

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF AUGUST 18, 2022 SPECIAL MEETING

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

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

**239 GRISWOLD STREET - proposal for parking lot expansion at Griswold Gardens apartments – Residence A Zone – Griswold Gardens Associates LLC, owner – Simon Konover Company, applicant**

The applicant was not present for the meeting.

**30 MOUNTAIN ROAD – proposal for create underground piping to allow stormwater outlet into stream on opposite side of the road – Rural Residence & Flood Zones – Michael Weiss, applicant**

The property owner Mike Weiss provided background details for the project. He said that there were initial deficiencies in the stormwater management plan for the site. Those deficiencies were compounded by heavy rain events in the summer of 2021. The proposal is to install a system of subsurface stormwater collection galleys at the bottom of the hill on the south side of Mountain Road. The galleys will detain stormwater runoff from the property, and then discharge it to a culvert under Mountain Road, to a swale on the north side of Mountain Road. Mr. Weiss noted that he and his engineer have consulted with the Environmental Planner and the Town Engineer on this proposal. Jonathan Mullen explained that some of the work will be on town property and that the Town will be a co-applicant.

**90 NATIONAL DRIVE - proposal for change of use from office to a licensed childcare facility of the Glastonbury YMCA – Planned Employment & Flood Zone – Alter & Pearson, LLC - Steve Phillips, Director of Facilities, YMCA of Greater Hartford, applicant**

Attorney Peter Alter explained the proposal was to convert the existing office building at 90 National Drive to a YMCA. He stated that there are no exterior changes to the building except for the addition of a door and a fenced-in play area. Bob Zanlungo asked about the location of play area. Attorney Alter replied that it would be located on the west side of the building. He added that the new door was needed to allow direct access to the play area from the daycare rooms. Attorney Alter stated that the YMCA occupy less than 50% of the building. It will have an exercise area, daycare area and administrative offices. He added there is enough parking to accommodate a gym, daycare and general office in accordance with Section 9 of the Building-Zone Regulations. Mrs. Purtill asked about the outdoor play area; is it protected? Attorney Alter responded that it is enclosed with a 4-foot chain-link fence. He added that the site had healthy mature landscaping and the applicant was not making any changes. He said that he did not see the purpose of going to the Architectural and Site Design Review Committee (ASDRC) for the installation of one door to match two existing doors and the addition of a chain-link fence. Attorney Alter asked that the Town Plan and Zoning Commission review the change of use under Section 12.8 and approve the addition of the door and fence as a 12.10 Insignificant Change. The Subcommittee agreed.

**51 KREIGER LANE – proposal for a CGS Section 8-30g application concerning the construction of a 4-story apartment building containing 44 one-bedroom units with 53 parking spaces – Alter & Pearson, LLC – H & H Engineering Associates, LLC – Josh Levy for Vessel Technologies, Inc., applicant**

Attorney Alter went over site development plan and surrounding uses. The property is part of the original subdivision on Kreiger Lane and there are no wetlands on the site. He stated that the proposal was for a Connecticut General Statutes 8-30g set-aside development consisting of 44 units. Thirty percent of the units (14) will be affordable. Of those 14 units, 7 will be affordable to those earning 60% of the Area Median Income (AMI), and 7 will be affordable to those earning 80% AMI. Attorney Alter said the proposed building has a net-zero design, and meets building codes in all 50 states. The proposed development will have 53 parking spaces, and utilize public sewers and public water. The parking spaces will be located on the north, west and south sides of the building. Attorney Alter stated that the building will be 4 stories and approximately 44 to 45 feet tall which is less than the maximum height of 57 feet permitted in the Planned Commerce Zone. Attorney Alter then explained the interior floor layout of the building. He added that the standard design of the building means there is no real architectural design flexibility other than color. However, landscaping will be installed along the south side of the lot to screen the building from the street. Attorney Alter stated the proposal meets all the requirements of the Planned Commerce Zone with the exception of a side yard. The location is proximate to bus line, pharmacy, grocery store, and employment opportunities. The developer, Vessel Technologies Inc., has approvals in other towns including New London, Cromwell and Rocky Hill. Attorney Alter said that Town staff did not raise any public health, welfare or safety concerns with the plan as presented. Mr. Zanlungo had no questions or comments. Mrs. Purtill expressed concern about a residential building in a commercial area and had concerns about noise.

Meeting adjourned at 8:57 am.

Respectfully submitted,



Jonathan E. Mullen, AICP  
Planner