

TO: Conservation Commission

FROM: Alter & Pearson, LLC

DATE: November 23, 2022

RE: Project Narrative – Proposed Multifamily Development at 51 Kreiger Lane  
(Planned Commerce Zone and Groundwater Protection Zone 1)

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VESSEL RE HOLDINGS, LLC (“Applicant”) submitted a Site Plan Application to the Town Plan and Zoning Commission to develop a new multi-family development at 51 Kreiger Lane. The proposed development will consist of 48 (1-bedroom) rental apartments within on building, and will qualify as a “set-aside” development pursuant to Connecticut General Statutes §8-30g.

Vessel Technologies, Inc. was founded in 2017, with the goal of addressing the housing affordability crisis. At its inception, Vessel spent three years fully developing an innovative housing product, that would provide affordable housing by creating an exceptional standardized design with modern and elegant aesthetics, that also utilizes a modular building technique to streamline the building process. The modular building technique allows the building to be built in parts off-site and assembled in-place permitting the building to be constructed within a matter of months. The design integrates modern technology and sustainable design with the goal of passing savings on to the residents. Each Vessel property is operated by a Caretaker, who will be a local resident trained by Vessel and empowered to have a career within his/her community, while also providing an economic opportunity for the Caretaker.

The currently vacant Site is 40,425± s.f. (0.93± acres) and located on the northerly side of Kreiger Lane, approximately 550± feet east of the intersection of Kreiger Lane and Oak Street (the “Site”). The Site is in the Planned Commerce Zone and Groundwater Protection Zone 1, and there are no flood zones or wetlands located on the Site. The Site is surrounded by commercial buildings to the west, south and east and a 4-family multi-family residential use to the north. Flanagan Drive is located southeast of the Site, and is the second point of entry to the Tannery, a mixed-use development consisting of 250 market-rate apartments and a 7,500 s.f. restaurant. The Site is in very close proximity to residential services and amenities, including a grocery store (0.3 miles), bank (0.1 miles), pharmacy (0.4 miles) and bus stops on Oak Street/Kreiger Lane (0.1 miles).

The Applicant is proposing to construct a 4-story multifamily apartment building consisting of 48, 1-bedroom rental units, in the southeast corner of the Site. One curb cut is proposed on Kreiger Lane, at the westerly street frontage. A total of 55 parking spaces are proposed and located to the side and rear of the building. The dumpster is in the rear parking area and is enclosed with a 6-foot vinyl fence.

The site is serviced by public water and sanitary sewer. While no sidewalks currently exist on Kreiger Lane, the Applicant is proposing to construct a public sidewalk across the frontage of the property. The closest sidewalk is on the westerly side of Oak Street, at the intersection with Kreiger Lane.

A detailed landscape plan is included in the submitted plan set (*See last sheet of Plan Set*). The proposed parking lot lights have a mounting height of 15 feet and are dark sky compliant solar

fixtures (*See Sheet 7 of Plan Set and attached Cut Sheet*). A Stormwater Management Report dated October 31, 2022, is submitted with this Application.

The main entry to the building is located at its southwest corner. The southwest portion of the building is open to the elements with architectural fabric and/or perforated screen and the exterior building material is a high-pressure laminate panel. A roof mounted solar array will cover the roof of the building. The building will be “net-zero” meaning that the building will consume as much energy as it produces, and the savings will be passed on to the residents. A one-story mechanical room is located on the northwest corner of the building, the VRF mechanical units will sit on the roof of the mechanical room.

In accordance with C.G.S. §8-30g, thirty percent (30%) or fifteen (15) of the residential rental units will be rent-restricted for forty years. The plan is consistent with the Town of Glastonbury 2018-2028 Plan of Conservation & Development, in the following ways:

1. Provide affordable housing for individuals and families and senior housing / housing for the disabled, to include rental and owner occupied units. *Page 21 – Town Wide Policies, 2. Housing, b.*
2. Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity. When feasible, apply these techniques to improve existing conditions and incorporate a Town-wide inspection, maintenance and improvement program. *Page 23 – Town Wide Policies, 5. Stormwater Management, a.*
3. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites. *Page 23 – Town Wide Policies, 6. Commercial Development, a.*
4. Support and encourage the construction of energy efficient “green buildings”. *Page 49 – Planning Area 6, Land Use and Development, 7.*
5. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites. *Page 49 – Planning Area 6, Land Use and Development, 8.*

## PROJECT NAME

Type \_\_\_\_\_  
Date \_\_\_\_\_

## SPECIFICATIONS



<b>Source</b>	LED
<b>CCT</b>	4000K standard
<b>Efficiency</b>	200lm/W
<b>Power</b>	Max 100W
<b>L80 Life</b>	> 75,000 hours
<b>Location</b>	Listed IP67
<b>Solar Module Performance</b>	Monocrystalline silicon cells, processed by Photinus 4 solar modules x 150 Wp*, modules also charge in cloudy conditions
<b>Battery</b>	LiFeP04 / 474 Wh (12.8 V 37Ah)
<b>Operating Temperature</b>	-20°C to +60°C
<b>Battery Life</b>	Up to 10 years
<b>Protection Class</b>	IPX8
<b>Material</b>	Steel pole and aluminum parts
<b>Finish</b>	Galvanized and powder coat
<b>Weight</b>	242.5 lb. [110kg]
<b>Wind Load</b>	68.3 mph, 90 mph**
<b>Salt Spray Test</b>	ISO 9227:2012
<b>Warranty</b>	3 Years

\*Wp = Watt Peak: maximum power supplied in standard conditions  
\*\* Other wind loads available upon request

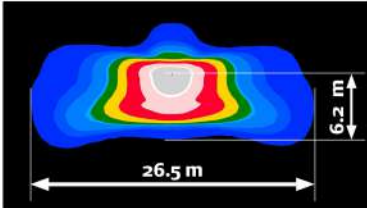
## ORDER CODE

Model	Modules	Head	C.C.T.	Optic	Time Management	Height	Wind Load	Mounting	Finish	Options
<b>MERKUR</b>	<b>150 =</b> 4 Solar Modules  <b>150PLUS =</b> 4 Solar Modules (2 South, 1East, 1West)  <b>300 =</b> 8 Solar Modules	<b>S =</b> Single  <b>D =</b> Dual	<b>40 =</b> Standard 4000K  <b>20 =</b> 2000K  <b>30 =</b> 3000K  <b>50 =</b> 5000K  <b>AB =</b> Amber	<b>ME PLACE</b>  <b>T2</b>  <b>T2-B</b>  <b>T2-L</b>  <b>T3</b>  <b>T3-B</b>  <b>T3-L</b>  <b>T4-B</b>  <b>DWC</b>  <b>SCL</b>  <b>DWCSCSCL</b>  <b>FW</b>  <b>VM</b>  <b>PX</b>	<b>V5 =</b> Standard Setting  <b>V3 =</b> Continuous lighting 100%  <b>V4 =</b> Night-time reduction to 40%  <b>V6 =</b> Night-time reduction to 0%  ◉ other time management options upon request. consult factory	<b>HS =</b> Standard Height  <b>HC =</b> Custom*  *specify desired height. consult factory	<b>W68 =</b> Standard 68.3 mph  <b>W90 =</b> 90 mph  <b>WC =</b> Custom*  *specify desired wind load. consult factory	<b>PF =</b> Pipe Foundation  <b>ABO =</b> Anchor Base with Opening**  <b>ABC =</b> Anchor Base Closed**  **ABO/ABC surface mount available upon request. consult factory	<b>D =</b> Dark	<b>[blank] =</b> None  <b>PIR =</b> PIR Sensor

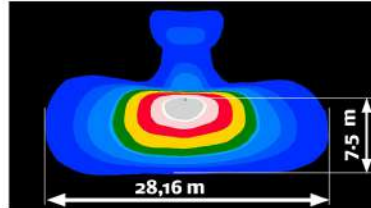
Example order code: **MERKUR - 300 - S - 40 -DWCSCSCL - V5 - HS - W90 - PF - D**

**PHOTOMETRICS**

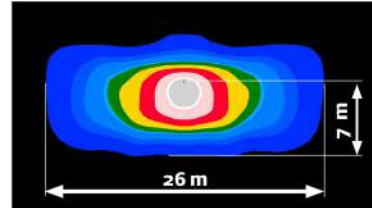
**ME PLACE**



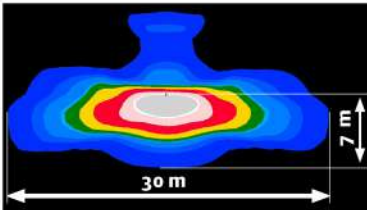
**T3**



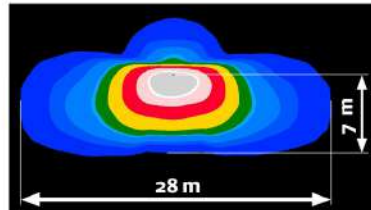
**DWC**



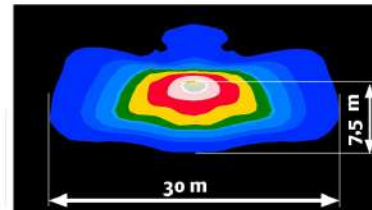
**T2**



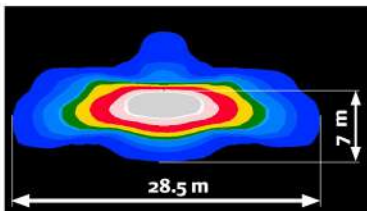
**T3-B**



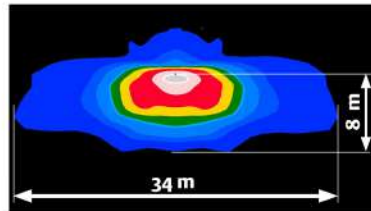
**SCL**



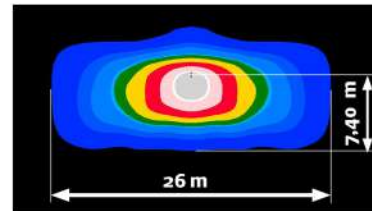
**T2-B**



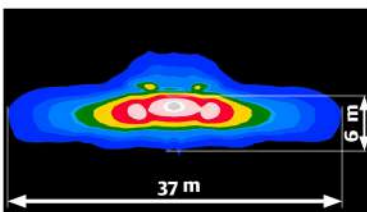
**T3-L**



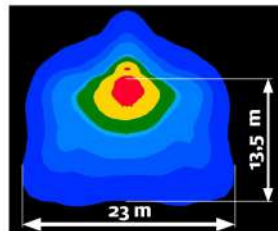
**DWCSCS**



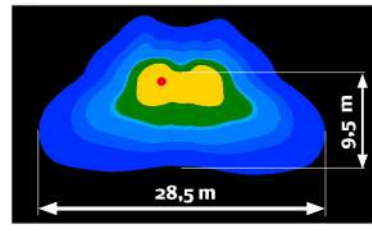
**T2-L**



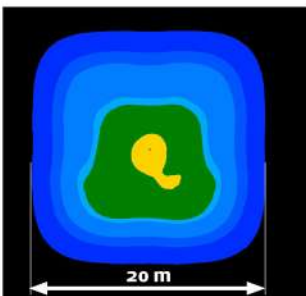
**T4-B**



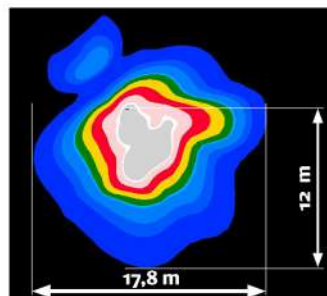
**FW**



**VM**



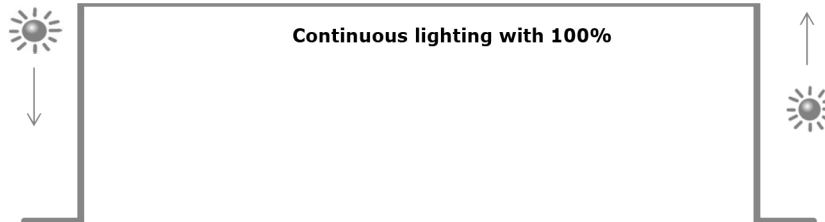
**PX**



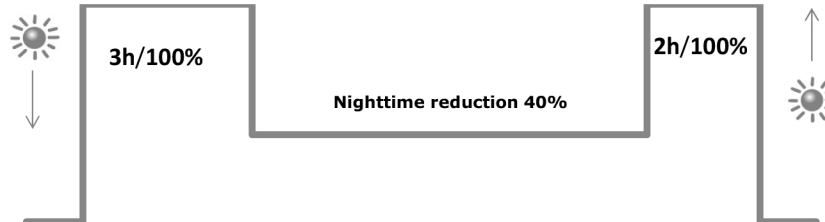
**ENERGY AND TIME MANAGEMENT**

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**V3**

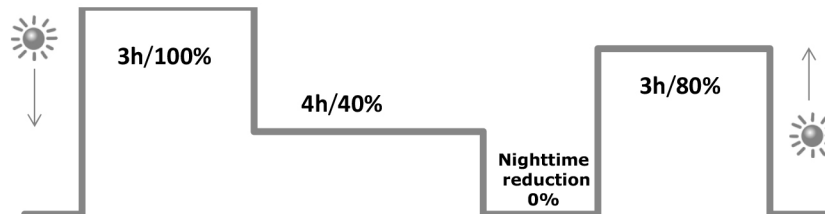


**V4**



**V5**

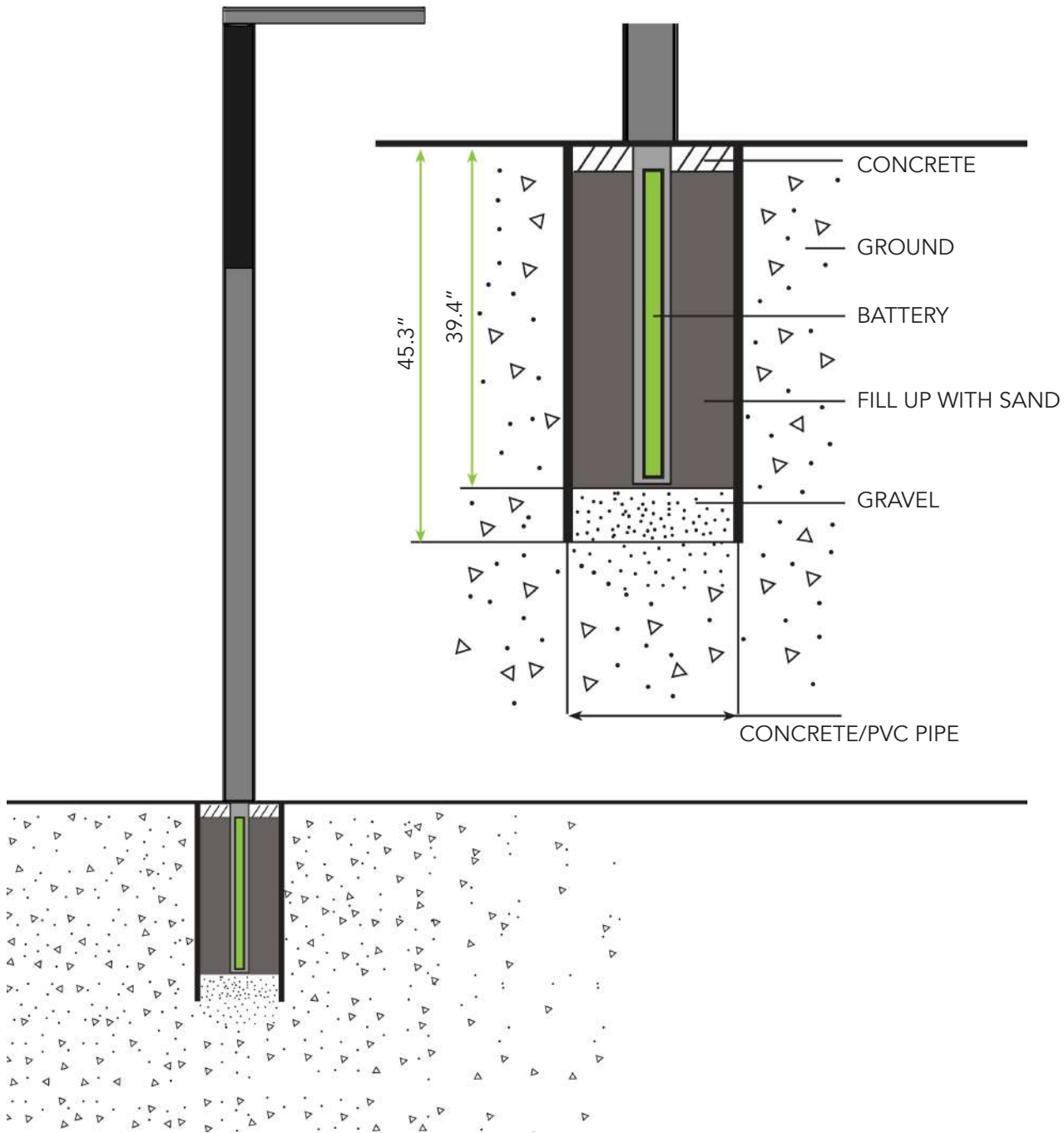
**Standard**  
factory setting



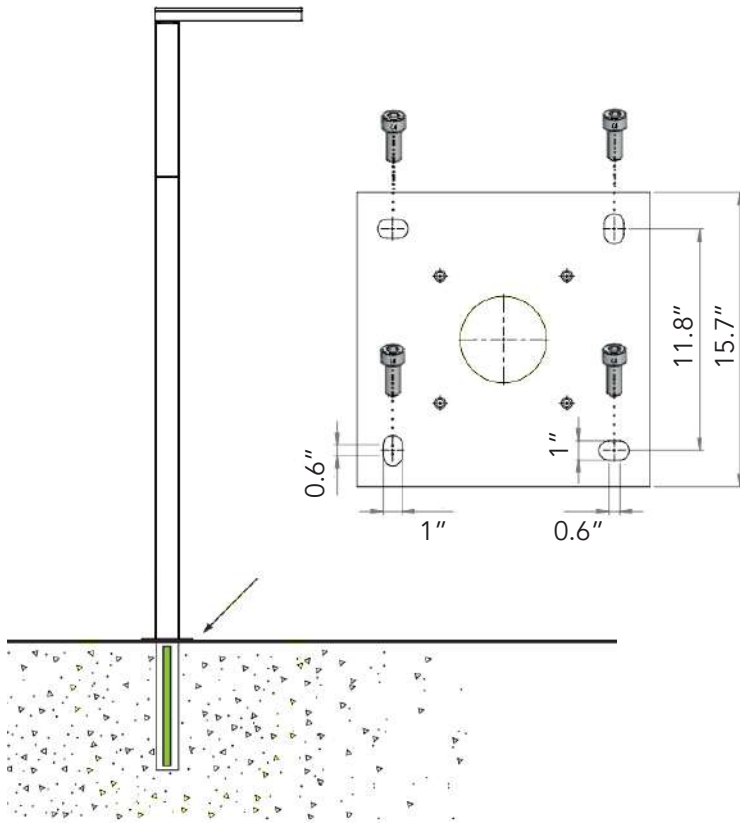
**V6**



**MOUNTING OPTION 1 — PIPE FOUNDATION — PF**

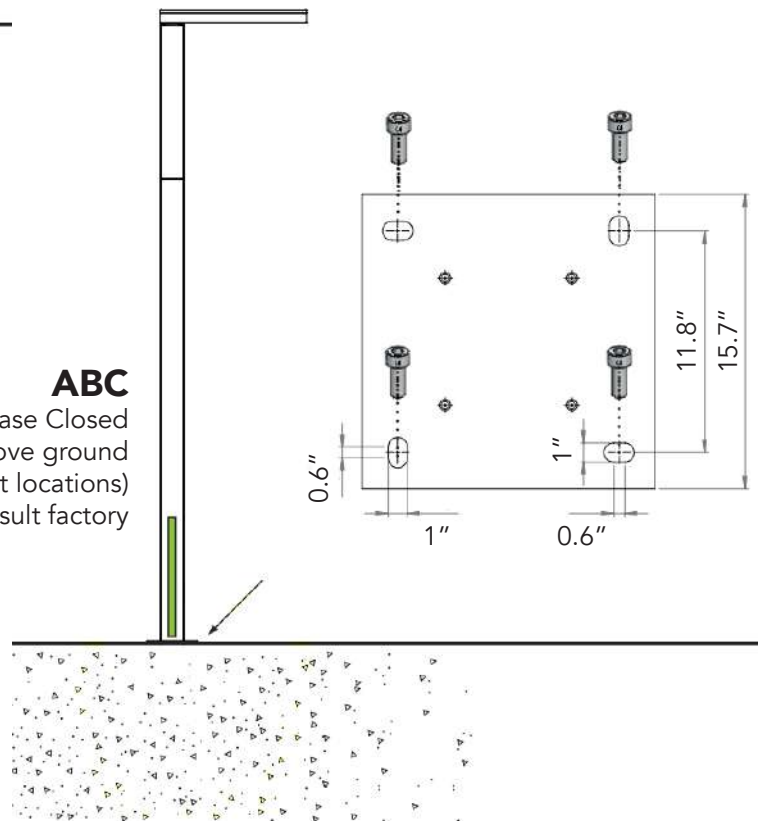


**MOUNTING OPTION 2 — ANCHOR BASE**



**ABO**  
Anchor Base with Opening  
Battery placed underground  
\*Consult factory

**ABC**  
Anchor Base Closed  
Battery placed above ground  
(not viable for very cold or very hot locations)  
\*Consult factory



## FINISH

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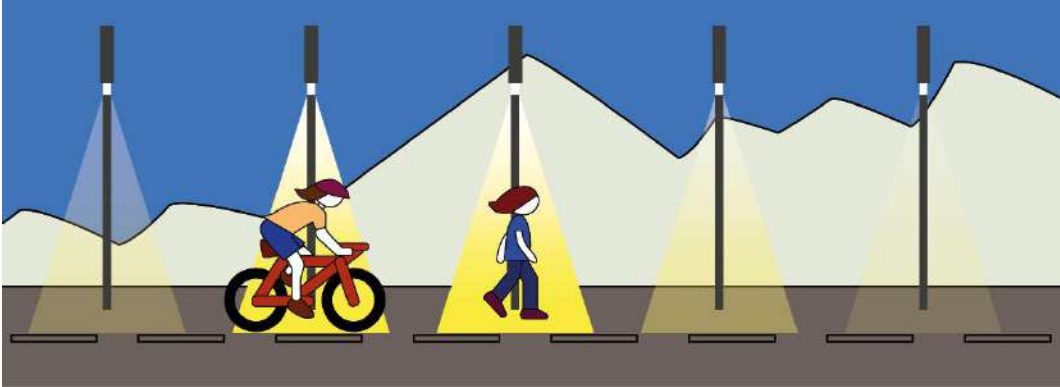
**D**  
Sparkling Iron Effect Dark  
Tiger 29/70787  
Powder Coat

## OPTIONS

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### PIR

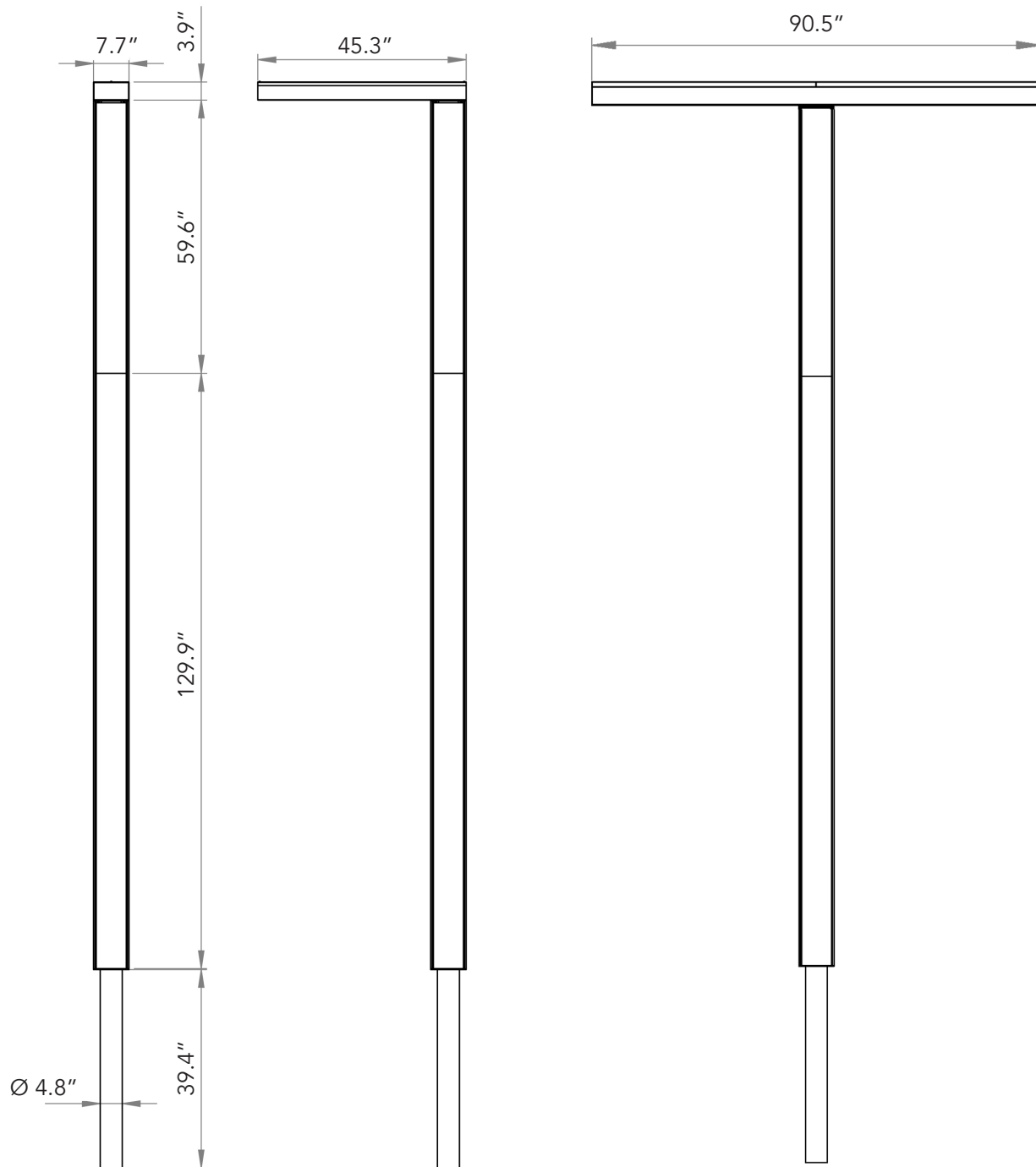
Each luminaire can be fitted with a PIR-sensor, a controller and an antenna. To control the luminaire in real time, only one luminaire has a GPS-controller as well as a GPS-antenna. This enables the luminaires to communicate among each other and control the demand responsive light in real time.





**DIMENSIONS — MERKUR 150**

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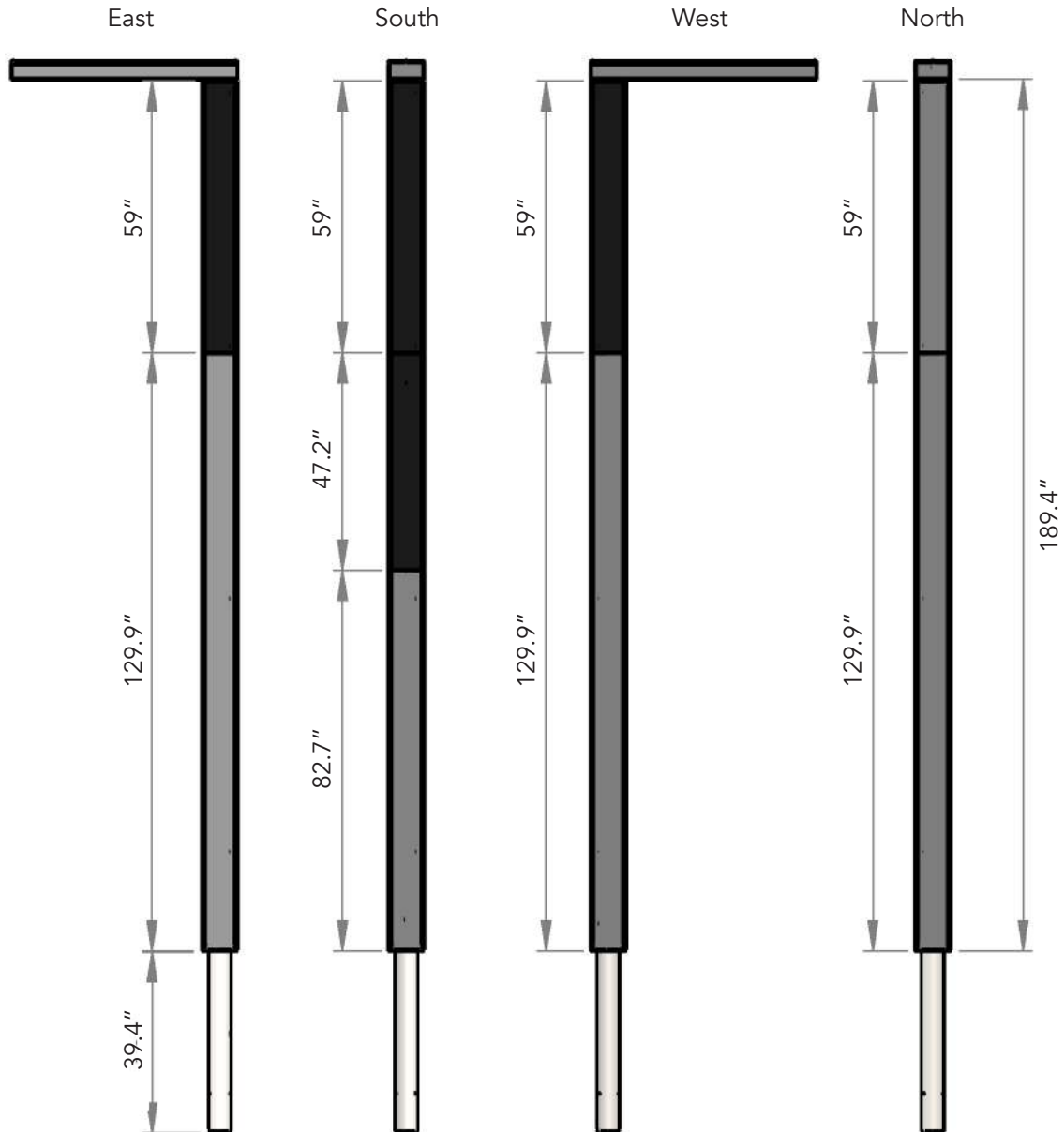


**S**  
Single Head

**D**  
Dual Head

**DIMENSIONS — MERKUR 150 PLUS**

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**DIMENSIONS — MERKUR 300**

