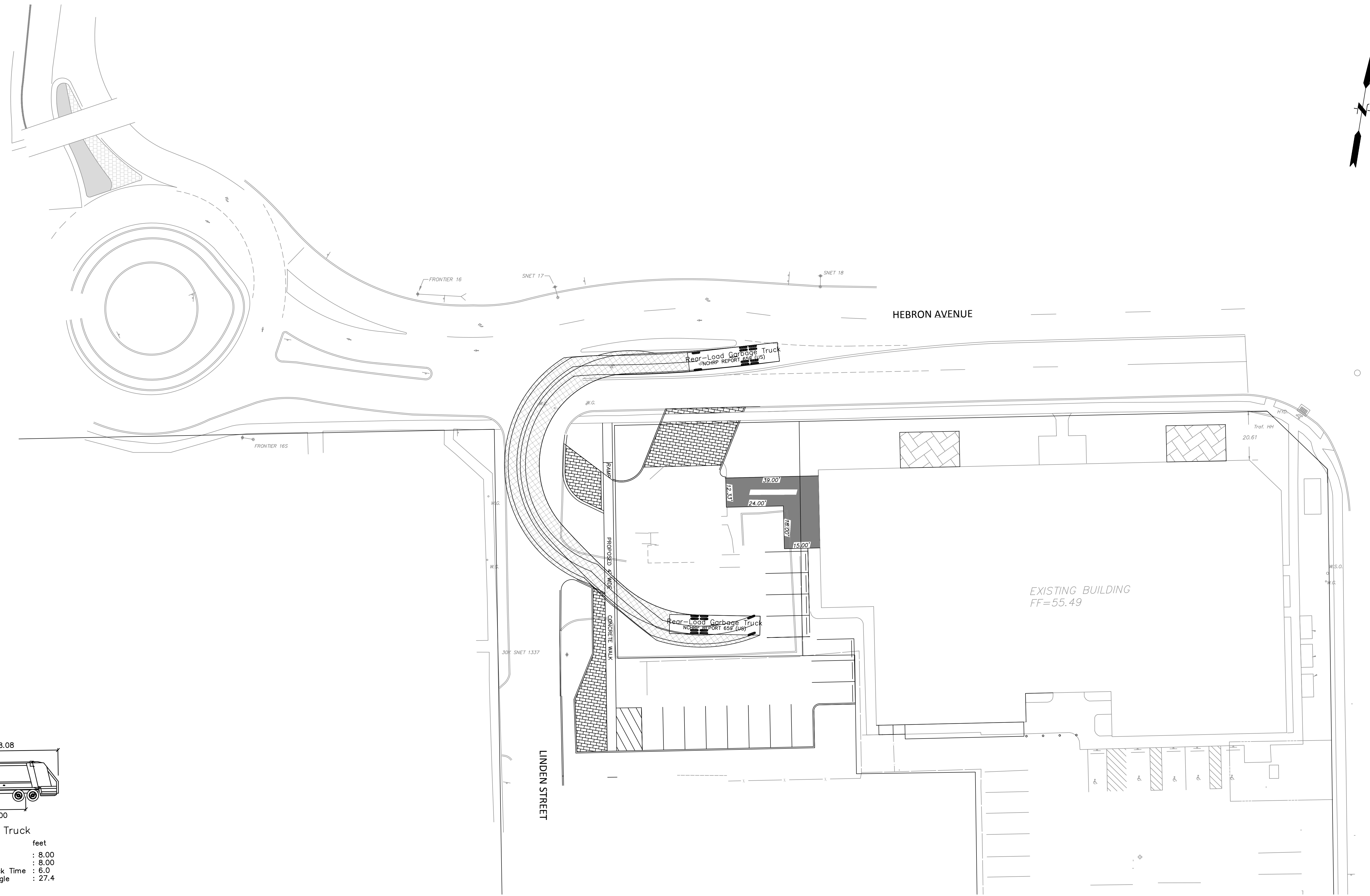
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 WB-62 TURNING MOVEMENT PLAN
 400 HEBRON AVENUE
 GLASTONBURY CONNECTICUT

PROJ. No.: 20220336.A10
 DATE: MAY 2022
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Garbage Truck
 feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 27.4

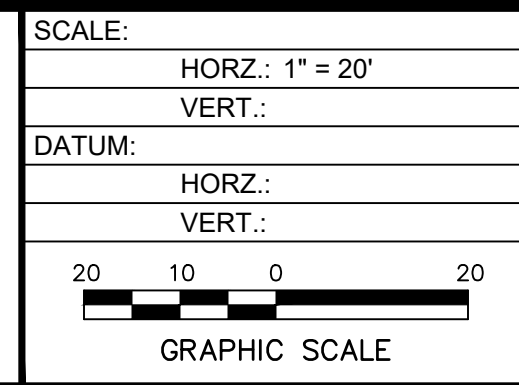


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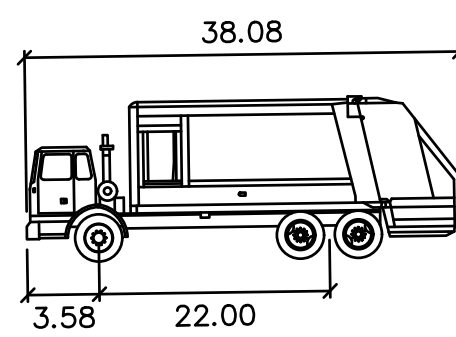


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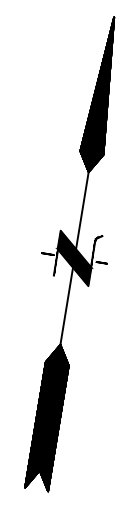
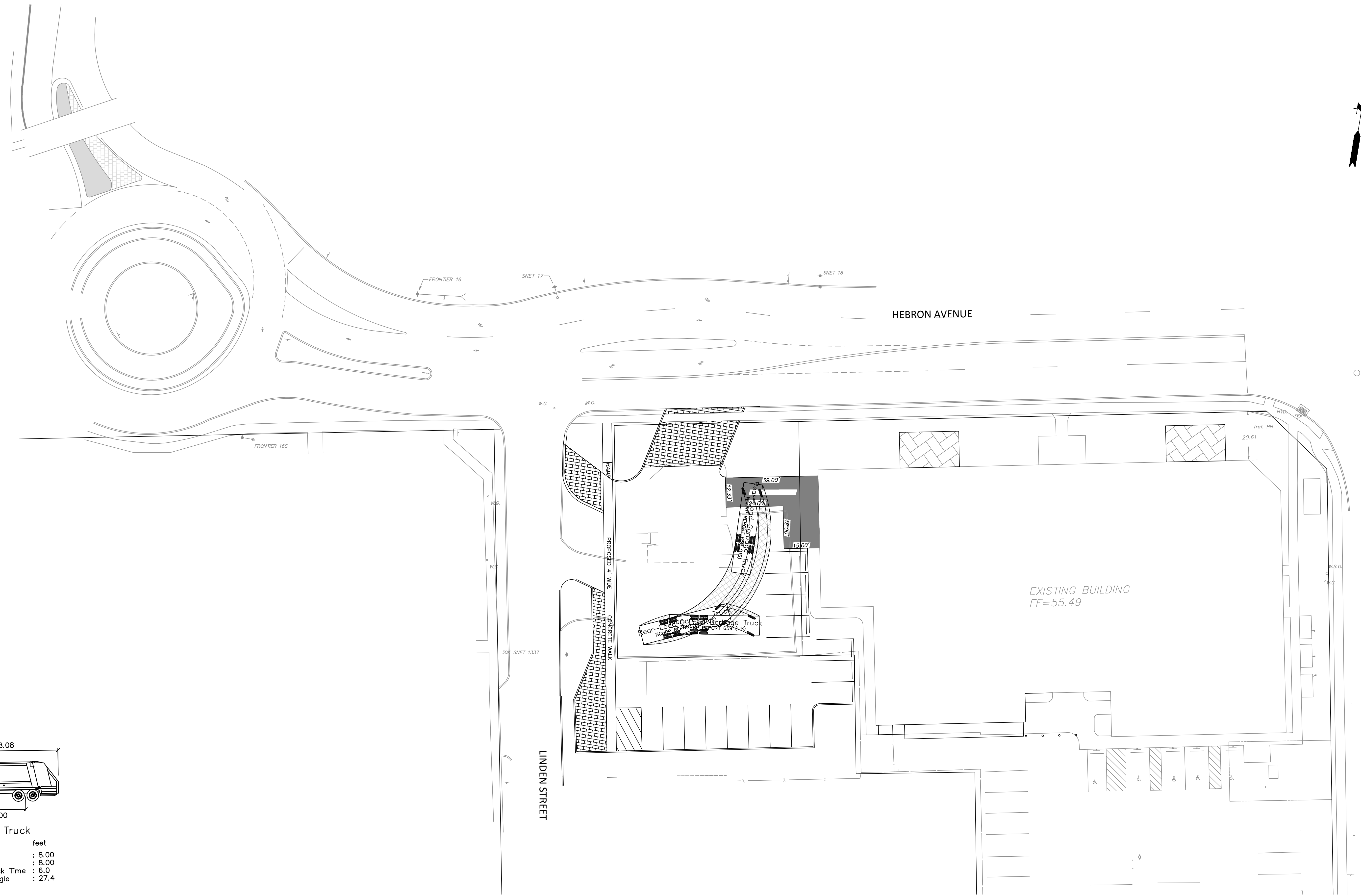
SCHWARTZ REALTY CORPORATION
 GARBAGE TRUCK TURNING MOVEMENT PLAN
 400 HEBRON AVENUE
 GLASTONBURY CONNECTICUT

PROJ. No.: 2022036A10
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Garbage Truck
 feet
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 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 27.4

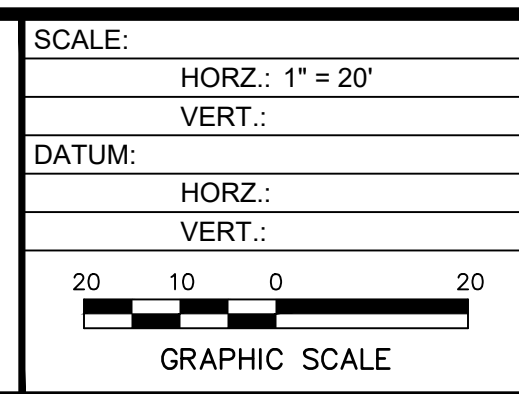


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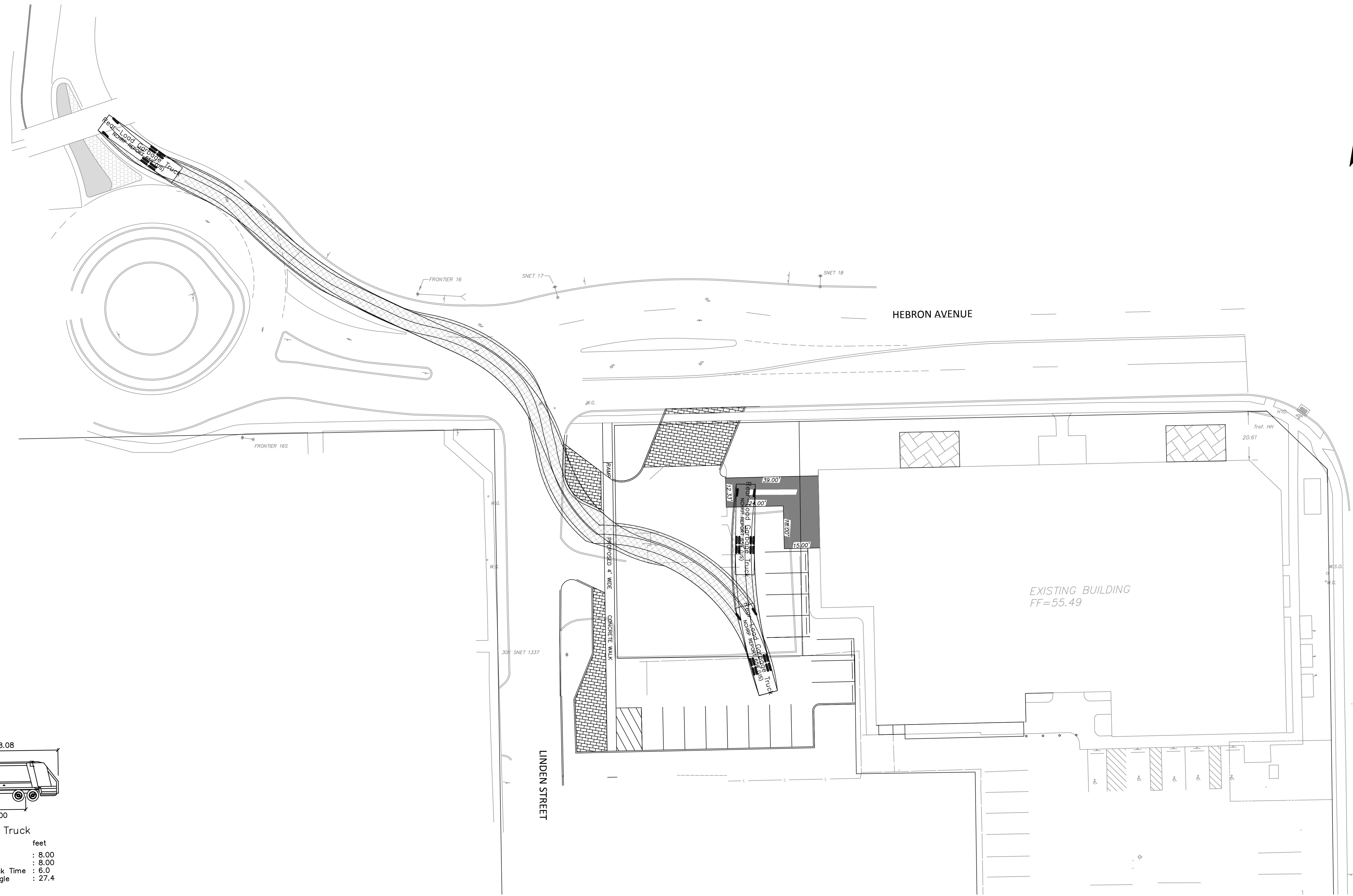
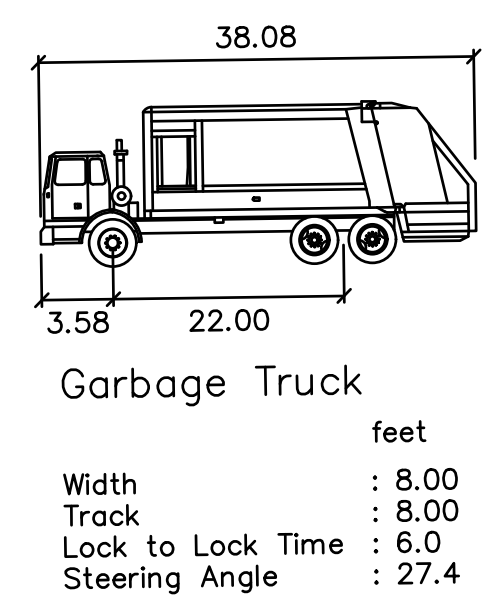


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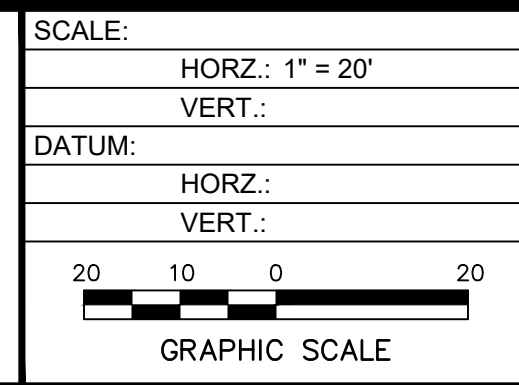


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2

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 and 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.

- 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*
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.

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.**
- 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.*

3

Jonathan H. Sczurek, P.E.

81 Rankin Rd Glastonbury, CT 06033 • JHS@megsonandheagle.com • (860) 659-0587

Civil engineer with 20 years of experience completing public and private infrastructure & site design projects. Licensed Professional Engineer, ASCE and CSCE member comfortable working independently and committed to providing high-quality service with a focus on Civil site design.

Professional Experience

Professional Engineer

Megson, Heagle & Friend Civil Engineers & Land Surveyors, LLC

September 2009–Present

- Supervise project employees, including in-house, external contractors, and sub-contractors
- Attend Public Hearings, Local Board and Commission Meetings
- Perform drafting according to specifications, ensuring compliance with procedures and requirements
- Perform site design, site grading, utility design, storm drainage and sewage facilities
- Prepare proposals for new work and bond estimates for public improvement projects

Project Engineer

Megson & Heagle Civil Engineers & Land Surveyors, LLC

September 2002–September 2009

- Drafting of various residential and commercial site projects
- Attend project related meetings, working with clients, architects, engineers and Town staff.
- Perform site design, site grading, utility design, storm drainage and sewage facilities
- Erosion & Sedimentation Control Monitoring
- Worked in Survey Field Crew

Survey Technician

Megson & Heagle Civil Engineers & Land Surveyors, LLC

Summer 1999–September 2002

- Part Time survey technician in field crew
- Assisted with boundary & topographic surveys and construction stake-out

Education

University of Connecticut

August 2008

Master of Science in Civil Engineering

Wentworth Institute of Technology

August 2002

Bachelor of Science in Civil Engineering Technology

Skills

- Software: Hydraflow Storm Sewers, HydroCAD, AutoCAD Civil 3D, Hydraulic ToolBox 4.2

4



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DELIVERY
ENTRANCE ONLY

DO NOT
ENTER

NO RIGHT
TURN

