

THE GLASTONBURY ARCHITECTURAL & SITE DESIGN REVIEW COMMITTEE SPECIAL MEETING MINUTES OF TUESDAY, NOVEMBER 1, 2022

The Glastonbury Architectural and Site Design Review Committee (ASDRC) with Jonathan E. Mullen, AICP, Planner, and Greg Foran, Tree Warden, in attendance held a Special Meeting at 5:30 P.M in the 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

Mr. Mark Branse, Secretary

Mr. David Flinchum

Ms. Amy Luzi

Commission Members Absent

Ms. Debra DeVries-Dalton, Vice Chairman

Mr. Jeff Kamm

Mr. Robert Shipman

Chairman Davis called the meeting to order at 5:32 P.M.

2. 2951 Main Street - Proposed architectural changes for Shops on Main Building 3 - Planned Business and Development Zone - Alter & Pearson, LLC - Shops on Main LLC, applicant

Chairman Davis stated that this building would have been designed differently if the committee had reviewed it years ago. Their task is to look at the proposed changes to the accepted design. Mr. Mullen explained that the Town Plan and Zoning Commission (TPZ) has requested that the Committee, when forwarding a recommendation use phrases such as “design recommendations” or “design guidance,” rather than attaching formal conditions. The exact language can be decided upon by the committee with discussion with Mr. Mullen.

Attorney Chris Smith of Alter & Pearson, LLC, represented the applicant on behalf of Attorney Hope who could not attend tonight’s meeting. The applicant requests a recommendation to the TPZ for a minor modification to a facade for a previously approved building at 2951 Main Street. Four buildings were initially approved, of which three were constructed. The proposal concerns Building 3, which has three prospective tenants.

Tom Scott of Scott/Griffin Architects added that there will be two tenants on either end of the building and a smaller tenant in the middle. Planters have been added along the facade. The hardscape elements on the grassy area will have benches to create a pedestrian area. There are also suggestions to enhance the landscaping on Building 2. Mr. Scott reiterated that this is a minor modification to an already-approved design concept.

Mr. Branse asked about the additional landscaping and planters on Building 2. Mr. Scott does not yet know what those will be, but their landscape architect will work on it. They are open to suggestions from this Committee. Mr. Smith added that they hope to incorporate the feedback received tonight for this committee's regular meeting on November 15th. The TPZ has a meeting right after that. Mr. Branse asked about the dimensions of the three planters on Building 3. Mr. Scott stated that they are 30 inches x 30 inches, and two feet tall. They would likely select an evergreen plant. Mr. Branse questioned whether a shrub could live in a planter of that size. Mr. Scott noted that annuals could be placed there, but they would be lost in the wintertime.

Mr. Davis remarked that while the committee may not have an appreciation for the architecture, they do appreciate the way that the developer has maintained properties in the past. He is confident that their landscape enhancements to the south side of the building will be satisfactory. He is comfortable with the dimensions of the planter. He also likes that the north side of Building 3 will provide opportunities for shade and employees to eat lunch outside. He would like the south side of Building 2 to match the north side of Building 3.

Mr. Flinchum agreed, adding that a functional open space should be created. He seeks a minimum of two separate but complementary patios, with four benches and a landscaping feature based on the seasons. Mr. Davis likes the idea of benches but having a permanent table with benches around it would better activate the space. Mr. Scott stated that their intent was to show that they are trying to engage these areas. Mr. Foran would like to see some trees. Ideally, a type of canopy. If that cannot fit, then a columnar tree. Ms. Luzi likes the idea of tables along with benches and would like to see what the benches would look like. She also supports the inclusion of shade trees.

David Taglianetti, Vice President of the Carpionato Group, is concerned that time is of the essence for approval of this architectural element. He does not want to rush through a design but if they return next week with a design that the committee is unhappy with, it will put them behind schedule for the delivery date on their lease agreements. He suggested working through the issues of pavers, tree types, and the size of planters, to acquire an approval of the architectural elevation.

Mr. Branse is concerned that the original approval had four distinct phases, each with a window element separated by a solid wall. What is shown here is glass as the central element with no solid at all. Architecturally, he feels this is much worse than what was approved. He would like to see less glass and more of what was in the original approval. Mr. Davis stated that there are areas in town where this architecture is appropriate, but it is just not appropriate for Main Street. He does not see a big difference between this elevation and the one that was presented at the time of approval. Mr. Scott stated that a lot of buildings in the center have glass. They were trying to maximize visibility and the connection between the tenants.

Ms. Luzi is concerned that the only thing distinguishing the central tenant is the color change. The central tenant looks much larger when that is not the case. She asked to pick one color and carry it across, instead of having two colors. Mr. Flinchum is confused as to why the left and right tenants have the same square footage but different signage sizes. However, if the sign code

allows it, then he is fine with it. He suggested moving the current sign location because of limited visibility at the intersection, which is dangerous. He recommended that the four radial spaces on the northern side of the intersection become a three-way stop sign. This would create an opportunity for green space and visible signage. Mr. Davis likes this suggestion.

Mr. Davis asked about the status of the parking, lighting, and traffic plans. Mr. Mullen stated that the final site plan approval was made in 2019. Parking and site layout are beyond the charge of this committee. The Committee agreed to vote on a formal recommendation at the next meeting. Mr. Mullen asked if the Committee is okay with a shorter review period for these changes because of the time constraints. Mr. Davis stated yes, that is fine.

3. Other Business *None*

With no further comments or questions, the Chairman adjourned the meeting at 6:47 P.M.

Respectfully Submitted,

Lilly Torosyan

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Recording Clerk