

## **THE GLASTONBURY ARCHITECTURAL & SITE DESIGN REVIEW COMMITTEE SPECIAL MEETING MINUTES OF TUESDAY, FEBRUARY 21, 2023**

The Glastonbury Architectural and Site Design Review Committee and Shelley Caltagirone, Director of Planning and Land Use Services, in attendance, held a Special Meeting at 5:00 P.M in Meeting Room A 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  
Mr. Jeff Kamm

#### **Commission Members Absent**

Mr. Robert Shipman  
Ms. Amy Luzi

Chairman Davis called the meeting to order at 5:00 P.M.

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- 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, explained that the animal control shelter is located on the high school property. The new facility will handle modern-day needs through various functional improvements. The project satisfies sanitation issues and increases security and accessibility. There is the possibility that this will become an effectively net-zero building.

Bryce Sens, project architect, explained that the site is very narrow and close to a residential area and high school facilities. There are also wetlands on the southern portion of the site. The Conservation Committee has approved their plans. Every plant on the site is now native. He noted that the original suggestion to slide the parking to the east has been changed. Instead, they have added other features to enhance the main entrance. The floor plan has not changed since the ASDRC's last meeting. The upper portion of the building is now made of prefinished siding, which will create a nicer aesthetic and reduce the massing of the building. They have also added wood siding to add a residential look. The signage has been relocated to further define the main entry to the building. They have also changed the material of the front door to aluminum.

Mr. Davis likes the proposal but thinks that the horizontal aspect would be further enhanced if the split face block on the bottom were a darker color. Mr. Kamm stated that there is a row of

trees along the wetlands in the back. He asked how they would get solar panels there. Mr. Sens explained that, in the summer, there will be good cover. Ms. Dalton asked if they have considered using a smaller caliper tree because sugar maples are more susceptible to drought. Mr. Flinchum suggested red maples instead of sugar maples. Mr. Branse pointed out that if the fence is straight, dogs will run up and down it. He suggested that the fence be curved.

**Motion by:** Mr. Branse

**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 guidance:

1. to consider darkening the tone of the split face block at the base of the building
2. to consider increasing the proportion of the columns at the entry
3. to consider going to either a smaller caliper on the sugar maple or changing it to a red maple

**Result:** Motion passed unanimously {5-0-0}.

3. **51 KRIEGER LANE** - Site plan approval pursuant to CGS Section 8-30g concerning the construction of an apartment building containing 48 units, with parking and other site improvements — Planned Commerce & Groundwater Protection Zone 1 – Alter & Pearson, LLC - VESSEL RE HOLDINGS, LLC, applicant

Attorney Hope of Alter & Pearson, LLC reviewed the proposal, noting that the public hearing will open tonight at the TPZ meeting and will continue until March 21. She explained that Vessel makes unique housing products which are energy-efficient, high-end, and cost-saving for tenants. Their building design can be replicated on a quick timeline because it is a partially modulated construction. All the units in this proposal will be one bedroom.

Josh Levy, Vice President of Vessel, spoke about their housing product, which consists of smaller buildings that are discreet, with an interior panel system that is efficient, durable, and sustainable. Ms. Hope explained that the interior drove the exterior design of the building. Mr. Branse asked if the glass could be different. Mr. Levy explained that it is a fine mesh material which allows for air penetration to increase the energy efficiency of the building. Mr. Kamm asked about the roof. Mr. Levy stated that it will have a cowl roof.

Ms. Hope explained that Krieger Lane has a lot of cement block buildings. Vessel believed that this type of building could fit in this neighborhood better compared to others, which are wholly residential or industrial zones. Dumpsters will be enclosed with a fence. The lighting plan includes solar lights with few fixtures throughout the site. There is limited light spillage on the street. She then reviewed the landscape plan, which provides for trees in the parking lot. Because there are very large windows right against the street, their landscape architect recommends beech plantings there. However, the Conservation Commission was concerned that beech trees could get very large. The applicant is open to discussing a different species.

Ms. Hope presented different views of the site. The mechanical room backs up to the elevator in the entryway. There will be mechanical units on top of the first story. The plan is to put screening on top of the building. She then reviewed the proposed floor plan. Mr. Flinchum asked if there would be a maintenance person. Mr. Levy replied no, their tenants take their trash over to the dumpster. Mr. Davis asked to see samples of the rainscreen and the mesh. Mr. Levy showed them and explained that those are all the colors that are available to them. Mr. Davis asked how this prefabricated building will be cohesive with Glastonbury and fit into the character of this town. Mr. Levy stated that they do a variety of things to blend into a community: picking the right size community to fit in, installing appropriate screening, and selecting the right colors. Mr. Davis worries that the color is monolithic and does not blend in but calls attention to itself. Ms. Dalton concurred, stating that the white stands out in this area.

Mr. Davis suggested pursuing different (and multiple) textures, colors, and accents. Mr. Levy explained that white is their standard because it is the most used, traditional color, especially in the Northeast. It also reflects well during the day to increase interior lighting. However, they are open to other colors, such as gray. Mr. Branse believes that the applicant will need to deal with the white cube. He is not convinced by the argument that the extra cost for a textured panel renders it untenable. Ms. Dalton stated that the site looks lush in the rendering because it shows green plantings instead of the proposed river rock. Just river rock can look rather stark, especially placed against the white building.

Mr. Kamm suggested plantings to soften the east side. He also finds the site lighting to be horrible. There is insufficient room for plantings by the dumpster, and the walkway to the mechanical area is in front of a unit. Tom Graceffa, landscape architect, explained that the two trees on the property line will likely not be saved. 50% of the root zone will be damaged by putting in asphalt, so the likelihood of their surviving is thin. They will be replaced with something bigger. Mr. Branse asked about the visibility of the rooftop solar panels. Mr. Levy explained that they do not expect to see the solar panels from the parapet level. Mr. Davis is excited about this project but iterated the need to improve upon the monolithic look to make it more reflective of the town. Mr. Kamm would rather see a white building than one of poor design.

Ms. Hope noted that the applicant will return to the ASDRC for a special meeting, after meeting with the TPZ tonight.

**4. OTHER BUSINESS**            *None*

With no further comments or questions, the Chairman adjourned the meeting at 7:00 P.M.

Respectfully Submitted,

*Lilly Torosyan*

Lilly Torosyan

Recording Clerk