



STAFF REPORT

OFFICE OF COMMUNITY DEVELOPMENT

Application: 4297	Submission Date: August 4, 2022
Meeting Date: October 4, 2022	Date of Receipt: August 23, 2022
Agenda Item: Regular Meeting #3	Application Type: Section 12.9 Minor Change

Applicant:
Simon Konover Company

Owner: Griswold Gardens Associates LLC / Simon Konover Company

Proposal:
Parking expansion

Proposal Address:
239 Griswold Street

Zone: Residence A

Existing Land Use:
Apartment Complex

Prior Reviews/ Permits:

- Architectural and Site Design Review Committee – 06/21/2022
- Plans Review Subcommittee – 09/14/2022

Attached for Review:

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

Executive Summary

- The proposal is for parking lot expansion at the Griswold Gardens Apartments
- The new parking spaces will be created on the west side of Salem Court and in between the northeast and southeast buildings.



Site location, zoning and land uses

Site Description

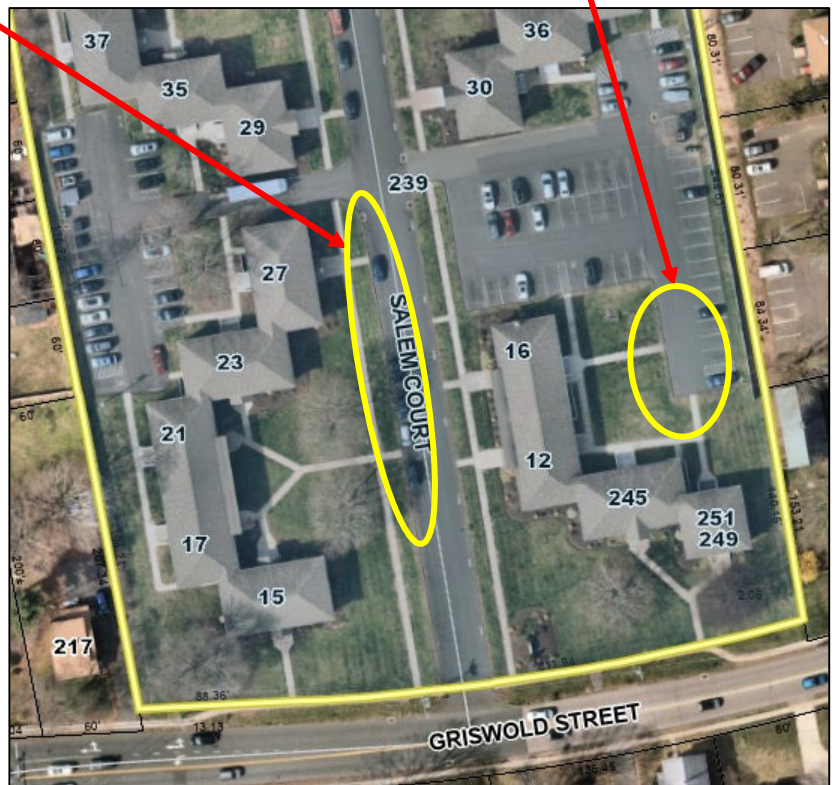
The subject property is a 5.8 acre parcel on the north side of Griswold Street. The site contains the Griswold Gardens apartment complex which consists of six buildings. Access to the site is through Salem Court which is a private road that serves the complex.

Proposal

The applicant proposes to increase on-site parking from 109 to 134 spaces. The new spaces will be constructed along the west side of Salem Court and in the parking lot between the northeast and southeast buildings. The parking area adjacent to the southeast building will also have a new turn around area. Existing lawn areas along Salem Court and adjacent to the southeast building will be removed to construct the parking spaces. The applicant will install 5 shade trees and 3 ornamental trees adjacent to the new parking areas. The applicant will also protect the two mature trees west of the sidewalk along Salem Court.



Existing Conditions 239 Griswold Street
-Left looking north on Salem Court,
-Right looking north at existing parking area
-Lower Right locations of proposed parking



Planning and Zoning Analysis

The apartment complex was built in 1963 and is considered existing non-conforming with regard to parking with 109 existing parking spaces. The current minimum parking requirement for a multi-family dwelling of this size would be 148 spaces. The 25 additional parking spaces will reduce the non-conformity by 17 percent, increasing the total number of spaces to 134. The additional parking spaces also will help to alleviate the issue of residents and visitors parallel parking on Salem Court.

In response to recommendations made by the ASDRC the applicant, in lieu of wheel stops for the parking spaces, has extended the sidewalk 2 feet to the west for the entire length of the parking area to allow for cars to pull in to the parking spaces while maintaining an ADA-compliant walkway, 18-foot deep parking spaces and a 24-foot wide maneuvering aisle.

The site has approximately 63 percent open space which exceeds the current 15 percent minimum open space requirement for multi-family dwellings. The removal of landscaped area to construct the proposed parking areas will reduce the site open space by approximately 0.02%.

TOWN PLAN AND
ZONING COMMISSION

SECTION 12 .9 MINOR CHANGE

APPLICANT: SIMON KONOVER COMPANY
1800 SILAS DEANE HIGHWAY
ROCKY HILL, CT 06067

OWNER: GRISWOLD GARDENS LLC/
SIMON KONOVER COMPANY
WEST HARTFORD, CT 06117

FOR: 239 GRISWOLD STREET

MOVED, that the Town Plan & Zoning Commission approve the application of the Simon Konover Company for a Section 12.9 Minor Change for parking lot expansion at Griswold Gardens apartments— 239 Griswold Street – Residence A Zone, in accordance with the plan set entitled “Griswold Gardens Parking Expansion” prepared by Alfred Benesch & Company, dated June 3, 2022, revised August 4, 2022; and

1. In adherence to the Town Engineer’s memorandum dated September 28, 2022.
2. 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.
3. This is a Section 12.9 Minor Change. 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
OCTOBER 4, 2022

ROBERT J. ZANLUNGO JR., CHAIRMAN

September 28, 2022

MEMORANDUM

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

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



Re: Special Permit with Design Review
Parking Lot Expansion at 239 Griswold Street
Salem Court / Griswold Gardens

The Engineering Division has reviewed the construction plans for the proposed parking lot expansion associated with the Griswold Gardens / Salem Court located at 239 Griswold Street prepared by Benesch last revised 10/4/2022 and offers the following comments:

1. The proposed drainage improvements associated with the parking lot expansion are consistent with Town Standards for stormwater management.
2. The revised configuration of parking spaces and sidewalk depicted on the latest plan satisfactorily addresses previous concerns and is acceptable to this office.



Town of Glastonbury
Health Department

Memo

September 22, 2022

To: Jonathan E. Mullen, ACIP, Planner

Fr: Wendy S. Mis, Director of Health

Re: 239 Griswold Street
Sidewalk expansion

This office has reviewed plans from benesch dated 6/3/22, revised for the 10/4/22 Town Plan and Zoning Commission meeting showing an increase to width of proposed sidewalks.

Approval for the increased sidewalk width with respect to CT Public Health Code is forwarded for Commission consideration.

GLASTONBURY POLICE DEPARTMENT


TO: TOWN PLANNING AND ZONING COMMISSION
FROM: MARSHALL S. PORTER, POLICE CHIEF
SUBJECT: APPLICATION FOR A SECTION 12.9- PAKING LOT CHANGE.
DATE: 9/27/22



Members of the Police Department have reviewed the application of Simon Konover Company for a Section 12.9 Minor change for parking lot expansion at the Griswold Gardens apartments-239 Griswold St- Residence A Zone.

The Police Department has no objection to this proposal.

Capt. M. Condon 337 Lt. Capt. M. Porter 740
Marshall S. Porter
Chief of Police

9/27/22




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

PROJECT: Griswold Garden Apartments Parking Lot Expansion
LOCATION: Griswold St 239/ Salem Court

___NEW CONSTRUCTION CHANGE OF USE SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: Group R FILE # 22-013 R

PROPOSED FIRE PROTECTION: via MDC water main & the GFD
ENGINEER'S PLAN: 70637 INITIAL PLAN 6-03-22 REVISED PLAN: **10-04-22**

ENGINEER: Benesh

ADDRESS: 120 Hebron Ave PHONE: 860-633-8341

DATE PLANS RECEIVED: 6-10-22 DATE PLANS REVIEWED: 6-10-22

COMMENTS: No comments for parking lot expansion based on the revised details as presented on the meeting of **10-04-22**.

A handwritten signature in black ink, appearing to read "Chris Siwy", with a stylized flourish at the end.

REVIEWED BY

Deputy Chief Chris Siwy –Fire Marshal

PAGE 1 OF 1

cc: Applicant
 File

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF SEPTEMBER 14, 2022 SPECIAL MEETING

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

Present: Subcommittee Members Robert Zanolungo; 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

Ryan Deane of Benesch presented the plan to expand on-site parking at the Griswold Gardens Apartments. He explained that parking at Griswold Gardens does not meet the current standards. He added that the additional parking will help to alleviate the problem of residents and visitors illegally parking on Salem Court. He noted that the Architectural Site Design and Review Committee (ASDRC) recommended wheel stops for the parking area on Salem Court. Mr. Deane stated that the applicant is proposing, as an alternative to wheel stops, to widen the sidewalk along the parking area to allow cars to pull into the parking spaces while maintaining an accessible sidewalk width. Mr. Deane confirmed that the east side of Salem Court has adequate "no parking" signage. Chairman Zanolungo said that he had no concerns with the proposal.

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

239 GRISWOLD STREET - proposal to expand parking lot at Griswold Gardens Apartments - Residence A Zone - Ryan Deane, PLA & Thomas Swale, PLA, Kyle Richards, Benesch, applicant - INFORMAL REVIEW

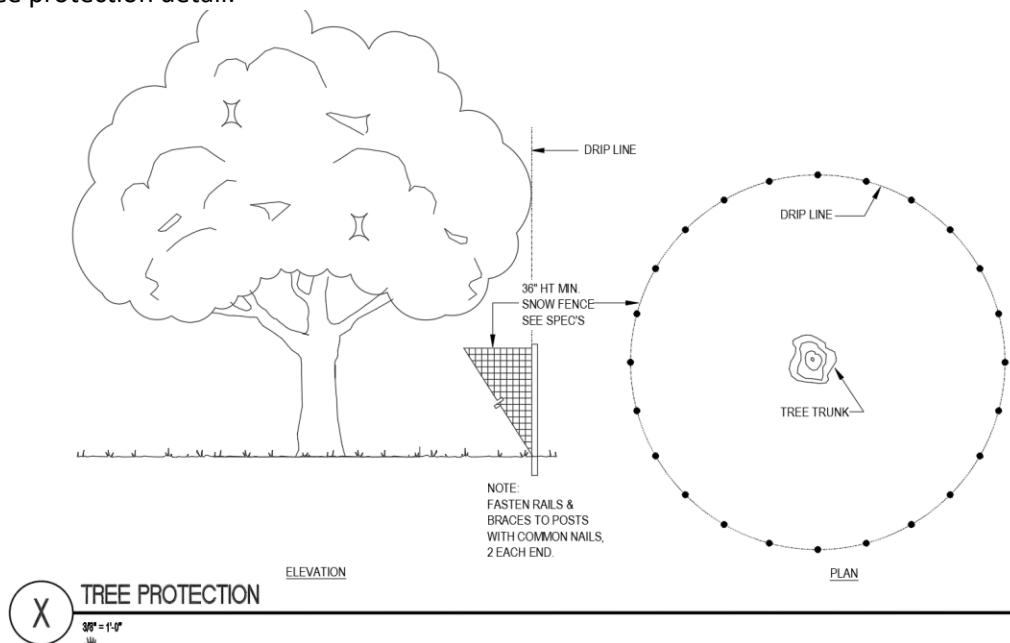
The Committee supports the concept of expanded parking, and feels that the reduction in width of the access driveway from 36 feet to 24 feet is appropriate. The Committee recommended that the sidewalk be relocated so that there is a 2-foot grass strip between the westerly edge of the parking lot and the sidewalk. The Committee noted that car bumpers would extend over the sidewalk, and there would be no space to plow snow. The applicant's presenter, Mr. Dean, suggested the use of curb stops, but the Committee felt those would be plowed out over time, and could be more costly since a portion of the 4.5' sidewalk has to be reconstructed regardless. Mr. Dean expressed concern regarding the cost of the recommended changes to the sidewalk and as well as the potential damage to the existing trees to the west. It was suggested that Mr. Dean confer with the owner and provide them with a cost comparison between curb stops and sidewalk relocation and see how they want to proceed.

September 22, 2022

Suzanne Simone
Glastonbury, CT

Subject: Response to Comments & Narrative

Additional tree protection detail:



Tree protection will be installed at the drip line of all mature shade trees and at the limits of grading prior to demolition and remain for the entirety of construction to prevent equipment from driving over root zone. Additionally limits of disturbance adjacent new concrete walks will be kept to a minimum, only disturbing areas necessary to install concrete form work. Where limited disturbance near the drip line of trees occur, roots will be cut with a spade and not heavy duty equipment.

Sincerely,



Ryan C Deane, PLA
Project Manager