

TOWN PLAN AND ZONING COMMISSION
GLASTONBURY, CT
APPLICATION FOR SPECIAL PERMIT

Town of Glastonbury
Office of Community Development
RECEIVED

JUL 29 2022

Application for:

- Section 12 Special Permit with Design Review (SPDR)
- Section 12.9 Minor Change to an approved Section 12 SPDR
- Section 6.2 Excavation Special Permit
- Section 6.8 Rear Lot Special Permit
- Section 4.11 Flood Zone Special Permit
- Section 6.11 Accessory Apartment Special Permit**

** Applicant must submit addresses of property owners within 100 feet
of the premises in accordance with Section 6.11.4 of the Building-Zone Regulations

- Other: Section 12.8, partial change of use; 12.10 insignificant change
see attached narrative

Application and fee to be submitted with 14 sets of plans - see other side for fees.

Consult appropriate section(s) of the Glastonbury Building Zone Regulations to determine standards and criteria for application evaluation.

Applicant

Property Owner

Greater Hartford YMCA
Name Attn: Steve Phillips

Name 90 National Drive LLC

Address 50 State House Sq. 2nd Fl
Hartford, CT 06103

Address 52 Boston Hill Road
Andover, CT 06232

Telephone 860-595-3050

Telephone _____

~~Fax~~ Email: steve.phillips@ghymca.org Fax _____

Location of proposed use 90 National Drive
(include street address
if applicable)

Map/Street/Lot E5 /4680 /S0004 Zoning District of proposal Planned Employ

Nature of request, including type of use, reasons for application, etc.

The Glastonbury branch of the Greater Hartford YMCA is relocating to a new facility.

The branch will continue to provide the same services including daycare and health and fitness classes. No exterior changes to the building are proposed

with the exception of the addition of a door and the creation of a play yard.

Signature *Steve Phillips*
Applicant or Authorized Representative

Signature *David Herroth*
Owner or Authorized Representative

Date 8-2-22

Date 08-02-2022

To: Jonathan Mullen, Town Planner
From: Peter Jay Alter
Re: 90 National Drive, Project Narrative
Date: August 3, 2022

The Greater Hartford YMCA has operated its Glastonbury branch from its leased location on Oakwood Drive for many years, having moved previously from its Fox Run Mall location. Its lease will not be renewed and a new location has been found at 90 National Drive, the former Purcell Engineering building. The application contemplates no exterior changes to the building façade but only the replacement of an existing exterior panel with a door in the rear of the building and the creation of a play yard in the southwesterly area of the property adjacent to the building. The play yard will be enclosed by a 4' high chain link fence. The building at 90 National Drive is currently used as general office space in accordance with its original approval. This application seeks approval of a change of use for a portion of the building as required by Section 12.8 of the Building-Zone Regulations to allow a portion of the space to be leased to the Greater Hartford YMCA to be utilized to accommodate its fitness programs, a portion to be utilized to accommodate its Daycare program with the balance of the leased space to remain as administrative offices. The balance of the building remains in general office use. The majority of the building will continue to be used for general office purposes. The applicant seeks approval pursuant to Section 12.8 for a change of use of a portion of the building and approval of the additional door as an insignificant change.

A letter from the applicant's architect confirms that there are no planned changes to the exterior of the building except as noted, each of which should be considered as a Section 12.10 insignificant change to the approved plan.

A parking analysis for the utilization of the building is provided which confirms that the existing parking area meets the requirements of Section 9 of the Building-Zone Regulations.

In as much as the applicant and the owner propose no changes to the building architecture or to the existing landscaping, there is no purpose in seeking a recommendation from the ASDRC pursuant to Section 4.19.7.



August 1, 2022

Steve Phillips
Director of Facilities
YMCA of Greater Hartford
50 State House Square, 2nd Floor
Hartford, CT 06103

**RE: Zoning Application
90 National Drive
Glastonbury, CT**

Dear Steve:

This letter is to confirm that the proposed exterior improvements to the above referenced project are limited to the replacement of an existing blank panel with an exit door and a 48" high chain link fence to surround the proposed play area. No additional exterior changes are proposed. Other than the chain link fence, it is our opinion that the new door is not visible from a public way.

Very truly yours,

A handwritten signature in cursive script that reads 'James Bell'.

James D. Bell, AIA/ACHA
Principal
enclosure

QuisenberryArcariMalik

From: Jim Bell <jbell@QAMarch.com>
Sent: Monday, July 18, 2022 4:01 PM
To: steve phillips <steve.phillips@ghymca.org>
Subject: Glastonbury

Steve,

Here are the parking calculations:

Total building square footage =	19,824 sf
YMCA space =	9,250 sf
Remaining space	10,574 sf

Parking needs:

$10,574 \times 0.85 = 8,988 @ 1/200 =$	45 spaces
YMCA	
Daycare = $2,126 @ 1/300 =$	7 spaces
Athletic club = $4,207 \text{ sf} @ 1/100 =$	42 spaces
Business = $1100 \text{ sf} @ 1/200 =$	<u>6 spaces</u>
Total	100 spaces required

Total provided per original drawings = 101 spaces.



Jim Bell, AIA, ACHA

Principal

QuisenberryArcariMalik, LLC
