

**TOWN PLAN AND ZONING COMMISSION
PROPOSALS FOR PLANS REVIEW SUBCOMMITTEE**

Proposals which are to be reviewed by the Plans Review Subcommittee to determine if they are to be considered Minor or Insignificant Changes and need action/approval by the Town Plan and Zoning Commission, must initiate with the completion of this form to be submitted with one (1) **FOLDED** set of appropriate materials. Once a Subcommittee meeting date is set, you will be notified by email with an agenda. You or your representative must attend the meeting and bring relevant materials. At the meeting it will be determined whether your proposal is a Minor (Section 12.9) or Insignificant (Section 12.10) Change. A Minor Change will require submittal of a Special Permit Application, an application fee and additional sets of plans and will move forward for approval by the full Commission. An Insignificant Change will be handled internally with the Chairman's signature and requires no application or fee.

Please return this form and any enclosures to the Community Development Office, 2155 Main Street Post Office Box 6523, Glastonbury, CT 06033-6523.

CHECK LIST	<input type="checkbox"/> General Map or Charts (1)	<input type="checkbox"/> Other Documentation (1)
	<input type="checkbox"/> Site Plan (2)	<input checked="" type="checkbox"/> Architect's Rendering (2)

TITLE/ADDRESS OF APPLICATION: Change of Use to Shops on Main Building 3 - 2951 Main Street - Planned Business and Development Zone (PBD)

APPLICANT'S NAME: Shops on Main, LLC


APPLICANT'S ADDRESS: 1414 Atwood Avenue, Johnston, RI 02919

PHONE #S: 401-487-1147 ext. 152

EMAIL: dtaglianetti@carpionatogroup.com

OTHER REPRESENTATIVE(S): Alter & Pearson, LLC – mhope@alterpearson.com

STATEMENT OF INTENT: The Applicant is proposing to change the use of Building 3 from 3,150 s.f. retail and 3,150 s.f. (60 seats) restaurant, to 3,800 s.f. retail and 2,500 s.f. personal services. There is no decrease in required parking. Previously Building 3 required 37.85 parking spaces, and with the Change in Use, Building 3 requires 35.7 parking spaces.



APPLICANT'S SIGNATURE
Shops on Main, LLC
By: Meghan A. Hope, its Attorney

9/22/2019

DATE

TO: Town Plan & Zoning Commission
FROM: Alter & Pearson, LLC
DATE: September 22, 2022
RE: 2951 Main Street (Shops on Main Building 3) – §12.9 Minor Change of Architectural Changes and Change of Use (Planned Business and Development Zone)

The Applicant, SHOPS ON MAIN, LLC, is proposing minor architectural changes to the approved plan that result from a change in locations of the demising walls between the three tenant spaces, together with a change of use. Please find the permitting history of Building 3 for additional information.

- **June 6, 2016:** TPZ Approved §12 Special Permit with Design Review for three buildings. Building 3 was approved as 9,450 s.f. of retail space.
 - Approved Parking: 53.55 parking spaces
 - $9,450 \text{ s.f.} * 0.85 = 8,032.5 / 150 \text{ s.f.} = 53.55$

- **March 5, 2019:** TPZ Approved §12.9 Minor Change to reduce size of Building 3 and change the approved uses to 3,150 s.f. of retail and 3,150 s.f. of restaurant with 60 table seats.
 - Approved Parking: 37.85 Parking Spaces
 - *Retail:* $3,150 \text{ s.f.} * 0.85 = 2,677.5 \text{ s.f.} / 150 \text{ s.f.} = 17.85$ parking spaces
 - *Restaurant:* 60 seats at 3 spaces per seat = 20 parking spaces

- **2022 Proposal:** Request to change use to 3,800 s.f. of retail and 2,500 s.f. of personal services.
 - Proposed Parking: 35.7 Parking Spaces
 - *Retail:* $3,800 \text{ s.f.} * 0.85 = 3,230 \text{ s.f.} / 150 \text{ s.f.} = 21.53$ parking spaces
 - *Personal Services:* $2,500 \text{ s.f.} * 0.85 = 2,125 \text{ s.f.} / 150 \text{ s.f.} = 14.17$ parking spaces

September 19, 2022

Architectural Site & Design Review Committee
Town Hall
2155 Main Street
Glastonbury, CT 06033

Re: The Shops on Main, 2951 Main Street, Building 3

To whom it may concern,

The Project is submitting for review, the revised elevations for Building 3, 2951 Main Street.

The previous Building elevations reflected a layout which provided space and signage for a large corner tenant, and two smaller tenants. The new East (Front) elevation has been revised to allow for a more flexible occupancy that will be able to accommodate different size tenants. A continuous signband across the middle of the front allows for the adjustment of signage above the appropriate area of entry. Additionally, rear doors have been relocated to correspond with the new layout and awnings have been removed. The neutral color palette and overall materials remain the same.

Sincerely,



Thomas P. Scott, AIA