

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF JUNE 24, 2020 SPECIAL MEETING

The meeting commenced at 8:00 AM through Zoom Video Conferencing

Present: Subcommittee Members Michael Botelho and Robert Zanlungo;
Khara C. Dodds, AICP, Director of Planning and Land Use Services,
Daniel Pennington, Town Engineer, and Jonathan E. Mullen, AICP, Planner

The Subcommittee took the items out of order.

2183 MAIN STREET – proposal for the construction of sidewalks, accessible routes and accessible parking spaces for ADA – Residence A Zone – Mark Friend, Megson, Heagle & Friend, C.E. & L.S., LLC – First Church of Christ, applicant

Mark Friend of Megson, Heagle & Friend, C.E. & L.S., LLC, presented the proposal to the Subcommittee. The proposal is to re-pave the parking lot and replace the existing handicapped spaces that do not comply with ADA standards. He explained the new spaces would be relocated to the south side of the driveway and a new handicapped accessible crosswalk would be built. Also part of the project is the construction of a new concrete walkway leading to the parking area adjacent to Town Hall.

Commissioner Botelho asked about the traffic flow for the parking lot. Mr. Friend stated that the driveway was one-way in before church services and one-way out after church services.

Mr. Friend then stated that he had met at the site with the contractors and the Environmental Planner and that the project would receive a staff-administered wetlands permit. The Subcommittee members agreed that the project could be approved administratively as a 12.10 Insignificant Change.

219 ADDISON ROAD – proposal for the construction of 18 office condominiums within 4 buildings totaling 21,000 square feet – Planned Employment Zone – Jonathan Sczurek, Megson, Heagle & Friend, C.E. & L.S., LLC – Jeffrey Sawyer, TruNORTH, Inc., applicant

Khara Dodds reminded the Subcommittee that they had reviewed this project in February 2020 and that the applicant has been working with the Town Engineer on the location of sidewalks. Jonathan Sczurek of Megson, Heagle & Friend, C.E. & L.S., LLC presented the project to the Subcommittee and oriented them to the site plan. Mr. Sczurek reiterated that they had been in discussions with the Town Engineer regarding the installation of sidewalks on both the Addison Road and Eastern Boulevard property frontages. He stated that the applicant agreed to install a sidewalk along the Eastern Boulevard frontage as part of the future multi-use trail. However, they felt it would be burdensome for them to have to install a sidewalk on Addison Road because there were no immediate plans to connect the sidewalk to the Griswold Street sidewalk.

Mr. Sczurek then presented a plan to clear the existing trees and berm along Eastern Boulevard and install a concrete sidewalk. Chairman Zanolungo asked about the future multi-use trail. Dan Pennington, Town Engineer, gave an overview of the Town's efforts to create a safe pedestrian and bicycle connection to the town center from east Glastonbury by creating multi-use trails that run from Bell Street to Addison Road and from Western Boulevard to House Street. He then stated that the multi-use trail through the corporate park would be the final piece of that connection. Mr. Pennington stated that the Town has applied for grant money from the State of Connecticut to construct the corporate park section of the trail.

Chairman Zanolungo asked the applicant why the plans did not include access to the site from Eastern Boulevard. Jeff Sawyer stated that the timeline for the Town to remove the median on Eastern Boulevard to allow two-way access to the site would not work for them. He then stated that the Glastonbury Police Department and Fire Marshal's Office confirmed that access to Eastern Boulevard was not necessary.

Commissioner Botelho asked about the tree removal on Eastern Boulevard. Mr. Pennington explained that the trees were planted to screen the residence at 219 Addison Road that was present at the time the connection was made to Eastern Boulevard but now that screen is no longer needed. The Subcommittee members stated that they supported the proposal and advised the applicant to keep the neighboring property owners up to date on the status of the project.

Meeting adjourned at 8:30 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP