



STAFF REPORT

OFFICE OF COMMUNITY DEVELOPMENT

Application: 4316	Submission Date: September 22, 2022
Meeting Date: November 15, 2022	Date of Receipt: October 4, 2022
Agenda Item: Regular Meeting #3	Application Type: Section 12.9 Minor Change

Applicant: Shops on Main LLC

Owner: Shops on Main LLC

Proposal:
Modification to approved Façade for Building 3

Proposal Address:
2951 Main Street

Zone: Planned Business and Development Zone

Existing Land Use:
Retail Shopping Center

Prior Reviews/ Permits:

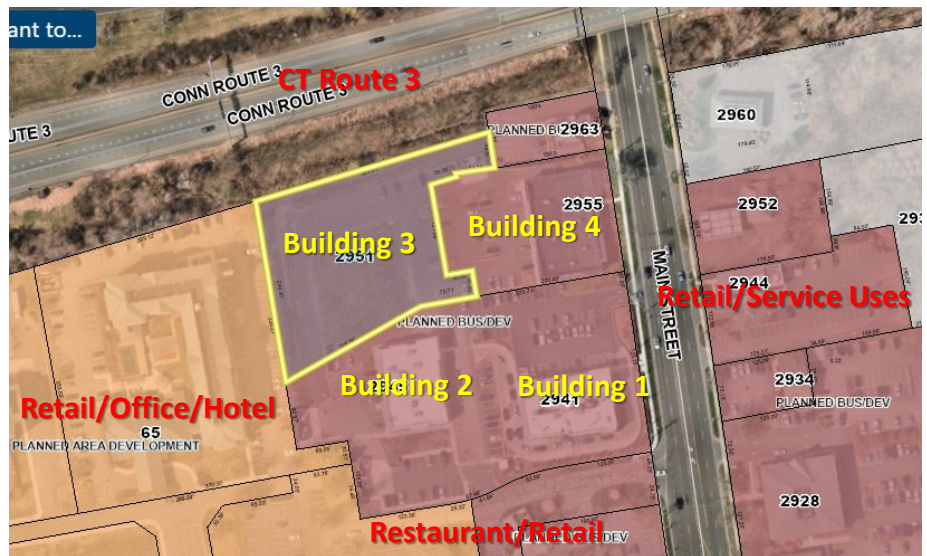
- Plans Review Subcommittee – 9/28/2022
- Architectural and Site Design Review Committee – 10/18/2022, 11/04/2022, 11/15/2022

Attached for Review:

- Site plans
- Minutes from previous meetings
- Draft motion

Executive Summary

- The proposal is to change the approved design of the east-facing façade for building 3 of the Shops on Main – 2951 Main Street.
- The change is needed to match the redesigned interior layout of the structure.



Site location, zoning and land uses

Site Description

The Shops on Main Plaza consists of 3 separate parcels 2941-2945, 2951 and 2955 Main Street. The site is 4.8 acres and located on the west side of Main Street, just south of CT Route 3. Access to the site is through a curb cut off Main Street at the northeast corner of 2941-2945 Main Street.

Four buildings are approved for the site. Buildings 1, 2 and 4 are complete and building 3 is under construction.

Proposal

To accommodate a new tenant, the applicant is proposing to redistribute the interior space of building 3. The applicant has redesigned the east-facing façade to match the redesigned building interior.

Planning and Zoning Analysis

The TPZ approved the Shops on Main plaza in 2017. Part of the approval was a uniform façade design for the buildings in the plaza. The Architectural and Site Design Review Committee initially reviewed the proposal at their October 18, 2022 meeting. They also had a special meeting on November 1, 2022 where they gave design recommendations for the façade and encouraged the applicant to incorporate enhanced landscape features into the site.

The ASDRC will review the proposal again on November 15, 2022.

TOWN PLAN AND
ZONING COMMISSION

SECTION 12 .9 MINOR CHANGE

APPLICANT/OWNER: SHOPS ON MAIN, LLC
1414 ATWOOD AVENUE
JOHNSTON, RI 02919

FOR: 2951 MAIN STREET

MOVED, that the Town Plan & Zoning Commission approve the application of Shops on Main, LLC for a Section 12.9 Minor Change for modifications to the approved façade design for building 3 – 2951 Main Street– Planned Business and Development Zone, in accordance with plans on file with the Office of Community Development; and as 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
NOVEMBER 15, 2022

ROBERT J. ZANLUNGO JR., CHAIRMAN

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 Carpianto 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

Lilly Torosyan
Recording Clerk

THE GLASTONBURY ARCHITECTURAL & SITE DESIGN REVIEW COMMITTEE REGULAR MEETING MINUTES OF TUESDAY, OCTOBER 18, 2022

The Glastonbury Architectural and Site Design Review Committee with Jonathan E. Mullen, AICP, Planner and Greg Foran, Tree Warden, in attendance held a Regular Meeting at 5:00 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

Ms. Debra DeVries-Dalton, Vice Chairman

Mr. Mark Branse, Secretary

Mr. David Flinchum {participated via Zoom video conferencing}

Ms. Amy Luzi {participated via Zoom video conferencing}

Mr. Jeff Kamm

Mr. Robert Shipman

Chairman Davis called the meeting to order at 5:04 P.M

4. 2951 MAIN STREET - Proposed exterior architectural changes for Shops on Main Building 3 - Planned Business and Development Zone - Alter & Pearson, LLC - Shops on Main LLC, applicant

Attorney Hope noted that the materials they submitted a few weeks ago involved facade changes to Building 3. The Plans Review Subcommittee has reviewed the parking calculations. The Subcommittee found the layout for the tenants to be a bit flat, so the architect has proposed changes.

Tom Scott from Scott/Griffin Architects explained the differences between the proposed plans and what was just handed out to the committee. The proposed plan has simplified the elevation which faces the parking entrance to the development. Because of the change in the number of tenants, they propose eliminating some of the architectural features on that side of the building. Originally, some modifications were made to accommodate the areas for signage and basic frontage for as many as four tenants. Now, there will be two anchor tenants and a small tenant in the middle. They have added back all the fabric awnings to the building. In general, the building is very similar to all the other buildings in the development.

While Mr. Davis understands that this complements the mix of buildings there, he does not see anything that tells him that this building is in Glastonbury, Connecticut. Ms. Hope noted that the architectural design of the Shops on Main project was influenced by the McDonald's redevelopment that had recently been approved. Mr. Davis pointed out that that context and baseline would not be appropriate today. Mr. Scott explained that the evolution goes back seven years. This project had a very different look initially which was rejected by the Town. Mr. Branse agreed with Mr. Davis. Ms. Dalton likes this evolution. The awnings bring it down to a more pedestrian scale. Mr. Scott agreed, stating that they have worked to bring back some of the elements to return the building to a pedestrian scale.

Mr. Flinchum remarked that the ASDRC's responsibility is to look for an identity that one has arrived at Glastonbury. This project is in the tail end of development. He does not find it appropriate to bring new exhibits into the meeting, especially for those following along on Zoom. The project should automatically be subject to a 30-day postponement. Ms. Luzi seconded, adding that there is no greenery in this project.

She asked to introduce planters or something along the walk which the tenants must maintain. Mr. Shipman agreed with Ms. Luzi. His first impression is to take out some parking spaces and turn them into green spaces. Ms. Hope stated that they hope to provide a full landscaping plan at the next meeting.

Mr. Davis would like to see this again, along with a site plan, a planting plan, and a signage plan. Mr. Kamm does not see how the elevations match the plan, in particular, on the south elevation. There is also a signage problem which he would like to see addressed. Mr. Scott pointed out that Shops at Main is doing well. This building is being constructed because people want to be there. Ms. Hope added that they hope to get two retail tenants into the space. Mr. Branse does not like what was provided to the committee, but he likes what was handed out. The void to solid ratio is off. Additional landscaping is necessary to soften the space which is essentially four little cubes, and any amendment to a special permit application automatically triggers a full site review.

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF SEPTEMBER 28, 2022 SPECIAL MEETING

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

Present: Subcommittee Members Robert Zanlungo, and Michael Botelho; Jonathan E. Mullen, AICP, Planner

2951 MAIN STREET - proposal for a change of use for Shops on Main Building 3 - Planned Business and Development Zone - Alter & Pearson, LLC - Shops on Main LLC, applicant

Attorney Hope stated that the proposal was for a Section 12.9 Minor change for the soon-to-be-constructed Building 3 at Shops on Main. The proposal was to rearrange the interior walls to provide more space for the end tenants. The proposal was also to change the approved use from restaurant to retail. Ms. Hope stated that relocating the interior walls would change the exterior architectural design of the building. She stated that the ASDRC will review this project on October 18, 2022. She then stated that the new use will require less parking than the approved restaurant. The Subcommittee had no issues with the proposal.
