



STAFF REPORT

OFFICE OF COMMUNITY DEVELOPMENT

Application:	4302	Submission Date:	June 6, 2022
Meeting Date:	August 23, 2022	Date of Receipt:	June 7, 2022
Agenda Item:	#1	Extension to Open Public Hearing Granted - Application Type:	August 2, 2022 Special Permit with Design Review

Applicant/ Owner:
General Landscaping, LLC

Proposal:
Construction of 6 bulk storage containment bunkers & ancillary parking for contract construction services in conjunction with operations at 100 & 116 Kreiger Lane

Proposal Address:
121 Kreiger Lane

Zone:
Planned Commerce

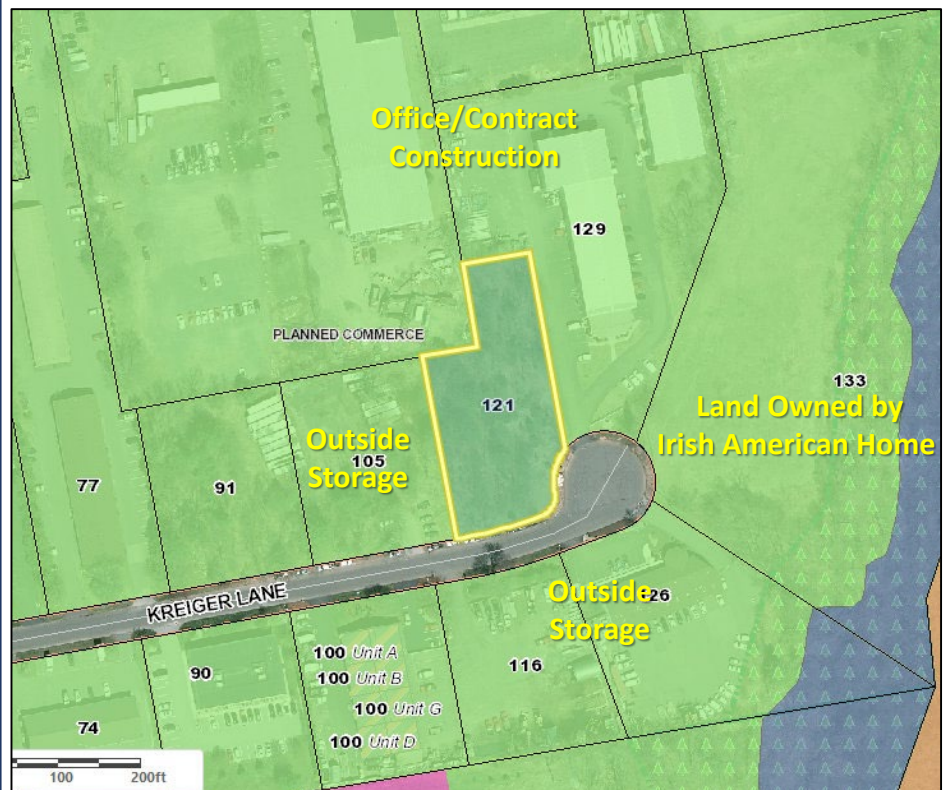
Existing Land Use:
Unpaved Parking

- Prior Reviews/ Permits:**
- Plans Review Subcommittee – 03/23/2022
 - Zoning Board of Appeals – 5/02/2022
 - Architectural & Site Design Review Committee – 5/17/2022 (Informal) and 6/21/2022 (Formal)
 - Conservation Commission – 3/10/2022 (Informal) and 7/14/2022 (Formal)

- Attached for Review:**
- Site plans
 - Town of Glastonbury staff memoranda
 - Minutes from previous meetings
 - Draft motion

Executive Summary

- Proposal is to create an outdoor storage and employee parking area.
- The proposed development will be an extension of the applicants existing business that operates at 100 and 116 Kreiger Lane.



Site location, zoning and land uses

Site Description

The subject property is .92 acres located on the north side of the cul-de-sac on Kreiger Lane. The site is currently undeveloped although the applicant has done some tree clearing. There are no curb cuts and vehicles access the site by driving over the curb at the southwest corner.



Existing Conditions at 121 Kreiger Lane

Proposal

The applicant proposes to convert the empty lot into outside storage and employee parking. There will be 15 employee parking spaces and six storage structures made of concrete block. Access to the site will be through curb cuts at the southwest and southeast corners of the property.

Planning and Zoning Analysis

Contract Construction Service is a permitted use in the Planned Commerce Zone. The site meets all the bulk and setback requirements for the zone. The Zoning Board of Appeals granted a variance to allow accessory structures with out a principal use for this project. The proposal will help to alleviate excess on street parking by employees of the business at 100 and 116 Kreiger Lane.

Consistency with the Plan of Conservation and Development

• Town-wide Policies:

• Stormwater Management

- Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity.
- Ensure that all new developments adhere to Town policies regarding the State of Connecticut General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 General Permit)

TOWN PLAN AND
ZONING COMMISSION

SECTION 12 SPECIAL PERMIT WITH
DESIGN REVIEW

APPLICANT/OWNER: GL PROPERTIES
100 KREIGER LANE
GLASTONBURY, CT
06033

FOR: 121 KREIGER LANE

MOVED, that the Town Plan & Zoning Commission approve the application of General Landscaping, for a Section 12 Special Permit with Design Review – contractor’s 6 bulk storage containment bunkers & ancillary parking for contract construction services in conjunction with operations at 110 & 116 Kreiger Lane– 121 Kreiger Lane – Planned Commerce Zone, in accordance with the plan set entitled “121 Kreiger Lane” prepared by Megson, Heagle & Friend dated 04/06/2022 and revised 06/29/2022, and

1. In compliance with the conditions set forth by the Conservation Commission, in their recommendation for approval to the Town Plan and Zoning Commission at their Regular Meeting of July 14, 2022.
2. In adherence to the Town Engineer’s memorandum dated August 17, 2022.
3. All construction shall be performed in accordance with the following:
 - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended
 - b. The Connecticut Stormwater Quality Manual, as amended
 - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b
 - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended, the Town of Glastonbury Subdivision and Resubdivision Regulations, as amended, and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.
4. The property owner shall comply with the long-term maintenance plan and schedule depicted on the approved plans to ensure the performance and pollutant removal efficiency of all privately owned stormwater management systems.
5. This is a Section 12 Special Permit with Design Review. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
AUGUST 23, 2022

RAYMOND HASSETT, ACTING CHAIRMAN

MEMORANDUM

To: Town Plan & Zoning Commission

From: Suzanne Simone, Environmental Planner 

Date: July 20, 2022

Re: Recommendation to the Town Plan & Zoning Commission for 121 Kreiger Lane

The Conservation Commission approved the following recommendation to the Town Plan & Zoning Commission at the July 14, 2022 meeting:

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Special Permit for a contractor’s storage yard and parking lot with water quality enhancement at 121 Kreiger Lane, in accordance with plans entitled “121 Kreiger Lane, Prepared for General Landscaping, LLC, Glastonbury CT, Dated February 18, 2022, Revised June 29, 2022” 5 Sheets, with the following recommendations:

1. Erosion controls shall be installed and maintained in proper working condition and shall be repaired and replaced as needed until the site is vegetatively stabilized.
2. The Construction Sequence and Erosion Control Notes shall be adhered to.
3. Trees identified to remain in the landscape, as detailed in the above referenced plans, shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.

August 17, 2022

MEMORANDUM

To: Town Plan and Zoning Commission
Jonathan Mullen, Town Planner

From: Daniel A. Pennington, Town Engineer/ Manager of Physical Services 

Re: Proposed Parking and Material Storage
121 Kreiger Lane, Glastonbury Landscaping
CD#4302

The Engineering Division has reviewed the plans for the proposed employee parking and material storage yard on property of General Landscaping located at 121 Kreiger Lane prepared by Megson Heagle and Friend, Civil Engineers and Land Surveyors LLC last revised June 29, 2022 and the related Hydrology Hydraulics and Nitrogen Loading Engineering Report last revised March 8, 2022 and offers the following comments:

1. The stormwater maintenance plan should be moved to the Site Plan on sheet 2 of 6 for ease of reference and should be modified for legibility of the text.
2. Provide additional topography / spot elevations along the western property line to verify that there will be no grading impacts on abutting property.
3. Review Erosion and Sediment Control Notes on sheet 3 of 6 for typos and legibility. Revise Construction Sequence Note #7 to reflect bituminous pavement for proposed driveways within the Town right-of-way.
4. Provide a construction detail for the proposed outlet structure #3 (with sump) and storm manhole #4 should be added to the plans for clarity.
5. The parking lot pavement hatch depicted on the Site Plan indicates "Bituminous Drive to Town of Glastonbury Standards" according to the legend, however paving detail indicates reclaimed pavement surface which is not per Town standards. Legend, hatch, and details need to be clarified as to intent for hot mix or millings within private parking area.
6. Reclaimed asphalt surface may not meet the requirements of ADA depending on material and placement technique. Consider paving the ADA space with hot mix asphalt. An ADA parking sign post and detail should also be added to the plans.
7. Portions of the proposed driveways in the town-right-of-way shall be paved in accordance with the Town standard driveway detail and need to be labeled as such on the plans.
8. Provide a monument cover for protection of the street line monument located within the new driveway. Provide a detail and label plans accordingly.

9. A waiver of claim form is required for connection to the Town Drainage System and shall be provided at the time of right-of-way permit application.
10. Applicant shall provide a copy of final stamped and signed plans and drainage report in PDF form to the Town Engineer.



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: **General Landscaping Bulk Storage**

LOCATION: **121 Kreiger Lane**

___NEW CONSTRUCTION

CHANGE OF USE

SUBDIVISION **xx** COMMERCIAL

OCCUPANCY CLASSIFICATION:

FILE # **22-20**

PROPOSED FIRE PROTECTION: **via MDC water main & GFD**

ENGINEER'S PLAN: **131-20-1BDY INITIAL PLAN**

REVISED PLAN 6-29-22

ENGINEER: **Megson, Heagle & Friend**

ADDRESS: **81 Rankin Rd**

Glastonbury CT 06033

PHONE: **860-659--0587**

DATE PLANS RECEIVED: **8-15-22**

DATE PLANS REVIEWED: **8-16-22**

COMMENTS: **None -**

REVIEWED BY

Deputy Chief Chris Siwy –Fire Marshal

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cc: Applicant
File



Town of Glastonbury

Health Department

MEMORANDUM

Date: August 16, 2022

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian *DK*

Re: General Landscaping Properties LLC, 121 Kreiger Lane

The Department has reviewed the plans prepared February 18, 2022 (revised June 29, 2022) by Megson, Heagle & Friend Civil Engineers and Land Surveyors, LLC. While the property has access to public water and sewer there are no proposed occupiable structures. Additionally, there are no known private water supply wells on the neighboring properties that could be impacted by site activities.

The Department recommends approval of this proposal.

Revised 9-22-17

GLASTONBURY POLICE DEPARTMENT

TO: TOWN PLANNING AND ZONING COMMISSION
FROM: MARSHALL S. PORTER, POLICE CHIEF
SUBJECT: APPLICATION OF GENERAL LANDSCAPING, LLC FOR SECTION 12 SPECIAL PERMIT
DATE: 08/19/2022



Members of the Police Department have reviewed the application of General Landscaping, LLC for a Section 12 Special Permit- Construction of 6 bulk storage containment bunkers and ancillary parking for contract construction services in conjunction with operations at 100 & 116 Kreiger Ln- 121 Kreiger Ln- Planned Commerce Zone.

The Police Department has no objection to this proposal.

A handwritten signature in blue ink, appearing to read "MS Porter", is written over a horizontal line.

Marshall S. Porter
Chief of Police



Architectural & Site Design Review Committee Report

MEETING DATE: _____
 APPLICANT: _____
 PROPERTY ADDRESS: _____
 ZONE: _____

ADSRC MEMBERS PRESENT:

- M. Branse B. Davis D. DeVries-Dalton D. Flinchum J. Kamm
 A. Luzi R. Shipman

APPLICATION: New Construction Addition Exterior Renovation Demolition
 Other: _____

ACTION: ASDRC forwards a favorable recommendation with regard to architectural and landscape design as noted
 ASDRC forwards a non-favorable recommendation with regard to architectural and landscape design as noted
 Additional design studies/information requested
 Other: _____

EXCEPTIONS AND/OR RECOMMENDED OPTIONS

VOTE ON OF RECOMMENDATIONS:

For: _____ Against: _____
 Discussion – See Attached

Chairman, ASDRC

ARCHITECTURAL AND SITE DESIGN REVIEW COMMITTEE
Portion of AMENDED MINUTES OF THE MAY 17, 2022 REGULAR MEETING

The meeting commenced at 5:00 PM in the Academy Building Cafeteria and via Zoom.

1. ROLL CALL

Present: Brian Davis, Chairman, Debra De Vries-Dalton Vice Chairman, Mark Branse, Secretary, Jeff Kamm and Amy Luzzi; Rebecca Augur, Director of Planning & Land Use Services, Gregory Foran, Parks Superintendent/Tree Warden and Jonathan E. Mullen, AICP, Planner

Excused: Robert Shipman

**121 KREIGER LANE -proposal for construction services yard -Planned Commerce/
GW-1 Zone-Mark W. Friend, P.E., Soil Scientist, LEED AP-General Landscaping,
LLC, applicant -INFORMAL REVIEW**

Mark Friend, PE made a presentation for the proposal.

Members of the Committee observed trees stumps from recent cutting in the rear of the property, and wondered if that cutting had cleared the area shown as wooded on the site plan (which shows a tree line). If so, then those cleared areas must be re-landscaped to provide a buffer to the adjoining properties. The Committee also asked for more information about adjoining uses and topography to determine what kind/height of buffering will be needed.

The height of material bunkers was not known at this time. The design engineer thought perhaps 8-10 feet in height, in which case buffering would have to account for that height of structure. The bunkers will be constructed of so-called "mafia blocks," which are typical for bunkers of this kind, but are not attractive and need to be screened.

The consensus was that the front landscaping could use some additional thought. This is an opportunity for a reputable landscape company to "show off" what they can do. Members suggested alternative plant materials.

There was concern about the use of chain link fence and chain link gates. While this is an industrial zone, something more attractive would be preferred. Vinyl slats in chain link fencing provide visual screening, but a more attractive option should be explored. The design engineer noted that the site plan submitted was wrong: It shows the chain link fence in front of the landscaping when; in fact, it is proposed to be behind it (like the property across the street owned by the same company). The designers will explore enclosure alternatives.

ARCHITECTURAL AND SITE DESIGN REVIEW COMMITTEE
Portion of AMENDED MINUTES OF THE JUNE 21, 2022 REGULAR MEETING

The meeting commenced at 5:00 PM in the Council Chambers, 2nd Floor, Town Hall and via Zoom.

1. ROLL CALL

Present: Brian Davis, Chairman, Debra De Vries-Dalton Vice Chairman, Mark Branse, Secretary, Jeff Kamm and Amy Luzi; Rebecca Augur, Director of Planning & Land Use Services, Gregory Foran, Parks Superintendent/Tree Warden and Jonathan E. Mullen, AICP, Planner

Excused: Robert Shipman

121 KREIGER LANE - proposal for construction services yard -Planned Commerce/ GW-1 Zone- Mark W. Friend, P. E., Soil Scientist, LEED AP- General Landscaping, LLC, applicant -FORMAL REVIEW

Mark Friend gave a brief overview of the proposed plan. He stated that he made several changes to the plan in response to the Committee's comments from the last meeting. He stated that two landscape berms were added along the Krieger Lane frontage to shield the parking area from view. The Committee expressed concern that the site plan did not accurately depict existing conditions at the rear of the site. They noted that almost all of the vegetation at the north end of the site was cleared yet the plan showed a tree line. The Committee also expressed concern about the lack of trees proposed for the north and west property lines. Mr. Friend confirmed that the height of the concrete block storage structures was 8 feet. There was a discussion among the group regarding the location of the 6-foot chain-link fence along the southern property line along Kreiger Lane.

The committee recommended approval for the project subject to the following conditions:

- The plans should be corrected to show the actual existing conditions, including the existing tree line.
- Evergreen plantings shall be planted within the area between the pavement and the property lines so as to form a solid visual buffer. The applicant shall return with a detailed plan depicting this landscaping. The plans shall also include the caliper/size at time of planting for all landscaping material. Deciduous trees shall be a minimum of 2.5" DBH; evergreens a minimum of 5 foot height; and shrubs shall be a minimum of 3 gallon.
- The plans should specify that the storage bunkers will be a maximum of 10-foot in height, as stated by the applicant.
- The parking spaces shown for parking of employee vehicles shall be used only for that purpose, and not for equipment or material storage.

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF MARCH 23, 2022 SPECIAL MEETING

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

Present: Subcommittee Members Robert Zanolungo and Sharon Purtill; and
Jonathan E. Mullen, AICP, Planner

121 KREIGER LANE - proposal for a contractor's storage yard and parking lot in conjunction with operations at 100 & 116 Kreiger Lane - Planned Commerce Zone -Megson, Heagle & Friend, C.E. & L.S., LLC - Jeff Pell, General Landscaping, applicant

Mark Friend of Megson, Heagle & Friend, C.E. & L.S., LLC stated that the proposal is to create a contractor storage yard and employee parking lot at 121 Kreiger Lane. The property is currently undeveloped, with sandy soils. Mr. Friend said that the added employee parking will accommodate the employees who currently park on Kreiger Lane. Mr. Friend reported that the site will have a paved area made of recycled asphalt with 15 employee parking spaces and also concrete storage areas for landscaping material. There will be another parking area at the northeast corner for large equipment. Mr. Friend indicated that there are two entrances to the site. He explained that tractor-trailers would enter the site at the southeast corner and exit at the southwest corner.

The storm drainage system was designed in the 1980s as part of the Oak Street Industrial Subdivision and can handle the anticipated drainage from the site. There will be a stormwater quality basin located on the south side of the site, between the entrances. Mr. Friend added that the proposed landscape plan screens the site from Kreiger Lane. There will also be a 6-foot tall, fiberglass privacy fence along the south side of the site that will provide additional screening.

Mr. Friend added that the Engineering Department reviewed the project and provided comments that will be integrated into the plan for the TPZ. He then stated that the Natural Diversity Database report from the CT DEEP indicated that the project would not affect endangered species.

Mr. Zanolungo asked if recycled pavement was the same as millings. Mr. Friend replied that is correct. Mr. Zanolungo then asked if the new parking area would remove all on-street parking from Kreiger Lane. Mr. Friend responded that it would. Mr. Zanolungo also asked if there was any proposed lighting for the site, and if there was a dumpster. Mr. Friend replied that there was no lighting planned for the site and no dumpster.

Mrs. Purtill asked staff if this proposal was an accessory use without a principal use. Mr. Mullen replied that the use is considered contract construction, which is permitted with a special permit. Mrs. Purtill then asked if the storage structures were located too close to the side property line. Mr. Mullen replied that he would look into that. Mrs. Purtill also asked if screening for neighboring properties would be installed. Mr. Friend responded that he would look into that as well.
