

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, NOVEMBER 15, 2022**

The Glastonbury Town Plan and Zoning Commission with Jonathan E. Mullen, AICP, Planner, in attendance, held a Regular Meeting at 7:00 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.

ROLL CALL

Commission Members Present

Mr. Robert J. Zanolungo, Jr., Chairman
Ms. Sharon Purtill, Vice Chairman
Mr. Philip Markuszka
Mr. Corey Turner
Mr. Emilio Flores
Ms. Alice Sexton, Alternate {seated as voting member}

Commission Members Absent

Mr. Raymond Hassett
Ms. Laura Cahill, Alternate
Alternate Vacancy

Chairman Zanolungo called the meeting to order at 7:01 P.M. He seated Commissioner Sexton in the absence of Commissioner Hassett.

REGULAR MEETING

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items

Anne Bowman of 62 Morgan Drive, is an advocate for more affordable housing in Glastonbury. She supports the Town's acquisition of Nye Road to build affordable housing at this property in cooperation with the GHA and/or a private developer.

Bruce Bowman of 62 Morgan Drive, also supports the town purchase of the Nye Road property for affordable housing. This is an important step for Glastonbury to gain affordable housing.

Robert Dakers of 15 Trifiro Circle, also spoke in favor of the Nye Road purchase for affordable housing, which he feels will respond to the Town's ongoing housing issues.

Chairman Zanolungo read the written comment received:

David O'Connor of 1140 Main Street, supports the purchase of Nye Road for affordable housing development with ARPA funding. He likes that the project will help the Town move towards its obligation to provide more affordable housing. In the future, he prefers dispersing

affordable housing, not concentrating it in one area in town. Everyone will benefit from the increased diversity that this development will bring. He urged its support from the Council.

2. Acceptance of the Minutes of the November 1, 2022 Regular Meeting

Motion by: Commissioner Sexton

Seconded by: Commissioner Markuszka

Result: Minutes were accepted {5-1-0}, with one abstention from Commissioner Purtill who decided not to vote as she was not present at the meeting.

3. Application of SHOPS ON MAIN LLC for a Section 12.9 Minor Change for architectural changes at Building 3 – 2951 Main Street – Planned Business & Development Zone

Attorney Hope of Alter & Pearson, LLC represented the applicant who seeks a Section 12.9 Minor Change for Building 3 of the Shops on Main. This development is located on the west side of Main Street and consists of four buildings. Building 3 is currently under construction. When it was originally approved in 2019, there were still three tenant spaces, but with restaurant space in the north and two smaller spaces in the south. The applicant is proposing to change the interior configuration and the demising walls, which will cause minor architectural changes to the exterior of the building.

The applicant has been before the Architectural & Site Design Review Committee (ASDRC) three times. This evening, they received a positive recommendation, but the committee requested a few changes: to pull the red feature all the way to the base to break up the wall of windows; to remove the signage on the south side of the building; and to make a very slight change in color. They have agreed to all changes. The ASDRC strongly encouraged them to enhance the plans, as they did not like the architecture that was approved for the site. The charge they gave was to create a sense of place, to let people know that they are in Glastonbury when on the site.

Ms. Hope explained that they propose creating two public spaces in both areas with patios made of permeable pavers. There will be an addition of trees, shrubs, and benches. The patio tables will have umbrellas; these would not be assigned to any particular tenant. They have incorporated those requests into the plan.

Mr. Mullen read the motion which was unanimously approved by the ASDRC tonight:

The ASDRC forwards a favorable recommendation for the said plans, with the following recommended design guidance:

1. *Widen the pilasters in line with the demising walls of the center space extending the feature color to the ground in accordance with the attached sketch.*
2. *Strongly encourage replacement of the three radial parking spaces with green space at the center island.*
3. *Remove the flood lights from Building 1.*
4. *Avoid tenant-associated colors for the public space umbrellas.*

5. *Change the paperbark maples to fern leaf maples.*

As a note, the Committee appreciates and recognizes the applicant's efforts to enhance the site landscape features and public amenities and is in full support of the project.

Ms. Hope noted that there have been some changes in use from the original approval. The ASDRC made a comment about the three radial spaces. When the project was first approved, they did it in two phases. The first lot was L-shaped because in front was a group home. The ASDRC is concerned about the traffic flow and has asked that the applicant remove their 14 excess parking spaces to create more green space. However, the applicant is reluctant to do so because those spaces might be needed in the future. If one of the tenant spaces is changed to a restaurant, then that excess becomes wiped out. Attorney Hope will return before the Commission in December to discuss the changes of use to confirm the parking counts. Mr. Mullen added that the ASDRC understood that asking to remove parking spaces for the purpose of improving circulation is beyond their purview, but they did it for aesthetic reasons. He would like the Town Engineer's input on this before acting.

Ms. Hope will return with another application for the changes of use. Within that, she will incorporate the radial parking spaces, as well as the two parking spaces that were lost when a transformer was put in. The ASDRC liked what the applicant brought before them tonight and favorably recommended it all. Thus, there are two components under consideration tonight: the architectural piece and the landscaping piece.

Vice Chairman Purtill asked if the public space on Building 2 will be hardscape or grass. Ms. Hope stated that they are permeable pavers. Lawn will still anchor the sides, so it will not all be hardscape. The whole patio will be surrounded by shrubs and trees. Commissioner Sexton asked about the total number of tables. Ms. Hope stated that there are four tables with four chairs each. She noted that the ASDRC discussed whether those chairs counted against their parking requirement. They do not believe that they should because the chairs are not tied to a specific tenant with a specific use. They are public spaces, and the landlord will maintain everything. Ms. Sexton asked about maintenance on windy days. Mr. Taglianetti, representative of the Carpionato Group, stated that while Carpionato does not have dedicated staff on the site daily, they can put together a plan to help manage that.

Mrs. Purtill stated that none of the restaurants will be serving people at these seats, so they should ensure that there are no logos on the umbrellas. Ms. Hope explained that, after some back and forth, the ASDRC agreed to have multiple colors but none matching any of the tenants to avoid feeling like an extension of their signage. Mr. Markuszka asked about bicycle racks. Ms. Hope believes there is one by Chick-fil-A, but the applicant is open to putting more on-site. Chairman Zanolungo would like the site to be managed. He does not want to see garbage that has not been emptied. He trusts that the applicant will be on top of that. Mr. Taglianetti remarked that it is a well-maintained site.

Attorney Hope concluded by stating that she will be back in December to confirm the changes of use and the final parking count.

Motion by: Secretary Turner

Seconded by: Vice Chairman Purtill

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, landscape improvements, and public amenities – 2951 Main Street– Planned Business and Development Zone, in accordance with plans on file with the Office of Community Development with the following conditions:

1. Umbrellas shall have no logos or lettering.
2. The addition of public amenity seating shall be public and not associated with any particular use or tenant.
3. Install an additional bicycle rack to add to the public amenities on site.
4. 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.

Result: Motion passed unanimously {6-0-0}.

4. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding the purchase of 10.86± acres at 50-55 Nye Road for potential use as an affordable housing development with demolition of 55 Nye Road building and municipal/educational uses at the 50 Nye Road building

Mr. Mullen explained that the Council is considering the purchase of 10.86± acres at 50-55 Nye Road. The site is located immediately west of the Gateway site and provides access to the 9+ acres of town-owned land that is now landlocked. There is potential for use of 50 Nye Road for educational purposes. The Commission's role is to review the pending proposal and review the its consistency with the Town's Plan of Conservation and Development (POCD). Mr. Mullen reviewed several ways in which it is consistent with the POCD, such as considering a variety of housing types and promoting affordable housing as a component of all new residential developments in the Town Center.

Mrs. Purtill asked if there are office buildings at both 50 and 55 Nye Road to which Mr. Mullen replied yes. Mr. Markuszka asked why one of the buildings must be taken down. Mr. Mullen stated that one building would be kept for educational purposes and the other would be taken down to develop multi-family affordable housing. Mr. Markuszka asked about the cost. Mr. Mullen responded he did not know. Mrs. Purtill stated that in general, Nye Road is a quiet road which would serve as a good location for affordable housing and is ideal to connect with the town-owned property. Mr. Mullen added that there is a conservation easement on-site and the land to the north and east is mostly within flood zone. Ms. Sexton asked if this is in the planned employment zone. Mr. Mullen replied that a variety of options are available to create affordable housing, including changing the zone.

Motion by: Secretary Turner

Seconded by: Commissioner Sexton

RESOLVED, that the Town Plan & Zoning Commission forwards a favorable recommendation pursuant to Section 8-24 of the Connecticut General Statutes regarding the following: the purchase of 50-55 Nye Road, totaling 10.86± acres. This action is pursuant to Section 8-24 of the Connecticut General Statutes, as the purchase of this parcel is consistent with the policies of the Town of Glastonbury Plan of Conservation and Development.

Result: Motion passed unanimously {6-0-0}.

5. CONSENT CALENDAR

- a. Scheduling of Public Hearings for the Regular Meeting of December 13, 2022: **to be determined**

6. Chairman's Report

Chairman Zanolungo encouraged all to attend a workshop tomorrow evening at the Riverfront Community Center regarding development of regulations and design guidelines for the town village overlay district.

7. Report from Community Development Staff - *None*

Motion by: Commissioner Sexton

Seconded by: Commissioner Turner

MOVED, that the Glastonbury Town Plan and Zoning Commission adjourns their regular meeting of November 15, 2022 at 7:50 P.M.

Result: Motion was passed unanimously {6-0-0}.

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk