

THE GLASTONBURY ARCHITECTURAL & SITE DESIGN REVIEW COMMITTEE REGULAR MEETING MINUTES OF TUESDAY, JANUARY 17, 2023

The Glastonbury Architectural and Site Design Review Committee with Shelley Caltagirone, Director of Planning and Land Use Services, and Greg Foran, Parks Superintendent, 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. David Flinchum
Mr. Jeff Kamm
Mr. Robert Shipman
Ms. Amy Luzi

Commission Members Absent

Mr. Mark Branse, Secretary

Chairman Davis called the meeting to order at 5:02 P.M. He welcomed Ms. Caltagirone to the Town.

2. 340 HUBBARD STREET – proposal for demolition of existing building and shed and construction of new, 2,100 square foot animal shelter – Reserved Land – Will Walter, PE for Alfred Benesch & Company – Dave Sacchitella for the Town of Glastonbury

Dave Sacchitella, Building Superintendent for the Town, stated that the current facility was built in the 1960s; the proposed new construction will be in the same location. This will be a net-zero project, producing its own energy, with solar panels on the roof. Bryce Sens, project architect, explained that the roof is single pitched, with asphalt shingles. The clerestory windows will receive natural light. He noted that the design is utilitarian in nature, so the materials were chosen for functionality. Mr. Flinchum had a hard time finding the site. For future reference, he asked to label the area on the plans with a dot. He also found a typo on the elevation labeled southern, which should read ‘northern’ instead.

Mr. Davis applauds the proposal for being net-zero, but there is an opportunity to soften the utilitarian building with some park-like structural elements. Ms. Luzi asked for a few windows to be placed lower, to break up the face a bit. She also would like the site to be lighter in color. Mr. Sens stated that they will bring in block samples of various colors. Bob Roach, project architect, noted that there will be a fence enclosure along the front of the site. Due to a concern about acoustics, they tried to limit the amount of glazing, but they will try to get some more natural light in. Mr. Kamm does not care for the building color and would also like to see something

lighter and more reminiscent of a park building. He questioned the sidewalk and shrub planting, which go to the south side. It mistakenly led him to believe that he was heading north.

Mr. Shipman stated that the location of where the plant material might be is not clear. There is also no plant list. Mr. Sens clarified that they are developing the species list. Mr. Kamm asked about sliding the parking to the east. This way, the sidewalk could angle towards the main door, which would give a better visual tool of where one is going. Ms. Dalton added that a larger tree could be added as well. Mr. Sens stated that they will look into it. Mr. Davis commented that their goal should be that when other towns decide to build their dog shelters, they will look to Glastonbury's for reference.

3. 2577 MAIN STREET – proposal of the Saints Isidore and Maria Parish Corporation (aka Saint Paul's Church) for a Section 12 Special Permit with Design Review concerning an expansion of its parking lot and a building addition at 2577 & Assessor's Lot W-38A Main Street – Town Center Zone – Megson, Heagle & Friend, C.E. & L.S., LLC – Davison Environmental, consultants – Alter & Pearson, LLC

Attorney Meghan Hope of Alter & Pearson, LLC stated that this is their fourth ASDRC meeting. The proposal is to construct an addition to the rear of St. Paul's Church and two parking lot expansions. A big goal of this project has been the need to add additional parking to the site. While maintaining all the existing entrances, they have reconfigured the front parking area and added additional parking in the back. The entire parking area has been restriped and shade trees have been added. They have also added landscape islands and treated the stormwater.

She then reviewed the landscape plan, which includes enhancements to the Mary statue in the front portion. On the south side of the building, they have rotated the Ten Commandments monument and put it between the windows on the wall. Per the Wetlands Commission, they have also updated the plant list to include more native species. Tom Graceffa, the landscape architect, added that site plantings are now 62% native plants. The plant material in the front is spruce, which will help screen some of the parking from the street and almost makes the driveway vanish without hurting the turning lanes.

Mr. Davis worries that the trees on the north side will not shade anything. He asked if they can be moved further south and swapped out with parking spaces on the north side. Mark Friend, project engineer, suggested bringing them one-third of the way down. Ms. Hope expressed concern about increasing the parking waiver. At their TPZ meeting, they requested the maximum waiver of 30%. They have since brought that down to 10%, which the TPZ was more comfortable with. Mr. Shipman stated that the applicant has tried to make joint use parking with Eric Town Square, which is commendable. Mr. Davis asked the architect to re-center the location of the Ten Commandments monument. Mr. Kamm asked where the trash collection will be. Ms. Hope replied the trash cans are in a vinyl fence enclosure. Trash will be placed in rollout bins.

Mr. Davis asked if the striped area is for snow removal. Mr. Friend suggested placing the snow storage where the dumpster is. Mr. Kamm asked why there is no tree on the southwest side of the

parking lot. Mr. Friend stated that one could be planted on that island. Ms. Dalton suggested switching out the Tufted Hair Grass because it is not very drought-tolerant. She asked to replace it with some of the other grasses located there. Mr. Kamm asked if there could be some mixtures in the parking lot to complement the October Glories. Ms. Hope stated that the Wetlands Commission really liked that species. Mr. Davis stated that their goal is not to switch them out but to provide some variety.

Ernest Nepomuceno of Tecton Architects, stated that no major changes have been made to the site architecture since the last meeting. They felt that the rotunda needed some verticality, so they created a parapet, in anticipation that there may be a rooftop unit there. He hopes to keep it radial, with a champagne color, like the current wall. Mr. Davis stated that if it ends up being faceted, that would be equally appropriate. Mr. Nepomuceno stated that the bay windows represent what is behind, which would be the banquet hall for functions. Down below are offices and multi-purpose group rooms. The same roof pitch is maintained. They have tried to maintain a mathematical dimensioning of windows and bays. They are also matching the brick and creating a new eave line which is deeper, with the addition of the hip roof. There is an existing stair that they have clad with stone.

Ms. Luzi likes the NW corner of the proposed addition where it turns the corner and has the two projecting window bays. She asked to look at rotating the storage room which is taking a prominent corner of the assembly hall into a corridor inside. Mr. Davis stated that to have windows on two sides would be operationally very difficult for a banquet hall. Mr. Nepomuceno finds the comment valid because it makes sense to repeat the symmetry and let it wrap. It was really the function of the storage that the parish was looking for, but they can look to see if there is another way to achieve that.

Ms. Dalton stated that her eye constantly bounces between the stone wall and the brick rotunda. She asked to make the wall mostly brick, with stone just on the bottom. Mr. Kamm agreed that less is more. Mr. Nepomuceno explained that they first started with a stone base and changed it to brick. It is a little unbalanced on that side, so he sees their point. Ms. Luzi and Mr. Davis are not bothered by it. Mr. Davis likes that the architect has taken three different buildings, each with different functions, and created a successful campus-like appearance. The re-interpretation of the vertical windows on the side of the church is nicely done. He noted that Mr. Branse was concerned about why the architect did not have the new building copy the existing one. Mr. Davis believes that there are valid reasons as to why the architect chose not to do that.

Mr. Kamm stated that the photometric study conducted by the vendor is not very valuable because it does not reflect the site. Mr. Friend explained that the lighting consultant was brought in only for the areas that need changing. The entrance is not being changed, and they are not touching the front. Mr. Kamm noted that there are lights, though, on the back and on the side entrances. In the other areas, the existing lighting either must go away or become part of the calculation of the photometric study. He also noted that lighting must be at a variable level. The recommendation is 0.75 to 3. In some areas, it is 4. His preference would be for 1. Nothing should be over 3000 kelvins.

Ms. Hope explained that Mr. Friend had cross-hatched areas to extend the pedestrian crosswalks further into the parking area. While they did not include that into the plan, if the Commission so chooses, they could make it a design recommendation. Mr. Flinchum clarified that that was not his idea. What he had said was to incorporate the crosswalk into the islands so that it makes sense. It makes sense to use islands to frame people and frame buildings.

Motion by: Mr. Davis

Seconded by: Mr. Kamm

The Glastonbury Architectural and Site Design Review Committee forwards a favorable recommendation to the Town Plan and Zoning Commission for the said plans, with the following recommended design guidelines:

1. Slide down the four trees on the north to get more shading on the parking lot.
2. Add a peninsula to the entrance area and put a tree in it.
3. Change the pachysandra by the main entrance.
4. Mr. Friend will survey where the windows are to ensure that the Ten Commandments monument is in the middle and more balanced. Plants will layer in there.
5. Change out the Karl Foerster for low juniper.
6. Put a tree at the island on the southwest side of the parking lot.
7. Change out the Tufted Hair Grass.
8. Consider switching the stone for brick on the wall and on the stairs.
9. Conduct a survey of the existing building mounted lights that are to remain or incorporate new building mounted lights into the photo survey.
10. Look to reduce hot spots, with nothing under three-foot candles. Try to get them down to one. Nothing over 3000 kelvin temperature.

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

4. **Discussion regarding special meeting for Main Street/Hebron Avenue project** *Tabled*
5. **Acceptance of 2023 Meeting Calendar** *Tabled*
6. **Other Business** *None*

With no further comments or questions, the Chairman adjourned the meeting at 6:55 P.M.

Respectfully Submitted,

Lilly Torosyan
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Recording Clerk