



## STAFF REPORT

## OFFICE OF COMMUNITY DEVELOPMENT

<b>Application:</b> 4292	<b>Submission Date:</b> June 6, 2022
<b>Meeting Date:</b> September 6, 2022	<b>Date of Receipt:</b> June 7, 2022
<b>Agenda Item:</b> Public Hearing #2	<b>Extension to Open Public Hearing Granted - Application Type:</b> July 29, and August 15, 2022 Special Permit with Design Review

**Applicant/ Owner:**

Jays & Tee LLC

**Proposal:**

Construction of two, 5 unit multi-family buildings and parking

**Proposal Address:**

2610 Main Street

**Zone:**

Town Center/Town Center Village District Overlay

**Existing Land Use:**

Multi-Family

**Prior Reviews/ Permits:**

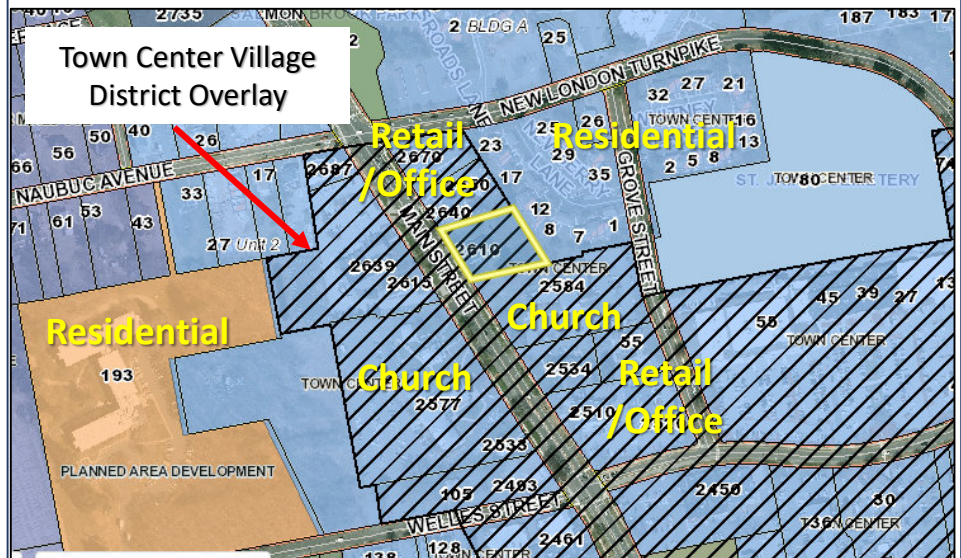
- Plans Review Subcommittee – 11/10/2021
- Town Plan and Zoning Commission Informal Review – 1/18/2022
- Architectural & Site Design Review Committee – 5/17, 6/21 and 7/19/2022
- Conservation Commission – 7/14/2022

**Attached for Review:**

- Site plans
- Town of Glastonbury staff memoranda
- Minutes from previous meetings
- Draft motion

**Executive Summary**

- Proposal is to construct two townhouse style, multi-family buildings each with 5 units.
- The front portion of the existing building will be preserved and integrated into the design of the new development.



Site location, zoning and land uses



View of the front section of existing structure and rear yard where new structure will be located

## Site Description

The subject property is .71 acres and has a 3,300± square foot, wood-framed, multi-family residential structure constructed in the 1700s. The structure is located on the west side of the lot. Access to the site is through a curb cut off Main Street and parking is located behind the building.

## Proposal

The applicant proposes to develop 10 condominium units on the site. The front portion of the existing building will be preserved and converted into two units. Three additional units will be added; one on the north side and two on the south. The design of the units will complement and accentuate the historical character of the existing building. The rear building will also have 5 units and its design will complement the front building. The front building will also have a walkway leading to the sidewalk on Main Street which will create strong street frontage and connectivity with the surrounding pedestrian network.

Parking will be located between the two buildings with each unit having two parking spaces; there will be 5 visitor parking spaces. There will be landscaping to screen the rear building from the adjacent property to the east. There will be a shared driveway that will also connect to New London Turnpike to the north which will allow residents an alternate exit from the site.

Stormwater will be handled by subsurface infiltration units and the buildings will be serviced by MDC water and town sewer.



*Aerial view of proposal at 2610 Main Street*

## **Planning and Zoning Analysis**

The proposal meets all the requirements for the Town Center Zone with the exception of lot size for which the lot is considered legal non-conforming.

## **Consistency with the Plan of Conservation and Development**

### **• Town-wide Policies:**

#### **• Housing**

- Continue to support residential opportunities and mixed use retail / commercial / residential developments, where appropriate, within the Town Center, while maintaining the strong commercial base of the center.

#### **• 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)

#### **• Historic Preservation**

- Protect and continue to support the preservation of historic structures, neighborhoods and streetscapes found in the Glastonbury Historic Districts and throughout the Town.

#### **• Town Center**

- Continue to support redevelopment to enhance the character of the Town Center.
- Work with property owners and developers to revitalize aging and underused properties.

### **• Planning Area 4 – Town Center**

#### **• Residential and Mixed Use**

- Support the establishment of a variety of residential opportunities in the Town Center area, including new construction, adaptive reuse, accessory apartments, and upper level residential, above street level retail uses, where appropriate and as permitted by the Town Center regulations.



TOWN PLAN AND  
ZONING COMMISSION

SECTION 12 SPECIAL PERMIT WITH  
DESIGN REVIEW

APPLICANT/OWNER: JAYS & TEE LLC  
2650 MAIN STREET  
GLASTONBURY, CT 06033

FOR: 2610 MAIN STREET

MOVED, that the Town Plan & Zoning Commission approve the application of Jays & Tee LLC, for a Section 12 Special Permit with Design Review - construction of two multi-family townhomes (10 units total; 5 in each building), incorporating the existing house with additions – 2610 Main Street– Town Center Zone, in accordance with the plan set entitled “#2610 Main Street” prepared by Megson, Heagle & Friend dated 04-19-2022 and revised 07-28-2022, and the architectural plan set entitled “2610 Main Street” prepared by Kemper Associates Architects LLC dated 7-7-2022 and revised 7-28-2022, and;

1. In compliance with:
  - a. 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.
  - b. The conditions contained in a report from the Fire Marshal’s Office, file number 22-021, plans reviewed 8-30-2022.
2. In adherence to:
  - a. The Town Engineer’s memorandum dated August 29, 2022.
  - b. The Police Chief’s memorandum dated August 30, 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  
SEPTEMBER 6, 2022

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ROBERT J. ZANLUNGO JR., 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 2610 Main Street

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 two multi-family townhouses at 2610 Main Street, in accordance with plans entitled "Site Plan, 2610 Main Street, Prepared for Jays & Tee LLC, Glastonbury CT, Dated April 19, 2022, Revised June 2, 2022" 10 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. Erosion controls shall be inspected a minimum of once per week and within 24 hours prior to a forecasted rain event, and within 24 hours of the end of a weather event producing a rainfall amount of 0.5 inch or greater, to be conducted throughout the construction phase and until the site is vegetatively stabilized.
3. Modifications to the planting plan should favor native plant species.
4. 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.

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August 29, 2022

**MEMORANDUM**

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

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

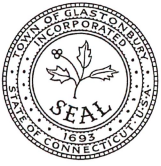


Re: Proposed Townhomes - 2610 Main Street  
CD#4292

The Engineering Division has reviewed the plans for the proposed townhomes on property located at 2610 Main Street prepared by Megson Heagle and Friend, Civil Engineers and Land Surveyors LLC revised July 28, 2022 and the related Stormwater Management Report revised July 7, 2022 and offers the following comments:

1. The Stormwater Management Report should be revised to address minor inconsistencies in the areas used for computation of the water quality volumes on pages 7-9. The post development drainage area map should be revised to reflect the latest infiltration system configuration with infiltration systems A and B clearly labeled, and should also include labeling of the disconnected and connected impervious areas used for the MS4 tracking table.
2. Labeling of infiltration system A and B elevations on the cross section on Sheet 7 are reversed and require correction. The Water Quality Volume required and provided for each infiltration system should be labeled on the site plan.
3. Each building on the property shall be labeled on the site plan with a unique building address provided by the Engineering Division in accordance with the Town's current address policy. Individual units within the building can be given separate unit numbers as determined by the property owner.
4. Access easement note wording appears to be incorrect. Notes reading " Proposed access easement over # 2610 in favor of # 2610" should read " Proposed access easement over # 2610 in favor of # 2638".
5. The proposed dumpster pad should include spot grades to ensure that run-off from the pad is directed into the proposed infiltration trench. A dumpster pad detail with dimensions of the stone infiltration trench should be added to the plans.
6. A note should be added to the plans stating that "Contractor shall coordinate all pavement cuts with the Town Engineer due to pavement rehabilitation project scheduled for construction in 2023."
7. The limits of a pavement patch should be depicted around the proposed catch basin in Main Street. The location of the proposed gas service for the rear building should be depicted on the plans along with any necessary pavement cuts in Main Street.

8. The northerly red maple depicted on the Landscape Plan within the Main Street right-of-way should be shifted approximately 10 feet north to eliminate potential for root intrusion into the existing sewer lateral as the tree matures. Note 15 on Landscape Plan should be revised to indicate Deep Root UB24-2 root barrier rather than the specified NDS product.
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*

## *Health Department*

### MEMORANDUM

Date: August 29, 2022

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian 

Re: 2610 Main Street, Townhomes

The Department has reviewed the plans prepared April 19, 2022 (revised July 28, 2022) by Megson, Heagle & Friend Civil Engineers and Land Surveyors, LLC. The property will be served by public water and public sewer.

The Department recommends approval of this proposal.

Revised 9-22-17



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GLASTONBURY POLICE DEPARTMENT

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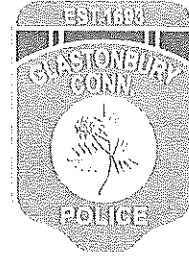
TO: TOWN PLANNING AND ZONING COMMISSION

FROM: MARSHALL S. PORTER, POLICE CHIEF

SUBJECT: APPLICATION OF JAYS & TEE LLC, SECTION 12 PERMIT  
TWO MULTI FAMILY HOMES- 10 UNITS 2610 MAIN ST

DATE: 08/29/2022


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Members of the Police Department have reviewed the application of Jays & Tee LLC concerning construction of two multi-family townhouses (10 units; 5 each building) at 2610 Main St.

The police department has no objection to this proposal provided that:

1. That upon completion of the construction the buildings must be properly enumerated to allow for easy identification by all public safety responders. Enumerations must conform to Section 17-19 of the Town Code. In particular, proper numbering at the street.
2. Any phone lines dedicated to each unit reflect the specific address in the event an emergency 911 call is received by the police department from a specific unit.
3. Contactor name and phone number needs to be provided to the Police Dispatch Center for issues that arise onsite during construction (24/7)
4. The contractor will coordinate with the Police Department to preplan for any traffic disruptions on Main St due to the construction.

  
\_\_\_\_\_  
Marshall S. Porter  
Chief of Police



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

PROJECT: **Jays & Tee LLC**

LOCATION: **2610 Main Street**

**XX** NEW CONSTRUCTION

CHANGE OF USE

**xx** SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: **Group R**

FILE # **22-021**

PROPOSED FIRE PROTECTION: **via MDC water main and the GFD**

ENGINEER'S PLAN: **153-20-1CS**

INITIAL PLAN

REVISED PLAN **7-28-22**

ENGINEER: **Megson, Heagle & Friend**

ADDRESS: **81 Rankin Road Glastonbury CT**

PHONE: **860-659-0587**

RECEIVED: **08-30-22** REVIEWED: **08-30-22**

COMMENTS:

**Building address numerals or designations will need to be posted at the front and rear entrances of each dwelling unit. An address sequence sign will need to be visible from the Main Street.**

**Fire Department connections ( if required ) will be located at locations approved by this office .**

**The south curb line of the entrance driveway (townhouse side) will need to be posted as a fire lane.**

REVIEWED BY:

**Deputy Chief Chris Siwy –Fire Marshal**

**PAGE 1 OF 1**

cc: Applicant /File



# Architectural & Site Design Review Committee Report

MEETING DATE: 07/19/2022  
 APPLICANT: Jays & Tee LLC  
 PROPERTY ADDRESS: 2610 Main Street  
 ZONE: Town Center/Town Center Village District Overlay

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

- 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

VOTE ON OF RECOMMENDATIONS:

For: 5      Against: 0  
 Discussion – See Attached

  
 \_\_\_\_\_  
 Chairman, ASDRC

THE GLASTONBURY ARCHITECTURAL & SITE DESIGN REVIEW COMMITTEE  
*Portion of* AMENDED 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

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**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 moved the entrance of the northernmost unit on the front building as far to the left as possible to get the same setback as on the other side, and the railings on the balcony have been modified from curved to straight. 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}.

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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, 2<sup>nd</sup> 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 Luzzi; Rebecca Augur, Director of Planning & Land Use Services, Gregory Foran, Parks Superintendent/Tree Warden and Jonathan E. Mullen, AICP, Planner

**Excused:** Robert Shipman

**2610 MAIN STREET - proposal to construct two multi-family townhomes (10 units total) incorporating existing multi-family house - Town Center and Town Center Village District Zones - Jack Kemper, Kemper Associates Architects, Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC; Thomas Graceffa Landscape Architect, LLC - Attorney Joseph P. Jaconetta for Jays & Tee, LLC, applicant -FORMAL REVIEW**

Jonathan Sczurek, PE, gave an overview of the project detailing the changes made to the plans in response to the last meeting including plans for the dumpster enclosure, adjustment to the north gable end of the front building, adjustment to the header trim, and changes to the garage door to more of a carriage house style. Additionally, the architect increased the size of the windows on the north and south ends of the front building. The architect also lowered the roofline on the rear building and added a dormer to unit 9 to break up the massing of the building and to differentiate the style of the units. Sunrooms and half walls were added to the decks on the north and south ends of the rear buildings. The garage doors on the rear building were redesigned in a carriage house style.

Mr. Sczurek then went over the changes to the landscape plan. He noted that the landscape architect added pear trees along the street frontage, columnar oak trees along the southern property line to screen the garages on the rear buildings. The landscape architect also added lattice along the rear property line and in front of the proposed utility meter locations.

Mr. Sczurek then went over the lighting plan. He explained that he site would have 10-foot tall pole mounted lights. The Committee asked if there would be any wall-mounted lights. Jack Kemper project architect stated that each unit would have a wall light. He suggested recessing the lights into the building. The Committee recommended moving the street farther west to avoid conflicts with the overhead power lines. The Committee recommended using a clumping grass under the existing pine trees rather than Hosta.

The Committee expressed concern about the architectural design of the front building. They recommended making the building more symmetrical, changing the roofline and altering the design of the northern gable so that it does not look "smashed" into the rest of the building. They also recommended altering the floor plan of the northern unit to achieve the desired symmetry.

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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

**2610 MAIN STREET - proposal to construct two multi-family townhomes (10 units total) incorporating existing multi-family house -Town Center and Town Center Village District Zones - Jack Kemper, Kemper Associates Architects, Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC; Thomas Graceffa Landscape Architect, LLC -Attorney Joseph P. Jaconetta for Jays & Tee, LLC, applicant- INFORMAL REVIEW**

Jonathan Sczurek, PE, gave an overview of the project. Landscape Architect Tom Graceffa reviewed the landscape plan. He stated that there would be columnar oaks on the Main Street side of the building. Screening along the back property line includes existing large oaks, a mixture of arborvitae and trellises. Islands in the parking area will also have landscaping. Mr. Graceffa added that there would be two patios facing Main Street.

Jack Kemper, AIA, addressed the architecture. He stated that the retained house is the prominent feature of the front building, with the additions stepped back. All the residents in the Main Street -facing building will have access to Main Street. Chairman Davis asked for a model of the rear building. Mr. Kemper explained that they were keeping the same architectural language for the rear building. He added that he tried to break up the rooflines for the rear building. He said that he added banding to the first floor to give the building a base. Mr. Kemper stated that all the units have balconies with garage doors underneath. He then pointed out the band of recessed panels at the top of both buildings to give the look of a frieze board.

The Committee praised the applicant's approach to the design of the project. They liked the way the project preserved and highlighted the original building. Members also liked the landscaping along Main Street, and the location of the parking lot between the two buildings out of view from the road. They felt that this project is the type of development the Town should be encouraging in the Town Center Village District (TCVD).

The Committee noted that the windows on the north and south elevations seem very small compared to the east and west elevations. They recommended substituting the grass on the driveway side with some type of shrub. Some Committee members expressed concern that the rear building would overshadow the townhouses to the east. The Committee also had questions about the proposed pole height for the site lighting. Committee members also commended the applicant for the porches along Main Street and the interconnected driveway access with the property to the north. They recommended having ornamentation in at least some of the pediments, either louvres or windows.

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## **THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION**

*Portion of AMENDED REGULAR MEETING MINUTES OF TUESDAY, JANUARY 18, 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. Robert J. Zanolungo Jr., Chairman  
Mr. Michael Botelho, Secretary  
Mr. Raymond Hassett  
Mr. Keith Shaw  
Mr. Christopher Griffin  
Ms. Laura Cahill, Alternate {assigned as a voting member}  
Ms. Alice Sexton, Alternate

#### **Commission Members Absent**

Ms. Sharon Purtill, Vice Chairman  
*Vacancy*

Chairman Zanolungo called the meeting to order at 7:02 P.M. He seated Alternate Commissioner Cahill in the absence of Vice Chairman Purtill.

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#### **Informal discussion on proposal for construction of two multi-family townhomes (10 units total); existing house to remain with conversion to two units plus additions adding 3 more units – 2610 Main Street - 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**

Chairman Zanolungo declared a conflict, so he recused himself. Secretary Botelho led the discussion. Jon Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC. represented the applicant. He explained that the site is a 0.71-acre parcel located on the easterly side of Main Street, within the Town Center Zone and part of the new Town Center Village District (TCVD). It currently has an existing house which is a multi-family residence. Adjacent to the property is an office building which the applicant also owns. The original proposal was to deconstruct the existing house that was in the front of the property and reconstruct it elsewhere, and to construct two new buildings for a total of 10 units. That proposal met resistance at the Community Beautification and Plans Review level.

The current proposal is to keep the existing house, add one unit on the north side and two units on the south side, for a total of 5 units. The Floor Area Ratio (FAR) decreased with the revised plan. The parking requirement is 20 spaces, or two spaces per unit; they are proposing 28 spaces. The site will be served by MDC water and public sanitary sewer. Light fixtures will be LEED and 8 feet in height. The driveway is on the west side, and a connection will be made to provide circulation out to New London Turnpike. Dumpsters will be relocated to make the driveway connection. The proposal is about 1,200 feet from the Hebron Avenue intersection. He then reviewed the drainage concepts and building scale, which is in keeping with the adjacent



residential uses on Newberry Lane and 25-27 Naubuc Avenue. The application is also in conformance with the Glastonbury Center Shared Vision 2020 Plan.

Tom Graceffa of Graceffa Landscape Architect, LLC reviewed the landscaping plan. He noted that they did not use shade trees in the front of the building. The rest of the area in front of the house are perennials and low-retaining walls and planters. All the islands are planted, and the dumpsters are screened with evergreen trees. They are keeping the existing oak trees on site, and they have broken up the view to the adjacent apartments with small groups of arborvitaes.

Jack Kemper of Kemper Associates Architects in Farmington reviewed the architectural components of the site. He noted that saving the existing house is important to this project. They were careful to make the other condominiums look like additions, so that nothing is bigger than the main house. Units range from one to three bedrooms and are about 1,200 to 1,600 square feet in size. There is a roof connecting the four-car carport which is designed to look like a barn. They have tried to match the style of the first house to make it look like a cohesive project. To stay in scale with the existing house, the units are two stories instead of three, which is why they have the garages and carport. There are patios on the west elevation of the building. They have removed three feet from the height of the back of the building. Every unit has a deck. The units on either end have two-car garages versus one-car garages. He presented 3D images of the site from eye level.

Joe Jaconetta, the applicant, explained that there has been discontent with sprawling parking lots in Glastonbury which have not been town-center friendly, which he believes was the purpose of the Town Center regulations. He stressed that there is very little opportunity in this area for other residential development. He said that there is significant demand for housing downtown with high walkability access. He has received a lot of criticism about the initial plans that were put forth, which he finds unfair. He never had any intention of destroying the historical house. He is delighted that the plan makes the house a prominent feature and that the buildings around it will be in conformity with it. The project north of this added a two-story wing where his law offices are. That building remains, which is a testament to what he has done in the past.

Secretary Botelho asked about the status of the Architectural and Site Design Review Committee (ASDRC). Ms. Augur explained that the Council requested people submit their names for potential consideration. They seek to make appointments in February. If this were to be filed as an application in February, then it is possible that the ASDRC could get to it. However, design guidelines will take longer to implement. Secretary Botelho made note that this has come before the Plans Review Subcommittee, where the applicant was responsive to their questions and concerns.

Commissioner Hassett is pleased that the plan will incorporate the historic building. He would still like to see the mechanicals, the layouts of the parking lot, and more renderings. He believes that this is an exciting project to utilize historic buildings in town and bring them into the future. Commissioner Griffin agreed. Two things have stood out to him about this project: the incredible way that the house has been incorporated, and that the scale of the project is appropriate for the location. The driveway connection is a good idea for circulation purposes. He would like to see how some more landscaping plans. The more screening in the back, the better. He looks forward to seeing the final application.

Commissioner Sexton stated that the scale of the rendering showing the view looking south along Main Street seems off. Mr. Sczurek explained that it is a preliminary detailing, which does not show all the materials on the facade. Ideally, Ms. Sexton would like to see affordable housing units included in this project. She inquired about Ms. Lucas' comments in the public comment session, which spoke to statutory changes made this year. Ms. Augur clarified that the Town does not have any regulations in place that would enable the Commission to require affordable units in this development.

Commissioner Cahill appreciates the applicant's efforts to redevelop a property that could be transformative for Main Street and the Town in general. She inquired whether the applicant plans on asking for a density bonus. Mr. Sczurek replied no, he will not. Ms. Cahill asked if the applicant would consider designating one unit for affordable housing. Mr. Sczurek stated that they will discuss that. Secretary Botelho agreed with fellow commissioners that the applicant has done a great job with incorporating the historic building into the project.

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TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
*Portion of* MINUTES OF NOVEMBER 10, 2021 SPECIAL MEETING

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

**1. ROLL CALL**

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

**2610 MAIN STREET - revised proposal for construction of two multi-family townhomes (10 units total); existing house to remain with conversion to two units plus additions adding 3 more units - 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**

*Mr., Zanjungo declared a conflict and left the meeting at 8:24 am.*

The project engineer, Jonathan Sczurek, presented the project, which is to construct 10 condominium units at 2610 Main Street. He described the existing conditions on the site. He went over the previous proposal which called for the demolition and removal of the existing 1700s building and the construction of two new, 2 to 3 story, townhouse-style buildings. He added that the previous plan met significant opposition at the Community Beautification Committee. The applicant decided to withdraw that proposal and redesign the front building to incorporate the existing building.

The original building will have two units, one on the bottom floor and one on the top floor. Three additional units; one on the north side and two on south side of the original building will be added, with a second building containing 5 townhouse units constructed on the east side of the lot. There will be 25 on-site parking spaces including 10 garage spaces, 10 driveway spaces and 5 visitor spaces. Mr. Sczurek explained that the Floor Area Ratio (FAR) for the site will be .48 which is the same as previously proposed. The applicant, Mr. Jaconetta, explained that there would be cross-access easements with the property to the north. There was a discussion among the group about parking for the project.

Jack Kemper, project architect, presented the proposed building elevations. He said the units in the front building were designed to relate to Main Street. He stated that the additions to the north and south of the original building were set back to place emphasis on the original building. There was a discussion among the group about unit sizes and architectural features of the front and rear buildings. Mrs. Purtill expressed concern about the height of the rear building, stating that she thought it would be visible from Main Street. She advised the applicant to prepare a rendering showing how the front and rear buildings would look from Main Street. Mrs. Purtill said that the applicant could come back to either the Subcommittee or the Full Commission with the next iteration of plans.

\*\*\*\*\*

**MEGSON, HEAGLE & FRIEND**  
CIVIL ENGINEERS & LAND SURVEYORS, LLC  
81 RANKIN ROAD  
GLASTONBURY, CONNECTICUT 06033  
PHONE (860) 659-0587  
FAX (860) 657-4429

August 15, 2022

Mr. Robert J. Zanolungo, Jr., Chairman  
Town Plan & Zoning Commission  
Town of Glastonbury  
2155 Main Street  
Glastonbury, CT 06033

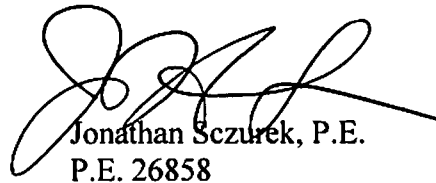
Re: Public Hearing Ext. Consent  
Jays and Tee, LLC  
2610 Main Street  
Glastonbury, CT

Dear Mr. Zanolungo:

On behalf of the applicant, I consent to an extension for opening the public hearing on September 6, 2022. The plans were received on June 7, 2022 and the previous extension request is due to expire.

Thank you for your attention to this matter.

Sincerely,



Jonathan Sczurek, P.E.  
P.E. 26858



**MEGSON, HEAGLE & FRIEND**  
CIVIL ENGINEERS & LAND SURVEYORS, LLC  
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Town of Glastonbury  
Office of Community Development  
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**JUL 29 2022**

July 29, 2022

Mr. Robert J. Zanolungo, Jr., Chairman  
Town Plan & Zoning Commission  
Town of Glastonbury  
2155 Main Street  
Glastonbury, CT 06033

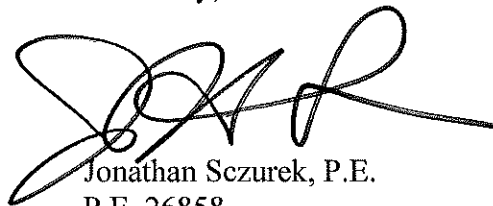
Re: Public Hearing Ext. Consent  
Jays and Tee, LLC  
2610 Main Street  
Glastonbury, CT

Dear Mr. Zanolungo:

On behalf of the applicant, I consent to an extension for opening the public hearing on August 23. The plans were received on June 7, 2022 and the 65 day timeframe is due to expire.

Thank you for your attention to this matter.

Sincerely,



Jonathan Sczurek, P.E.  
P.E. 26858