

THE GLASTONBURY ARCHITECTURAL & SITE DESIGN REVIEW COMMITTEE REGULAR MEETING MINUTES OF TUESDAY, JULY 19, 2022

The Architectural and Site Design Review Committee with Jonathan E. Mullen, AICP, Planner, with Greg Foran, Tree Warden, in attendance held a Regular Meeting at 5:00 P.M in Council Chambers of Town Hall at 2155 Main Street with an option for Zoom video conferencing. The video was broadcast in real time and via a live video stream.

1. ROLL CALL

Commission Members Present

Mr. Brian Davis, Chairman *{participated via Zoom video conferencing}*
Ms. Debra DeVries-Dalton, Vice Chairman
Mr. David Flinchum *{participated via Zoom video conferencing}*
Mr. Jeff Kamm
Ms. Amy Luzi
Mr. Robert Shipman

Commission Members Absent

Mr. Mark Branse, Secretary

Chairman Davis called the meeting to order at 5:05 P.M.

2. 2610 MAIN STREET – proposal for two multi-family townhomes (10 units total); one new, 5-unit building and 5 units in existing house with additions – Town Center Zone – Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC – Architect Jack Kemper, Kemper Associates – Attorney Joseph P. Jaconetta for Jays & Tee, LLC, applicant – FORMAL REVIEW

Architect Jack Kemper reviewed the changes that have been proposed since the last meeting. He stated that they have switched the entrance to the farthest left to get the same setback as on the other side. The balcony has been straightened across. Mr. Kamm asked if the roof was raised back up again on the northern unit. Mr. Kemper stated that they were originally considering a flat roof but decided to raise it. Mr. Davis is very happy with the way it turned out. He liked the curb but understands if he is overruled.

Ms. Dalton appreciates taking out the pear trees and adding the honey locusts, as well as reducing the size of the Hosta. Mr. Shipman is interested in planting a different variety of tree and suggested columnar purple beech. Ms. Dalton asked if the honey locust would interfere with the sidewalk. Landscape architect Tom Graceffa stated that there is about 8 feet of grass to work with. Greg Foran pointed out that vinca is on the invasive species list. Mr. Graceffa stated that an alternative could be found but it is hard to match up. He clarified that it is only invasive if one lives next to a forest and does not take care of their lawn. Ms. Dalton asked if barren strawberry has been considered, which is a native species and not aggressive.

Motion by: Ms. Dalton

Seconded by: Ms. Luzi

The Glastonbury Architectural and Site Design Review Committee forwards a favorable recommendation to the Town Plan and Zoning Commission on the architectural and site design, as shown on the plans, subject to the following conditions:

- Removal of the columnar oak tree and replacement with purple beech or hornbeam.
- Installation of a root barrier along the Main Street sidewalk for the honey locust.
- Replacement of the vinca with barren strawberry or the native pachysandra procumbens.

Result: Motion passed unanimously {6-0-0}.

3. 240 OAKWOOD DRIVE – proposal for installation of a construction yard with material processing, stockpile areas and equipment storage – Planned Commerce Zone and Groundwater Protection Zone 1 – Jim Dutton, Dutton Associates – Attorney Meghan Hope – 240 Oakwood, LLC, applicant/owner – INFORMAL REVIEW

Attorney Meghan Hope of Alter & Pearson, LLC provided an overview of the plan, which sits on a three-acre parcel on the easterly side of Oakwood Drive. Currently it is a parking lot. The applicant proposed to store construction materials and process construction products in an environmentally friendly way. She reviewed the truck traffic, which will enter off Oakwood Drive, head towards the rear area to unload materials, where the materials will get processed by a crusher. The applicant has stated that no wood waste or dirt would be accepted.

Jim Dutton of Dutton Associates reviewed the grading changes to the site. The back portion of the site climbs in elevation significantly. About 6,000 cubic yards of rock will be removed to create the processing area. The slope will be 6 feet vertical to 1 foot horizontal with a 2:1 slope in some areas at the top. Runoff will wind up in a permanent temporary sediment basin which will run into a detention pond. The only proposed lighting are two light poles for security. The processing area will be quite flat once it is excavated. The site will be surrounded by a chain link fence. The surface will be processed gravel over the top of the ledge. It will not be paved. The only pavement will be in the front.

Ms. Hope stated that the Beautification Committee reviewed the application in February. The previous plan had a lot of arborvitaes which the Committee found difficult to attain. They suggested mixing in red cedars, which the applicant has done. They have also added red maple and other trees towards the front. The Committee also suggested planting small seedlings so that they could grow back in the natural hillside. The applicant will comply.

Ms. Dalton asked if they could go out to 8-10 feet in the front to allow a 10-foot buffer strip. Mr. Dutton stated that space is a premium on this site. They also looked at moving everything back, but it creates a problem with the vehicular movements. There is a provision to access the bottom of the detention pond to remove any sediment. The shape was set to facilitate the excavation and removal of trap sediment. Between the shape of the detention basin, the steeper slope, and the full excavation into the ground, it is quite flat.

Mr. Flinchum agrees that 4 feet is too shallow, especially with the proposed 4-foot chain link fence. While space is limited, screening the views from the public roadway is also important. The site previously held large equipment and material storage. Processing is a new activity which has been introduced. He is concerned about the aesthetics from the roadway. This is creating an enclosed area, which will mean a lot of noise reverberating towards the street and surrounding areas. He asked if Glastonbury has a noise ordinance. Mr. Mullen replied no. The applicant explained that the noisiest component of the site are the backup alarms which will be replaced with white noise alarms.

Ms. Luzi asked what material is being used for the retaining wall. Mr. Dutton explained that there are two retaining walls: one along the north edge and a small one by the pine trees. In the back, it will be a rock split. The rock will blast uniformly because it is soft. Several test pits were used to determine the ledge surface and the grading of the earth above it. Plantings will go on the slope to keep it stable.

Mr. Kamm asked if the pine trees could be extended farther back. Ms. Hope stated that there is an easement which is not shown on the plan. Mr. Kamm asked if there is a swale. Mr. Dutton responded yes; if they did not have the swale, a huge amount of water could come down the area. As it stands, it is a very small amount of water. The applicant clarified that the swale is a pre-existing feature of the property. Mr. Shipman asked if there will be a water truck. The applicant replied yes, it will dust the piles and the gravel areas as needed, and it will facilitate on-boarding water systems for processing equipment. Mr. Dutton added that this is not a retail facility; there will only be contractors.

Ms. Luzi expressed interest in the retaining wall more out by the road. She asked about its height and material and what it will look like to passers-by. The applicant's intention is to use the Versa-Lok system, likely grey in color. Mr. Dutton stated that it is perhaps 4 or 5 feet at most. Ms. Luzi would like to see the trees on the cross section. Ms. Hope stated that the intent now is to have a chain link fence with no slots. Mr. Kamm asked about signage on the property. Ms. Hope stated that the applicant will make a sketch of his plans for a permanent sign, which they can submit for the next meeting. There would also be a couple arrow signs and Do Not Enter signs. Mr. Dutton added that it is important to maintain traffic circulation, so there will be appropriate signage to caution people on trucks entering.

Mr. Flinchum noted that the aerial had a collection of vehicles. Mr. Dutton clarified that those were from the previous tenant. Mr. Flinchum asked if they will be on the site. The applicant stated that some will stay on-site. For the next meeting, Ms. Hope will provide a cut sheet for the retaining wall and its heights; a cut sheet for the lighting plan; a cross section showing the landscaping, basins, bins, and piles; and information on the signage.

4. 2577 & LOT W-38A MAIN STREET – St. Paul Church - proposal for a 2-story addition with offices, classrooms, an assembly hall with kitchen, new bathroom facilities and new entry with elevator and parking modifications – Town Center and Flood Zones – Alter & Pearson, LLC – Megson, Heagle & Friend, C.E. & L.S., LLC – Father Mark Suslenko for the Saints Isadore and Maria Parish Corporation, applicant – INFORMAL REVIEW

Attorney Hope gave an overview of the plan, noting that changes have been incorporated since the May meeting. One major comment from the Committee at that time was to keep the southern curb cut along Main Street and to retain the existing parish house. They have re-worked the area to keep the existing southerly curb cut, as well as most of the parking spaces. She noted that the current sign is not showcased, but they plan to showcase it. They also intend to lift the maple tree which hangs low to provide for more visibility of that sign. The Virgin Mary statue will be activated for the streetscape, and the existing garden on the north side will be maintained. The plan is to veer the circle within it to the south side of the church, while moving the monument towards the wall to make it a focal point within the garden.

Tom Graceffa, Landscape Architect, explained the changes made since the last meeting. They will recommend to the parish a larger circle and a new sign, as well as an additional sign on the south entrance. The beech tree is enormous and well maintained. He will recommend native perennials, possibly day lilies. The parking will comply with American Disability Act (ADA) requirements. A full Linden tree will be taken down and replanted with four little-leaf Lindens to provide some balance and height. Also included is snow removal storage for the upper site, which will be a combination plowing effort between the Town and the Church.

Ms. Dalton stated that the new parking strip will slice through the existing Norway maple, which is an invasive tree. Mr. Foran agreed that it is an invasive but noted that it is among the healthiest Norways one will see. Ms. Dalton does not believe that it will survive in its form today. Mark Friend, P.E. explained that if the Committee would like to save the tree, then they could place an island around it. If they would like to take it down because it is an invasive species, then they can do that instead. Mr. Foran suggested they start out with a different, native species.

Mr. Kamm likes the idea of saving any tree. The tree that will be removed for the ADA parking is not shown on the plans. Ms. Hope explained that it is. The Linden will be removed from the middle of the parking lot and replaced by 4 little-leaf lindens. Mr. Kamm asked if plantings will be added between the gazebo and the parish house. Mr. Graceffa replied no. Ms. Hope added that no trees are proposed to the north of the gazebo. She clarified that Mr. Friend surveyed the site in 2010. When they went out into the field, they realized that the Church re-stripped their sidewalks last year, so they were working off an outdated plan.

The project architect reviewed the latest elevations. He explained that they tried to stay consistent with the verticality in the windows. In the south elevation, they have added a second window to create symmetry. The roof was previously flat, but a false gable has been added to it. This sloped roof has made a difference to continue the architectural element around the elevation. There will be rooftop units to condition the new spaces and kitchen. On the west elevation, they anticipate needing a rooftop unit above the rotunda. Adding height will help it screen other existing units beyond this new addition. The previously generic egress stairs will be rebuilt to add stone walls in the front.

Ms. Luzi noted that the storage room on the second floor has the best views. She suggested rotating it inward against the corridor and changing the assembly hall from an east-west direction to a south-west direction. This would allow an additional window to create a nice space inside. There would be no blank panel at the end, so it would flow better. She likes the idea of more verticality and breaking it apart on the south side. She also likes the canopy over the door.

She supports the building up of the stairs behind the church, which was lost in the first elevation. As the entry from the parking lot, it can have prominence and will not take away from the church. She supports the tree plantings introduced to the parking lot, which will break up the heat island effect. Mr. Kamm appreciates the idea of adding something to the rotunda. While he likes the idea of the exit stairs, he thinks that it is too early to decide on that. He finds the symmetry added to the south elevation to be interesting. On the west elevation, he believes that the window would not need to match as it could stand alone.

Mr. Flinchum is concerned about the switch from the existing angled parking, which was previously all handicapped, to a 90-degree backout parking. There is an advantage in keeping it angular and making everybody go to the west. He also finds that the landscape islands in the back only go so far in directing pedestrian routes. This is a missed opportunity to create a safe separation leading to the new vestibule. He is uncomfortable with the rooftop units being unknown at this time. Ms. Hope explained that MEP consultants have not yet come on board. What they have shown is the worst-case scenario, with the biggest unit possible. As the plans develop, they will refine it to cover the base. The architect explained that they are using the 10-foot height placeholder, with room to go up or down, depending on the size of the units.

Ms. Hope concluded that the plan is to refine the rear portion of the building, and the hard- and soft- scapes on the entrance.

5. Other Business *None*

With no further comments or questions, the Chairman adjourned the meeting at 6:45 P.M. The next meeting will be August 23, 2022.

Respectfully Submitted,

Lilly Torosyan

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Recording Clerk