

SPECIAL PERMIT APPLICATION
400 HEBRON AVE, 366 HEBRON AVE, & 7 LINDEN ST,
GLASTONBURY, CT



Glastonbury Town Plan & Zoning Commission
May 17, 2022

SUBJECT PROPERTIES



SUBJECT PROPERTIES

400 HEBRON AVENUE



SUBJECT PROPERTIES

366 HEBRON AVENUE & 7 LINDEN STREET



SUBJECT PROPERTIES

366 HEBRON AVENUE

View of 366 Hebron Avenue, looking northwest



View of 366 Hebron Avenue, looking north



SUBJECT PROPERTIES

7 LINDEN STREET

View of 7 Linden Street, looking east



View of 7 Linden Street, looking east



OUTDOOR RETAIL AREA



BUILDING CART CORRAL & OVERHANG



PARKING AREA CART CORRALS



PARKING

	Required	Provided
Parking	106 spaces	131 spaces

Parking Calculation

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

PARKING COMPARISON

Glastonbury, CT Grocers - Parking Comparison Chart

Grocer / estimated total SF, if known	Additional Uses On-Site	Total SF of Uses Utilizing Parking Area	Estimated Required Parking ¹	Provided Parking
Proposed Grocer / 13,307 SF	Hartford Baking Co. and vacant tenant space	19,904 SF	106 spaces²	131 spaces²
Highland Park Market	Birch Hill Tavern, Corks Fine Wine & Spirits, Top Cleaners, and Walgreens	38,412 SF	159 spaces ³	172 spaces
Whole Foods / 46,400 SF	Petco, Foxy Pizza, Mattress Firm, Fitness Together, Club Pilates, Orange Theory, Petco, People's Bank, and others (including second floor offices)	95,119 SF	605 spaces ³	419 spaces
Stop & Shop (New London Turnpike) / 61,651 SF	N/A	61,651 SF	350 spaces	272 spaces

¹ Pursuant to Building Zone Regulation § 9.11.

² See attached Parking Calculation for 400 Hebron Avenue. Previously-approved uses for 400 Hebron Avenue required a total of 130 parking spaces on-site, without the waivers.

³ Does not take into account additional parking required for "Retail trade, eating and drinking" and/or "Clubs, athletic club" use(s) on site, which uses impose greater parking requirements.

PROPOSED IMPROVEMENTS



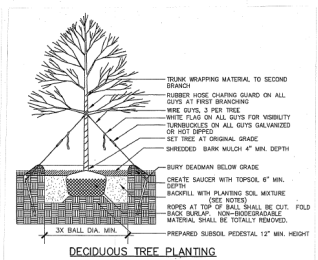
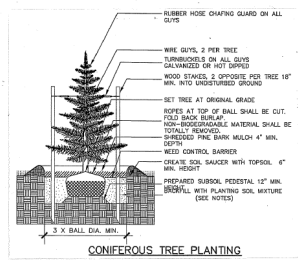
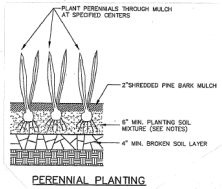
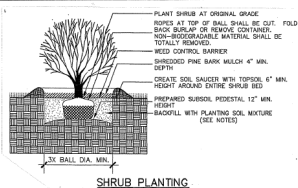
PROPOSED IMPROVEMENTS



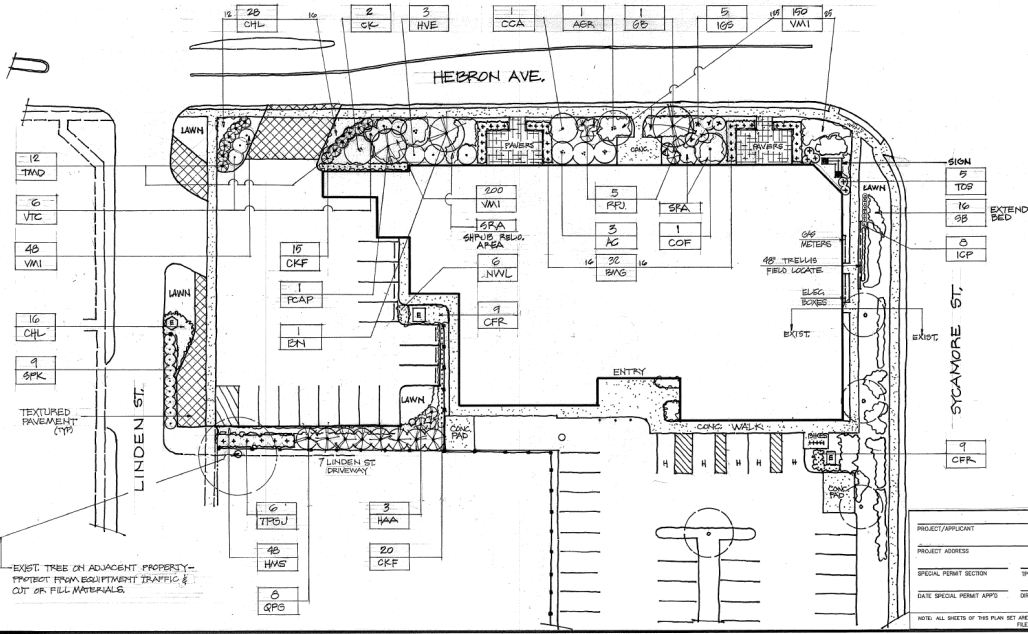
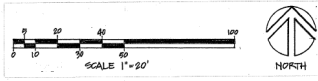
PROPOSED IMPROVEMENTS



PLANTING PLAN



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 locations may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction. Contact call before you dig: 1-800-485-4848 www.callbeforeyoudig.com two (2) working days before starting construction to locate utilities.



PLANT LIST		400 Hebron		
KEY	CITY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
AG	3	Amelanchier canadensis DOWNY HAWBERRY	6'-7'	LOW BRANCHED
AGR	1	Acer glabrum SMOOTH MAPLE	8'-10' S&B	MULTI-STEM
BM3	30	Betula 'Green Velvet' VELVET BIRCHWOOD	10'-43'	30' O.C.
BN	1	Betula 'Silver River' RIVER BIRCH	8'-10' S&B	3, 4, 4 & STEM
CCA	1	Cornus canadensis EASTERN REDDOGWOOD	6'-7'	MULTI-STEM
CFR	18	Coreopsis multiflora 'Pinnis' FEATHER REED GRASS	2 GAL	
CHL	44	Chamaenerion nuttallii NORTHERN SEA OATS	2 GAL	
OK	2	Ostrya virginica SWAMP OAKWOOD	6" S&B	MULTI-STEM
COF	35	Calluna heptaphylla 'Walt Frazier' WALT FRAZIER HEATH	2 GAL	
CKP	1	Cornus florida FLOWERING DOGWOOD	6'-7' S&B	MULTI-STEM
GB	1	Garrya elliptica MAGNOLIA TREE	20" GAL	
HAA	3	Hydrangea macrophylla 'Annabelle' ANNABELLE HYDRANGEA	3 GAL	
HWS	48	Hemerocallis 'Stella de Oude' STELLA DE OUDE DAYLILY	1 GAL	
HVE	3	Hemlock 'Emerald Green' EMERALD GREEN HEMLOCK	4" 0"	
ICP	8	Ilex cornuta 'The Prince' SKY PENCIL HOLLY	4" S&B	MATCHED
IGS	5	Ilex glabra 'Shamrock' SHAMROCK HEDERA	30"	
NWL	6	Nyssa sylvatica 'Walter's Leaf' WALTER'S LOW CANTON	2 GAL	
PCAF	1	Prunella coccinea 'Bartlett Pear' BARTLETT PEAR	20" GAL	
QPS	8	Quercus prinus 'Green Pillar' GREEN PILLAR OAK	3"	MATCHED HEIGHT & O.C.
RFU	5	Rhododendron 'W.J.M. W.J.M. RHODODENDRON	20"	
SB	16	Sedum 'Whiteout' SEDUM	1 GAL	
SPK	9	Syringa patula 'Miss Floy' MISS FLOY SYRINGA	30"	
SPK	9	Syringa patula 'Miss Floy' MISS FLOY SYRINGA	30"	
TMD	12	Thalictrum 'Doris Komari' DORIS	10" 24"	
TOS	5	Thuja occidentalis 'Sungold' SUNGOLD ARBORVITAE	50"	
TPU	4	Thuja spicata 'Green Giant Junior' GREEN GIANT JUNIOR	6" S&B	
VNI	350	Viburnum nitidum BLACK HAW VIBURNUM	4" POT	
VTC	6	Viburnum cuneifolium 'Compact American' COMPACT AMERICAN CONSENYDENSE VIBURNUM	6"	

- 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 added to lawn. New lawn areas shall be installed and maintained for the healthy growth of lawn. Contractor will be responsible for mowing and watering during the guarantee period. Lawn areas shall be guaranteed for 90 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 of all plantings 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 planting beds and pits to receive approved mulch to depths indicated on planting details.
 - 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.
 - Braze trees shall have the branching height of five (5) minimum.
 - All tree and shrub pits shall be at least 2 feet wider and 2 feet deeper than the tree or shrub root ball to be planted in. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant material.
 - All areas to be mulched shall utilize a 3 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-field shall be sprayed with anti-insecticide before shipping. Plants shall be dug with firm natural ball area shall conform to the ratios and sizes specified in ANSI Z607.1. S&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 from sun and wind. All trees and shrubs 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.
 - The period for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.

PROJECT/APPLICANT: _____

PROJECT ADDRESS: _____

SPECIAL PERMIT SECTION: _____

DATE SPECIAL PERMIT APPO: _____

DIRECTOR OF COMMUNITY DEVELOPMENT: _____

WITH ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT. FILE NO. _____

BASE INFORMATION PROVIDED BY: ARSOLA HEARLE & PHINNEY ARCHITECTURE, CT, INC. ARCHITECTURAL AND ENGINEERING PLANS FOR COORDINATING WORK.

I, HENRY DELORE TO THE BEST OF MY KNOWLEDGE AND BELIEF, HEREBY CERTIFY THAT THIS IS A SUBSTANTIAL CONTRACT.
 THOMAS G. GRACCIFFA, P.L.A. (RIT)

THOMAS GRACCIFFA Landscape Architect, LLC
 19 High Drive Manchester, Connecticut 06092
 815-792-1930
 thomasgraciffa@gmail.com

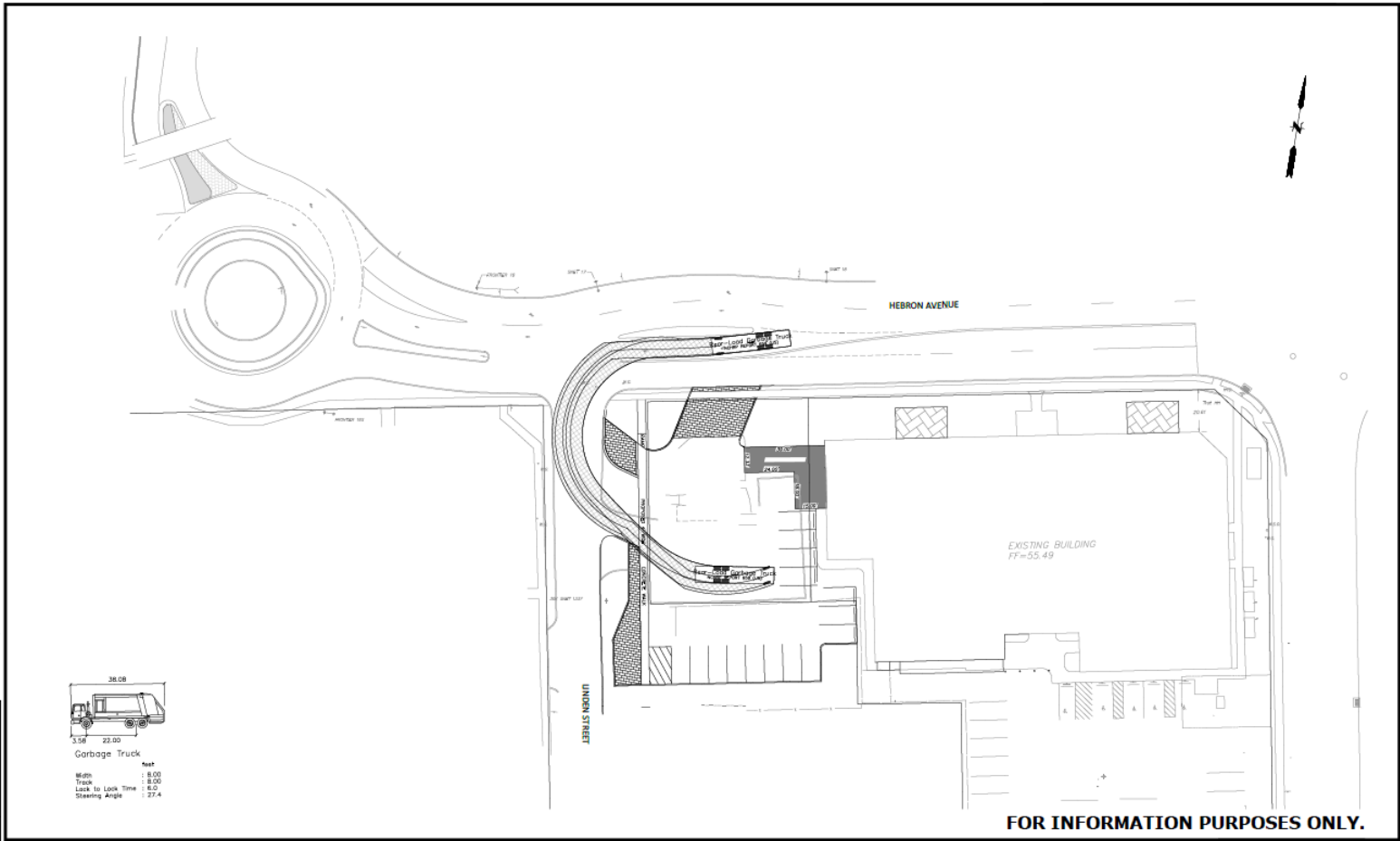
PLANTING PLAN
 PROPOSED DELIVERY AREA - 400 HEBRON AVENUE
 Prepared For
 H-274, LLC
 GASTONBURY, CONNECTICUT

SHEET 1/1

PROPOSED PLANTINGS IN
EMPLOYEE PARKING AREA



TRUCK TURNING PLAN



FOR INFORMATION PURPOSES ONLY.

FILE NO. 2020080410 PROJECT NO. 2020080410 DRAWING NO. AUTO-03 DATE: APRIL 2022
 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] DESIGNED BY: [REDACTED]

NO.	DATE	DESCRIPTION	DESIGNED	REVIEWED

SEAL	SEAL

SCALE	HORIZ: 1" = 30'
VERT:	
DATE:	
HORIZ:	
VERT:	
GRAPHIC SCALE	

FUSS & O'NEILL
 146 HARTFORD ROAD
 HARTFORD, CONNECTICUT 06106
 860.636.2669
 www.fussandoneill.com

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

PROJ. No. 2020080410
 DATE: APRIL 2022
AUTO-03

TRAFFIC

- Excellent access to Hebron Ave, New London Tpke and Rte 2
- New Traffic Counts Conducted:
 - Hebron Ave at Sycamore Street
 - New London Tpke at Sycamore Street
- Site Traffic Generation:
 - Counted similar sized specialty grocer sites in Hingham, MA & Manchester, CT
 - Counts were higher than ITE Rates, thus used store specific rates
 - 151 entering and exiting trips – PM Peak Hour
 - 206 entering and exiting trips – Saturday midday peak hour
 - ITE Rates used for vacant 4600 SF retail space
 - Significant Trip Reductions Expected from:
 - Pass-by Traffic (20%)
 - Internal Capture, Transit, Bike and Ped Use (10%)

TRAFFIC

- Capacity Analysis Results:
 - Hebron Ave at Sycamore Street:
 - Acceptable LOS C Operation
 - No reduction in LOS
 - New London Tpke at Sycamore Street:
 - Efficient LOS A operations - New London Tpke
 - Peak Hour Delays - Sycamore St (existing condition)
- Recommended Improvements:
 - Widen Sycamore Street NB at Hebron Ave for Second Turn Lane
 - CTDOT District I Closed Loop Signal System Retiming Project
 - Evaluating and optimizing all signal timings along Hebron Ave
 - CTDOT Traffic evaluating WB left turn lane on Hebron Ave

TRAFFIC CONCLUSIONS

- Development will not adversely impact traffic operations on adjacent road network
- Preliminary CTDOT Findings – “The projected traffic from the expansion would not significantly impact the State highway system. Therefore, no further action is necessary”