

STAFF REPORT

Staff Contact: Gary Haynes, Planner

OFFICE OF COMMUNITY DEVELOPMENT

Tel: (860) 652-7510

Email: planning@glastonbury-ct.gov

Application #: 4318	Submittal Date: March 1, 2023
Meeting Date: March 21, 2023	Date of Receipt: November 29, 2022
Agenda Item: Public Hearing #2	Application Type: Section 12: Special Permit with Design Review (SPDR)

Applicant: Town of Glastonbury

Owner: Town of Glastonbury

Proposal:
Replacement of Animal Shelter

Proposal Address:
340 Hubbard St

Zone: Reserved Land (RL)

Existing Land Use:
Government Services: Animal Shelter

Prior Reviews/ Permits:

- Conservation Commission: 2/10/2023 – Favorable Recommendation
- Architectural and Site Design Review Committee: 2/21/2023 - Reviewed

Attached for Review:

- Draft Motion
- Department Memos
- Applicant Packet / Plan Set

Executive Summary

- The Town is proposing to demolish existing 1,642 sq ft Animal Shelter and reconstruct a 2,100 sq ft Animal Shelter.
- The land is zoned Reserved Land (RL).



Site location and surrounding land uses



Existing Animal Shelter

Site Description

The site is 0.64 acres located on the south side of Hubbard Street behind the High School Campus. The residential neighborhood of Hampshire Drive abuts this parcel to the south. Vacant lots directly to the south of the Animal Shelter are either Town owned or protected by private conservation easements and provide a vegetated buffer between the Animal Shelter and the neighboring residential area.

Proposal

The Town proposes to demolish the existing 1,642 sq ft Animal Shelter and reconstruct a new 2,100 sq ft Animal Shelter in the same area. Parking area and walkways will be improved and redone. Three small sheds will be relocated adjacent to the proposed parking area.

Commission and Board Reviews

- The Conservation Commission reviewed the proposal at their February 9, 2023 meeting and provided a favorable recommendation as documented in the Memo dated February 10, 2023 from Suzanne Simone, Environmental Planner.
- The Architectural and Site Design Review Committee reviewed the proposal at their February 21, 2023 meeting to review the project architecture and landscape design and provided a favorable recommendation as documented in the Memo dated March 15, 2023 from Gary Haynes, Planner.

Department Reviews:

- Town Engineer Comments dated 3/14/23 and 2/1/23
- Fire Marshall Comments dated 3/14/23
- Police Department Comments dated 3/14/23
- Health Department Comments dated 3/14/23

Planning and Zoning Comments

- Use of the building for Government Services as an Animal Shelter is an allowed use of the zone.
- Proposed building meets all bulk requirements for the zone.
- Building is serviced by water and sewer.
- Proposal includes establishing 7 parking spaces and pedestrian walkways.
- Proposal includes (2) 12 ft light posts with full cutoff fixtures and applicant has provide photometric plan demonstrating no light pollution off site.

DRAFT MOTION OF APPROVAL

TOWN PLAN AND
ZONING COMMISSION

Section 12: Special Permit with Design Review

APPLICANT/OWNER: Town of Glastonbury
2143 MAIN ST
GLASTONBURY, CT 06033

FOR: 340 Hubbard St

MOVED, that the Town Plan & Zoning Commission APPROVE the application of the Town of Glastonbury for a Section 12 Special Permit with Design Review concerning a new animal shelter with demolition of existing building & shed and construction of new, 2,100 square foot building, in accordance with plans on file submitted February 24, 2023 with the Office of Community Development, and in accordance with the following conditions of approval necessary to protect substantial public interests in health and safety:

1. In compliance with:
 - a. The recommendations of the Architectural and Sites Design Review Committee (ASDRC) from their meeting on February 21, 2023, documented in the Planner's ASDRC Committee Report memorandum dated March 15, 2023.
 - b. The conditions set forth by in the Conservation Commission/Inland Wetlands and Watercourses Agency in their recommendation for approval to the Town Plan and Zoning Commission, documented in the Environmental Planner's memorandum dated February 10, 2023.
2. In adherence to:
 - a. The Town Engineer's memorandum dated March 14, 2023.
 - b. The Director of Health's memorandum dated March 14, 2023.
 - c. The Fire Marshal's memorandum dated March 14, 2023.
3. 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
MARCH 21, 2023

ROBERT J. ZANLUNGO JR., CHAIRMAN



Town of Glastonbury

Community Development

MEMORANDUM

To: Town Plan & Zoning Commission

From: Gary Haynes, Planner *GH*

Date: March 15, 2023

Re: Architectural & Site Design Review Committee Report

Meeting Date: February 21, 2023

Applicant: Town of Glastonbury

Property Address: 340 Hubbard St

Zone: Reserved Land (RL)

ADSRC Members Present: Chairman Brian Davis, Vice Chairman Debra DeVries-Dalton, Secretary Mark Branse, Member David Flinchum, and Member Jeff Kamm

Application: Demolition and New Construction

Action: ASDRC forwards a favorable recommendation for design with guidance as noted.

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

Vote on Forward of Recommendation:

For: 5

Against: 0

**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.

-
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

March 14, 2023

MEMORANDUM

To: Town Plan and Zoning Commission
Shelley Caltagirone, Director of Planning and Land Use Services

From: Daniel A. Pennington, Town Engineer / Manager of Physical Services



Re: Glastonbury Animal Shelter, 340 Hubbard Street
Section 12 Special Permit with Design Review

The Engineering Division has reviewed the plans for replacement of the animal control building located at 340 Hubbard Street prepared by Benesch dated February 24, 2023 and the related Stormwater Management Report dated February 27, 2023 and offers the following comments:

1. The stormwater management report sufficiently demonstrates that the proposed project is consistent with Town standards for stormwater management.
2. The section of concrete sidewalk abutting the parking area should be widened to 6-foot minimum to allow for some overhang from parked vehicles.
3. Additional spot grades should be added to Sheet C3.0 to more clearly depict the grading intent for parking lot and abutting sidewalk. The limits of flush granite curb and lengths of transition curb should also be clearly noted abutting the accessible parking space.
4. A note should be added to Sheet C3.0 indicating that the brick sewer manhole invert will be modified accept the new inside drop. The town standard detail for brick manhole inverts should also be added to the plans.
5. The proposed grit chamber for the sanitary sewer discharge should be monitored quarterly for the first year to verify rate of solids build up and confirm that the proposed annual cleaning of the tank is sufficient.
6. Applicant shall provide a copy of final stamped and signed plans and stormwater management report in PDF form to the Town Engineer.



Town of Glastonbury

Health Department

Memo

March 14, 2023

To: Shelley Caltagirone
Director of Planning and Land Use Services

Fr: Wendy S. Mis, Director of Health

Re: 340 Hubbard Street
Town of Glastonbury Animal Shelter

This office has reviewed plans from benesch dated 2/24/23 for a new animal shelter. The property is serviced by public water and sewer. The existing structure will be demolished as part of the plan for the new building.

A hazardous building material study conducted by Fuss and O'Neill dated 10/28/22 identified areas with materials of public health concern. The report recommends a comprehensive scope of work and technical specification be developed as part of the demolition plans for the site.

Approval of the plan for the new shelter is recommended with respect to public health concerns, pending development of the recommended report and satisfactory identification and removal of any hazardous materials from the old building.



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: **Animal Shelter -Demo Rebuild**

LOCATION: **340 Hubbard Street**

xx NEW CONSTRUCTION CHANGE OF USE SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: **Group S -**

FILE # **23-009**

PROPOSED FIRE PROTECTION: **None – via GFD & private hydrant @ field house**

ENGINEER'S PLAN: **70807 .00** INITIAL PLAN

REVISED PLAN **2-24-23**

ENGINEER: **Will Walter -PE Benesh**

ADDRESS: **124 Hebron Ave Glastonbury CT**

PHONE: **860-633-8341**

DATE PLANS RECEIVED: **03-14-23** DATE PLANS REVIEWED: **03-14-23**

COMMENTS: **SITE - Way finding signs from New London turnpike could be improved at driveway E. Only designation for shelter is at gate@ parks maintenance driveway, which should be provided with a rapid entry vault. There is a vault on the shelter building presently.**

The building will require a rapid entry vault. There is a fence opening to the GHS athletic fields- due to the remote location of the shelter and the potential for intrusion / vandalism- recommend exterior security camera(s).

The site plan depicts an underground fuel storage tank. What is the status of this tank and what are the future plans for addressing the removal / replacement.

Driveway and parking are pavement improvement /replacement is in order.

CL&P utility pole at shelter is overgrown with vegetation which needs to be removed.

Minimum height from grade for the service entrance conductors is to be provided. External service entrance disconnects to be provided and to be secured from vandalism tampering.

Exterior Utilities not shown- Will the new shelter have oil heat.

Recommend exterior receptacle outlet on building

BUILDING:

Building Fire Alarm should have exterior flashing light.

Interior and exterior exits to be provided with emergency lighting.

Recommend adherence to NFPA 150 (Standard on Fire and Life Safety in Animal Housing Facilities) as much as practical

REVIEWED BY

Deputy Chief Chris Siwy -Retired

GLASTONBURY POLICE DEPARTMENT

TO: TOWN PLAN AND ZONING COMMISSION

FROM: MARSHALL S. PORTER, CHIEF OF POLICE

SUBJECT: 340 HUBBARD STREET: ANIMAL SHELTER

DATE: MARCH 14, 2023




I have reviewed the Town of Glastonbury's application for a section 12 special permit with design review concerning a new animal shelter with the demolition of existing building and shed and construction of a new, 2,100 square foot building and have no objections.

A handwritten signature in black ink, appearing to be "M. S. Porter", written over a horizontal line.

Marshall S. Porter
Chief of Police

MEMORANDUM

To: Town Plan & Zoning Commission

From: Suzanne Simone, Environmental Planner 

Date: February 10, 2023

Re: Recommendation to the Town Plan & Zoning Commission: 340 Hubbard St.

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Special Permit application for the removal of existing and construction of a new animal shelter to be located behind the Glastonbury High School campus at 340 Hubbard Street, in accordance with plans entitled "Glastonbury Animal Shelter, 340 Hubbard Street, Glastonbury CT.", Dated January 20, 2022" 9 Sheets:

1. Permittee is responsible for the proper installation, maintenance and consistent monitoring of the sediment and erosion controls and stabilization measures. Permittee shall inspect the sediment and erosion controls and stabilization measures a minimum of once a week and within 24 hours prior to a forecasted rain event, and within 24 hours of the end of a weather event producing a rainfall amount of 0.5 inch or greater, to be conducted throughout the construction phase and until the site is vegetatively stabilized. The Environmental Planner is hereby authorized to require increased inspections and additional soil erosion and sediment controls and stabilization measures as warranted by field conditions.
2. The Construction Sequence shall be adhered to.
3. The rain garden planting and maintenance plan shall be added to the plan set and reviewed and approved by the Environmental Planner.
4. Additional lighting shall be full cut off and not trespass beyond the property boundaries.
5. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required, confirming that the landscape plantings were installed in conformance with the approved landscape plan. *Viburnum plicatum* will be eliminated from the plan and replaced with a native species.
6. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.

The Conservation Commission encourages discussion to dedicate the timber rattlesnake enclosure to someone who has been an advocate to this protected species. The Conservation Commission identifies Helen Stern as such a person, who staffed numerous committees and commissions and was dedicated to conservation efforts.

February 10, 2023

Dave Sacchitella
Building Department
Town of Glastonbury

Re: Animal Shelter ASDRC Response

Friar Project #: 2022-060A

Dear Dave:

As requested, below is a summary of changes to Glastonbury Animal Shelter in response to the commentary that Friar Architecture received at the January 17th, 2023 ASDRC meeting:

- Exterior CMU
 - Reduced height on north and east elevations. Replaced with a prefinished cementitious siding on metal stud backup above.
 - Changed all CMU material to one single color w/ a split face base to 32" above finished floor and ground face above.
- Window Fenestration
 - Revised the window locations and layout on the north elevation. Windows provided at kennel run corridor.
- Main Entry
 - Location of main entry defined further by locating the name of the facility above the entry portico. Main entry door changed to aluminum with glazed panels.

Please feel free to contact me should you have any questions.

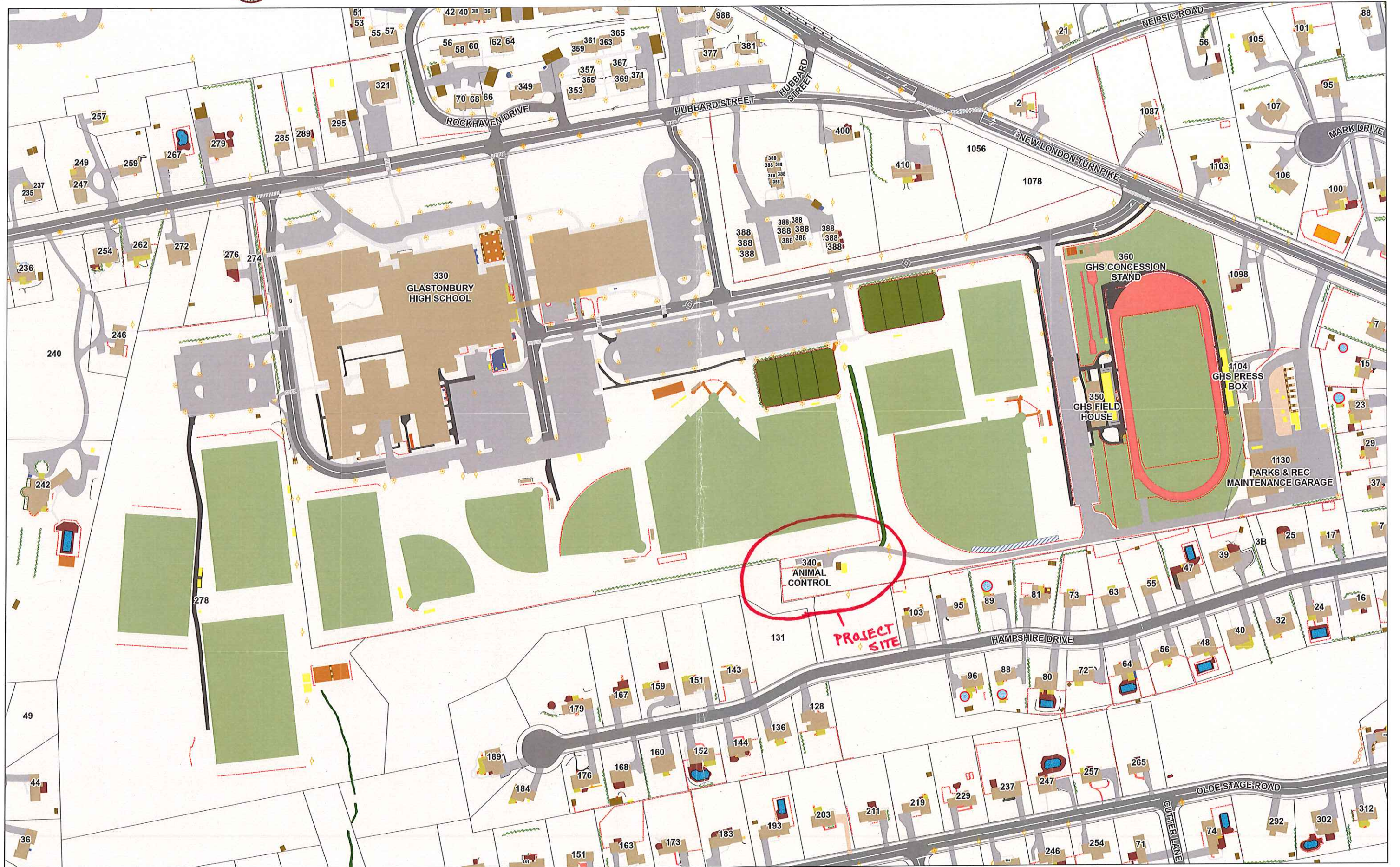
Thank you,



Bryce Sens, AIA
Associate Principal



Town of Glastonbury - Glastonbury High School





Perspective Rendering

GLASTONBURY ANIMAL SHELTER

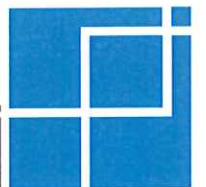
Glastonbury, Connecticut

Feb. 2023

ARCHITECTURE + INTERIOR DESIGN + MASTER PLANNING

EXTERIOR ELEVATIONS

FRIAR





Perspective Rendering

GLASTONBURY ANIMAL SHELTER

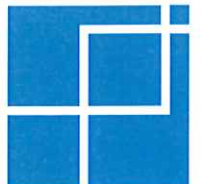
Glastonbury, Connecticut

Feb. 2023

ARCHITECTURE + INTERIOR DESIGN + MASTER PLANNING

EXTERIOR ELEVATIONS

FRIAR



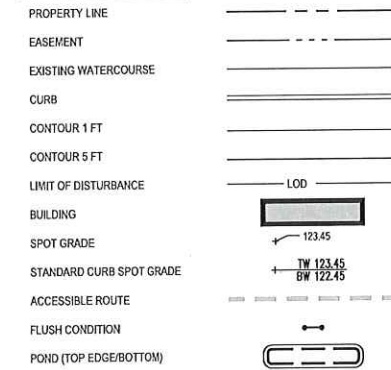
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE
	ASAS	3	ACER SACCHARUM 'AUTUMN SPLENDOR' / CADDY SUGAR MAPLE	B & B	3-3.5" CAL.	14-16" HT.
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE
	TS2	3	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B	CONIFER	6' MIN.
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE
	CF	2	CORNUS FLORIDA / FLOWERING DOGWOOD	B & B	2.5-3" CAL.	
	PSA	1	PRUNUS SUBHIRTELLA 'AUTUMNALIS' / AUTUMN FLOWERING CHERRY	B & B	2.5-3" CAL.	10-12" HT.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD
	CAKF	14	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	#3	15-18" HT.	15-18" SPR.
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD
	VPM	3	VIBURNUM Plicatum 'MARIESII' / MARIES DOUBLEFILE VIBURNUM	B & B	5-6' HT.	42-48" SPR.

NOTES:

- NOTIFY 'CALL BEFORE YOU DIG' (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION, AND INVERTS AS REQUIRED.
- THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
- THIS DRAWING IS INTENDED TO DEPICT THE LOCATION AND LAYOUT OF CONSTRUCTION AND IS INTENDED TO BE USED IN CONJUNCTION WITH APPLICABLE SPECIFICATION SECTIONS.
- IMPLEMENTING WORKER SAFETY AND/OR HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH RULES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY AND/OR THE POTENTIAL AND/OR ACTUAL RISK OF EXPOSURE TO SITE-SPECIFIC PHYSICAL OR CHEMICAL HAZARDS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- UNLESS OTHERWISE SPECIFIED, MISCELLANEOUS CONCRETE PADS SHALL BE CONSTRUCTED PER SIDEWALK DETAIL.
- THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- ALL NON-ACCESSIBLE PARKING SPACES ARE 7' X 16'. VERIFY OVERALL LAYOUT DIMENSIONS BASED ON THESE DIMENSIONS AND THE NUMBER OF SPACES INDICATED. FIELD-ADJUST OVERALL LAYOUT DIMENSION IN CONCERT WITH THE ENGINEER IF REQUIRED.
- DIMENSIONS INDICATED ARE TO FACE OF CURB, PAVEMENT EDGE, EDGE OR CENTERLINE OF IMPROVEMENT, OR AS OTHERWISE NOTED.
- ENGAGE A CONNECTICUT LICENSED LAND SURVEYOR TO PERFORM LAND SURVEYING SERVICES REQUIRED, INCLUDING, BUT NOT LIMITED TO VERIFICATION AND LAYOUT OF BASELINES, PROPOSED IMPROVEMENTS, DIMENSIONS AND ELEVATIONS. REPORT DISCREPANCIES TO THE ENGINEER.
- PROVIDE FOR THE LAYOUT AND STAKING MARKING OF THE PROPOSED LOCATION OF ALL PROPOSED SITE IMPROVEMENTS, INCLUDING FURNISHINGS. OBTAIN ENGINEER'S APPROVAL OF THE LAYOUT PRIOR TO PROCEEDING WITH THE WORK.
- UNLESS OTHERWISE INDICATED, LINES ARE PARALLEL OR PERPENDICULAR TO LINE FROM WHICH THEY ARE MEASURED.

GRADING AND DRAINAGE LEGEND



ZONING DATA TABLE

ADDRESS: 340 HUBBARD STREET, MAP/STREET/LOT E7-3440-50023A, ZONE: RESERVED LAND

USE: ANIMAL SHELTER (NOTE: ON SHARED LAND WITH HIGH SCHOOL)

CHARACTERISTICS	REQUIREMENT	EXISTING	PROPOSED
LOT AREA MINIMUM	NR	NA	NA
ZONING SETBACKS:			
FRONTAGE	NR	NA	NA
FRONT YARD	NR	NA	NA
SIDE YARD	NR	NA	NA
REAR YARD	NR	NA	NA
MAXIMUM BUILDING COVERAGE	NR	NA	NA
MAXIMUM BUILDING HEIGHT	NR	NA	NA
LOADING SPACE	0	--	0
PARKING REQUIREMENTS *	7"	4	7
HANDICAP SPACES REQUIRED	1	-	1

* SPECIFIC TO THE ANIMAL SHELTER

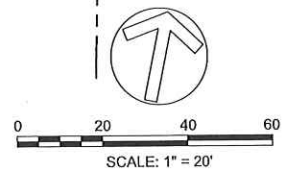
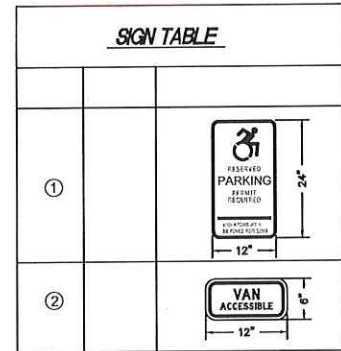
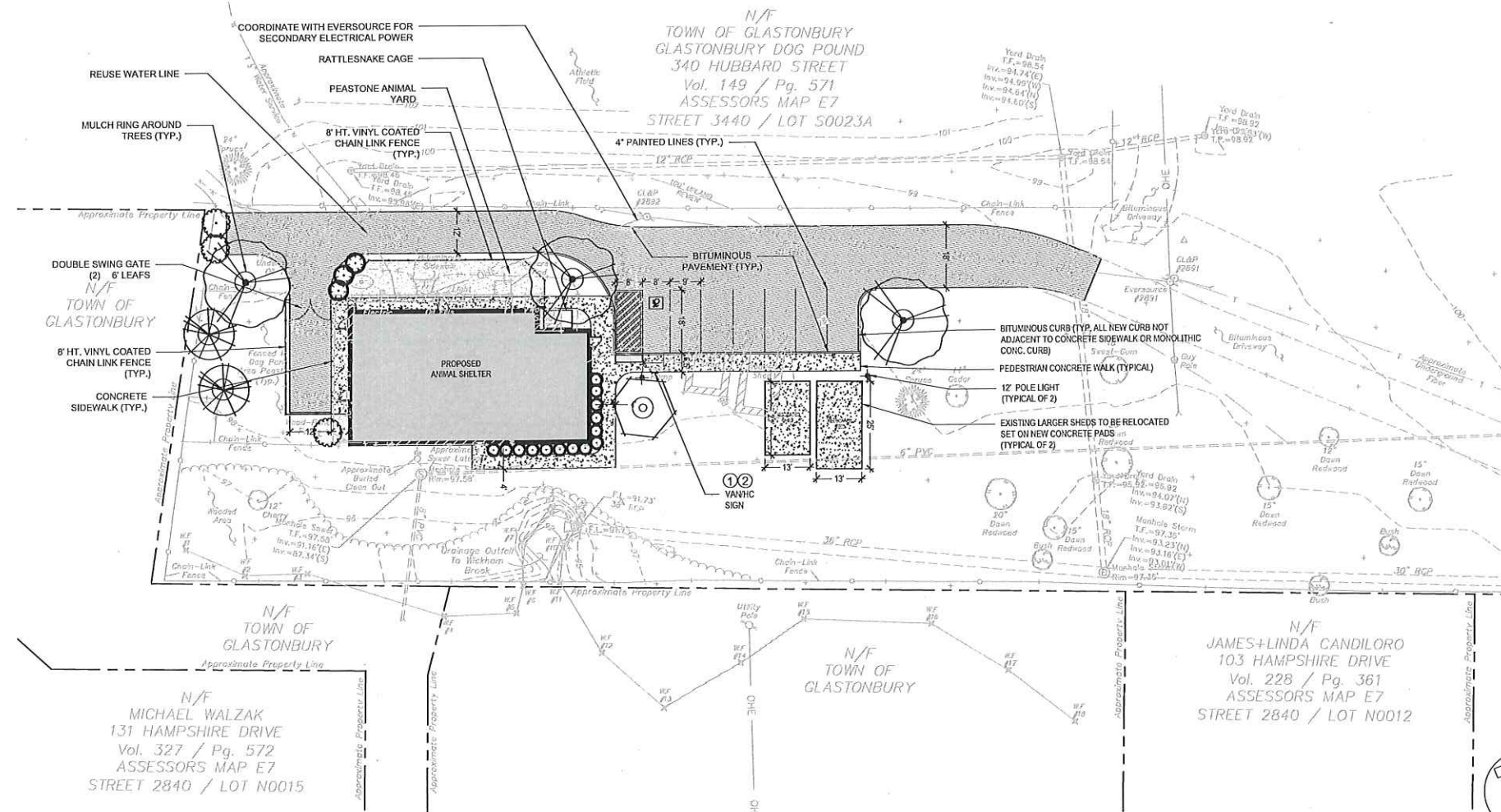
** PER SECTION 9.11.P THE REQUIRED NUMBER OF SPACES FOR DOG KENNELS SHALL BE DETERMINED BY THE COMMISSION. THE END USER HAS DIRECTED THAT 7 SPACES ARE SUFFICIENT.

TOPSOIL, SEEDING & PLANTING NOTES

- BLEND PROPOSED GRADES INTO EXISTING GRADES SMOOTHLY AND NEATLY. ALL SAWCUTS SHALL BE STRAIGHT AND CLEAN.
- TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES INCLUDING AREAS OUTSIDE OF THE CONTRACT LIMIT LINE, BUT WHICH ARE NOT COVERED BY OTHER SITE IMPROVEMENTS.
- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE MPTN AND A.A.J. STANDARDS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND SHALL BE LOCATED AT THE GROWING SITE BY THE CONTRACTOR, FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE REMOVED, WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH UNLESS INDICATED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
- ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF AMENDED PLANTING SOIL TO A MINIMUM DEPTH OF 18 INCHES. SEE PLANTING PLANS FOR BED EXTENTS AND DETAILS FOR AREAS OF ADDITIONAL REQUIRED DEPTH.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND/OR LAWN SEEDING OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE. CONTRACTOR TO THEN REMOVE ALL PLANT TAGS.
- WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
- CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE UNLESS NOTED OTHERWISE IN SPECS.

SEED MIX SCHEDULE

MIX	BOTANICAL NAME	COMMON NAME	PERCENTAGE OF MIX
LAWN SEED MIX	FESTUCA RUBRA	RED FESCUE	40.0%
	LOLIUM PERENNE	PERENNIAL RYEGRASS	20.0%
	POA PRATENSIS	KENTUCKY BLUEGRASS	40.0%



DATE: 01/20/2023
 DRAWN BY: RCD
 SCALE: VSB
 REVIEWED BY:
 PROJECT NO.: 70807.00

REVISIONS
 NO. DATE DESCRIPTION

benesch
 120 Hebron Avenue, 2nd Floor
 Glastonbury, Connecticut 06033
 P 860-633-9341
 F 860-633-1068
 www.benesch.com

SITE PLAN

**SITE IMPROVEMENTS
 GLASTONBURY
 ANIMAL SHELTER**
 340 HUBBARD STREET
 GLASTONBURY, CT 06033

ARCHITECT'S SEAL

FRIAR
 21 Talcott Notch Road
 Farmington, CT 06032

**SHEET NO.
 C2.0**

GRADING AND DRAINAGE NOTES:

- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION, AND DEPTHS AS REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
- THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH FOUR (4) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.
- COMPLY WITH CONNECTICUT BUILDING CODE FOR ALL SITE CONSTRUCTION, INCLUDING HANDICAPPED ACCESSIBILITY.
- THE CROSS-SLOPE OF ALL SIDEWALKS AND WALKWAYS SHALL BE LESS THAN 1/4" IN 10' (0.25%). UNLESS OTHERWISE INDICATED, THE MAXIMUM RUNNING SLOPE OF ALL SIDEWALKS AND WALKWAYS SHALL BE LESS THAN 1/2" IN 10' (5%). VERIFY GRADES AND SLOPES PRIOR TO CONCRETE PLACEMENT. REPORT DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- PROPOSED GRADES INDICATE DESIGN INTENT. VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
- GRADE TRANSITION BETWEEN TOPOGRAPHIC LINES AND SPOT GRADES SHALL BE UNIFORM UNLESS OTHERWISE INDICATED.
- ALL DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE), UNLESS OTHERWISE INDICATED.
- AT THE CONCLUSION OF THE WORK, CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT MATERIAL FROM ALL PORTIONS OF THE STORM DRAINAGE SYSTEM, INCLUDING NEW WORK AND EXISTING WORK THAT REMAINS OR IS INCORPORATED INTO THE NEW SYSTEM. AT THE TIME ANY CATCH BASIN IS CONVERTED TO A MANHOLE TOP AND FRAME, CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ACCUMULATED SEDIMENT COLLECTED IN THE BASIN VAULT AND ENSURE THERE IS NO BLOCKAGE IN THE OUTLET PIPES.

UTILITY NOTES:

- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
- THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND DEPTHS AS REQUIRED. VERIFY ALL TIE-IN POINTS, ROUTINGS, CONFLICTS, CROSSINGS, AND BUILDING CONNECTION POINTS TO FACILITATE THE COMPLETION OF THE WORK.
- PERFORM EXPLORATORY EXCAVATIONS AS REQUIRED TO VERIFY THE AS-BUILT LOCATION OF EXISTING SUBSURFACE UTILITIES WHERE CROSSINGS OR OTHER POTENTIAL CONFLICTS ARE PRESENT.
- ANY UTILITY LATERAL THAT IS NOT REUSED FOR THIS PROJECT, YET TIES INTO THE SITE SHALL BE REMOVED UP TO THE MAIN TRUNK LINE IN THE STREET.
- TRACER WIRE REQUIRED FOR TELECOMMUNICATIONS AND ELECTRIC ONLY. PROVIDE APPROPRIATE WIRE ACCESS POINTS.
- FOR TELECOMMUNICATIONS AND ELECTRIC, WARNING TAPE SHALL BE INSTALLED 12-INCHES BELOW GRADE.
- SEAL ALL CONDUIT ENDS WITH BLANK DUCT PLUGS. SECURE PULL ROPE TO DUCT PLUG.
- ALL WORK ASSOCIATED WITH FIRE PROTECTION AND DOMESTIC WATER SHALL CONFORM TO MFC STANDARDS AND SPECIFICATIONS.
- ALL WORK ASSOCIATED WITH ELECTRICAL SERVICE SHALL CONFORM TO THE EVERSOURCE STANDARDS AND SPECIFICATIONS. IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS INDICATED HEREON AND EVERSOURCE STANDARDS, EVERSOURCE STANDARDS SHALL PREVAIL.
- ALL WORK ASSOCIATED WITH TELECOMMUNICATIONS SHALL CONFORM TO THE STANDARDS OF THE LOCAL TELECOMMUNICATIONS PROVIDER.
- INSTALL CONDUIT, PULL ROPE, CAPS, WARNING TAPE, AND TRACER WIRE PER APPLICABLE SPECIFICATIONS, STANDARDS, AND CODES.
- ALTHOUGH NOT SHOWN ON THE DRAWINGS, PROVIDE FOR THE INSTALLATION OF ALL JOINTS, COUPLINGS, RESTRAINTS, BENDS, ANGLES, AND OTHER APPURTENANCES TO ACHIEVE A COMPLETE, FUNCTIONAL WATER SUPPLY SYSTEM.

STORMWATER MAINTENANCE SCHEDULE

STORMWATER MEASURE	MAINTENANCE MEASURES	SCHEDULE
CURBING AND PARKING LOTS	REMOVE LITTER AND DEBRIS. SWEEP.	PERIODIC INSPECTIONS, SWEEP AS NEEDED OR MIN. OF TWICE PER YEAR.
CATCH BASIN AND SUMPS	REMOVE LITTER AND DEBRIS. REMOVE SEDIMENT FROM SUMP WHEN HALF FILLED.	SEMI-ANNUALLY OR AS NEEDED TO KEEP SUMP FUNCTIONAL.
DRY WELLS	REMOVE LITTER AND DEBRIS. REMOVE SEDIMENT FROM SUMP.	PERIODICALLY INSPECT DURING FIRST YEAR, THEN PERFORM SEDIMENT REMOVAL ANNUALLY.

LEGEND EXISTING

PROPERTY LINE	EXISTING STORM LINE	EXISTING SANITARY LINE	EXISTING OVERHEAD ELECTRIC	EXISTING CHAIN LINK FENCE	EXISTING YARD DRAIN	EXISTING STORM MANHOLE	EXISTING FLARED END	EXISTING ELECTRIC METER
---	---	---	OHE	---	---	---	---	---

LEGEND PROPOSED

CONTOUR 1 FT	---
CONTOUR 5 FT	---
SPOT GRADE	123.45
STANDARD CURB SPOT GRADE	TC 123.45 BC 122.45
FLUSH CONDITION	---
BASH (TOP EDGE/BOTTOM)	---
STORM PIPE	---
DRYWELL	---
FLOW ARROW	---
ROOF LEADER	RL
FOOTING DRAIN	FD
UNDERDRAN	UD
BO RETENTION AREA	---
STONE STRIP	---
CATCH-BASIN TYPE 'C'	---
ELECTRICAL CONDUIT	OH
COMMUNICATION CONDUIT	COMM
WATER LINE	W
SEWER LINE	SAN

DATE:	01/20/2023
DRAWN BY:	RCB
SCALE:	WSW
REVIEWED BY:	
PROJECT NO.:	70807.00

NO.	DATE	DESCRIPTION

benesch
120 Hebron Avenue, 2nd Floor
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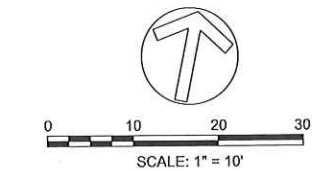
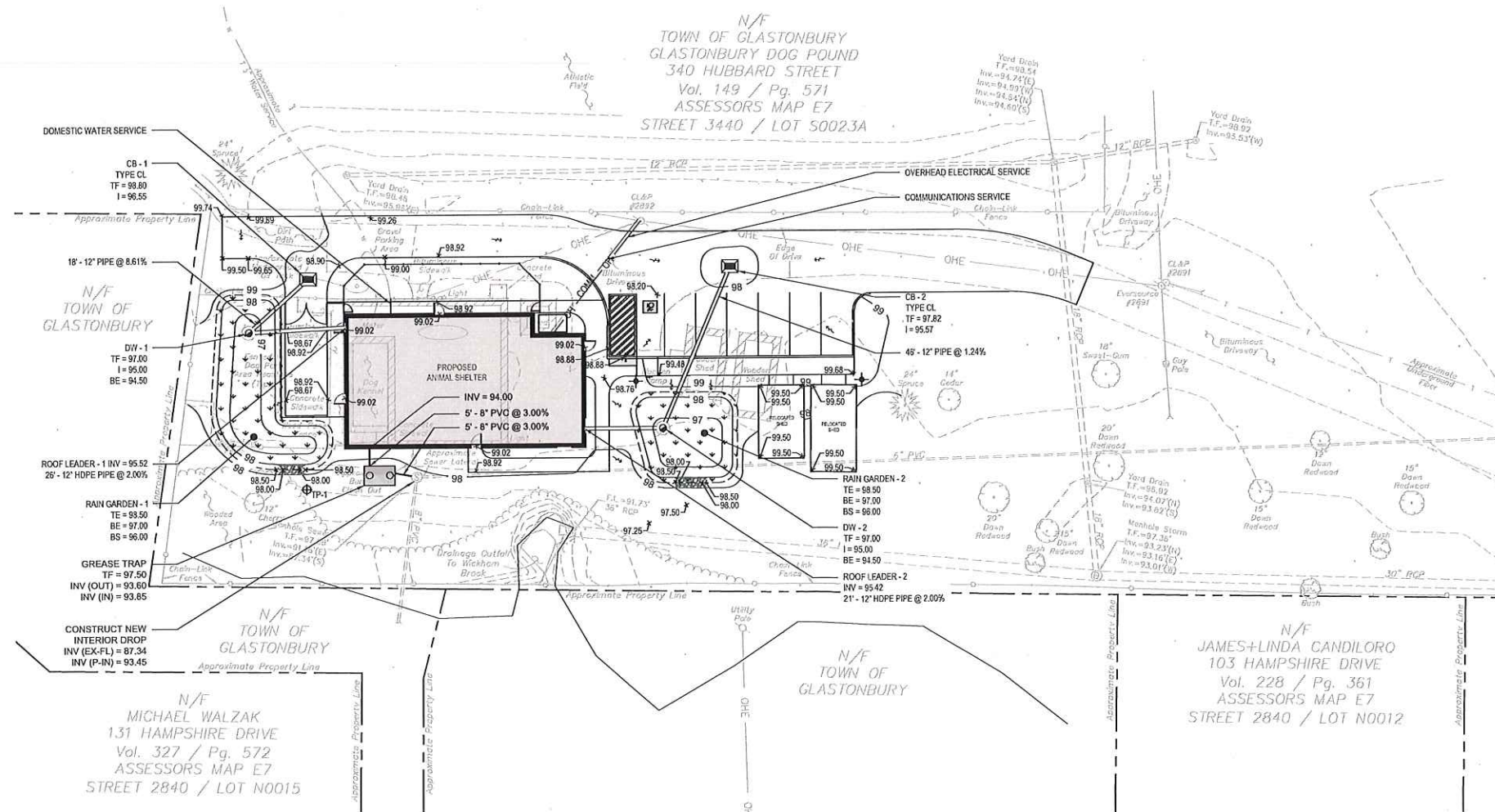
GRADING & UTILITY PLAN

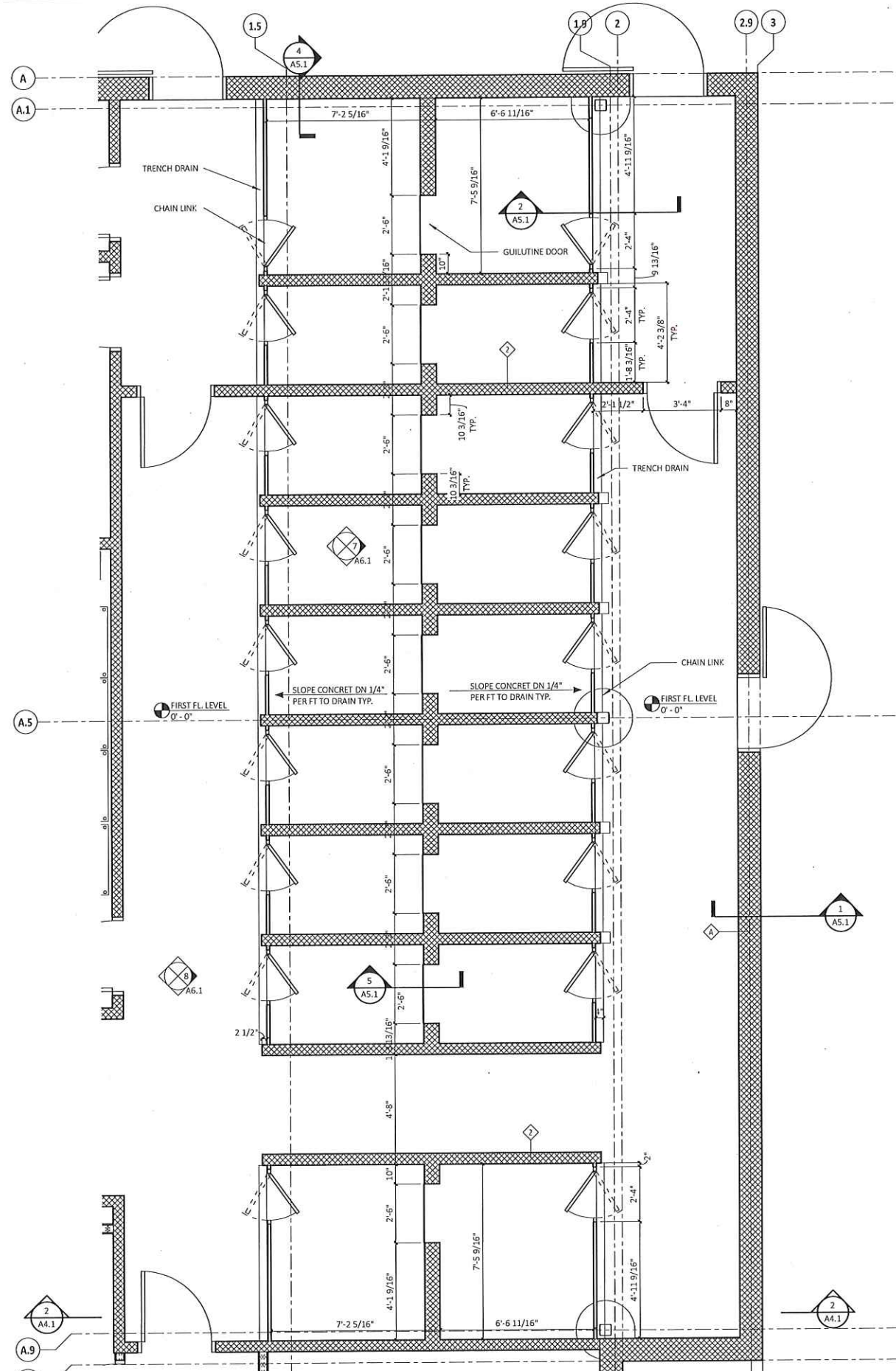
**SITE IMPROVEMENTS
GLASTONBURY
ANIMAL SHELTER**
340 HUBBARD STREET
GLASTONBURY, CT 06033

ARCHITECT'S SEAL

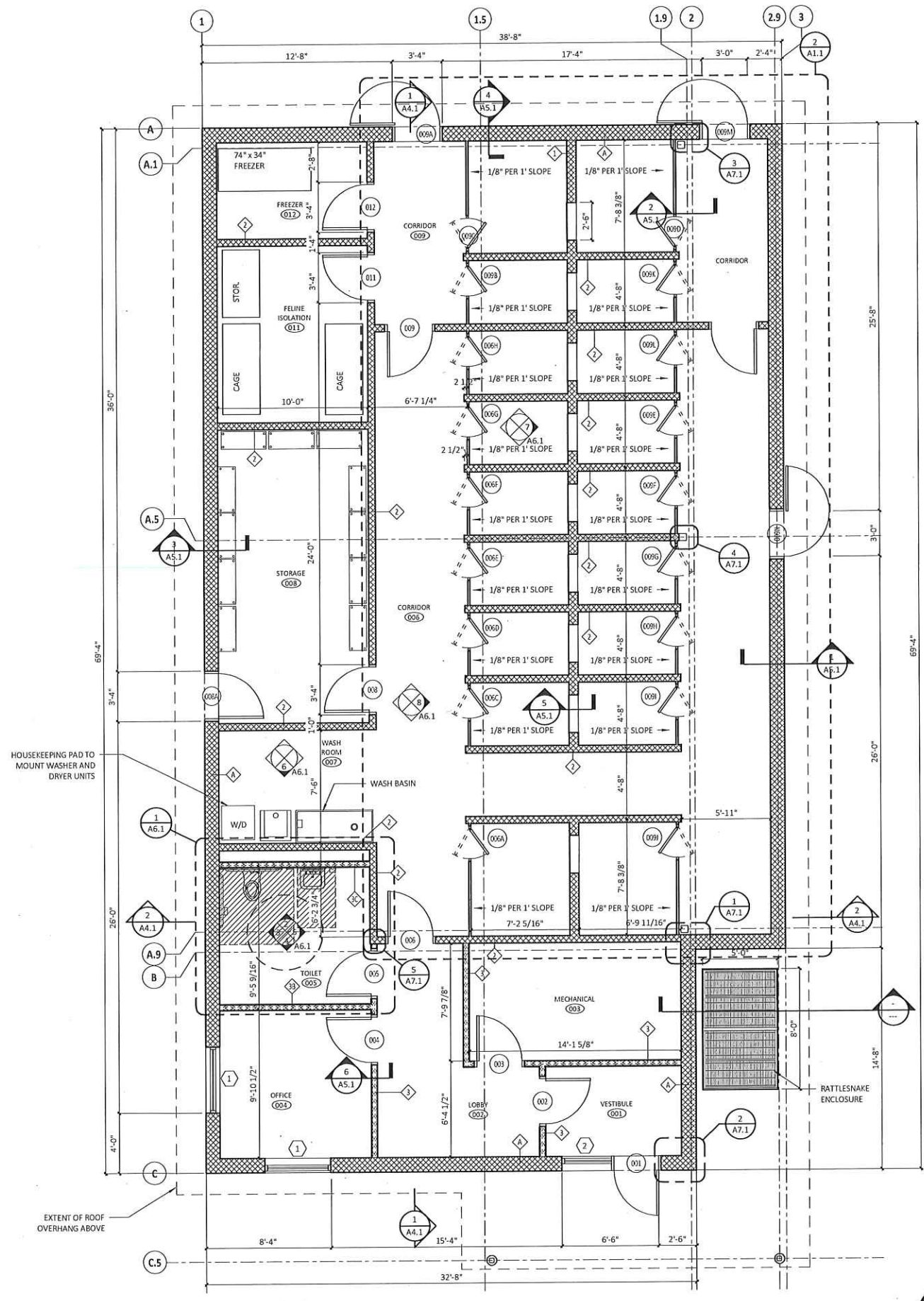
FRIAR
21 Talcott Notch Road
Farmington, CT 06032

SHEET NO.
C3.0





2 ENLARGED KENNEL AREA
SCALE: 3/8" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DATE:	XX
DRAWN BY:	Author
SCALE:	As Indicated
REVIEWED BY:	Checker
PROJECT NO.:	Project #

NO.	DATE	DESCRIPTION

FLOOR PLAN

STATE PROJECT NUMBER
XXX

Glastonbury Animal Shelter
STREET LOCATION
CITY, STATE, ZIP CODE

PROGRESS
NOT FOR
CONSTRUCTION
2/10/2023 10:54:40 AM

ARCHITECT'S SEAL



SHEET NO.
A1.1



DATE: XX
 DRAWN BY: Autbol
 SCALE: 3/16" = 1'-0"
 REVIEWED BY: [Signature]
 PROJECT NO: [Number]

NO.	DATE	DESCRIPTION

BUILDING ELEVATIONS

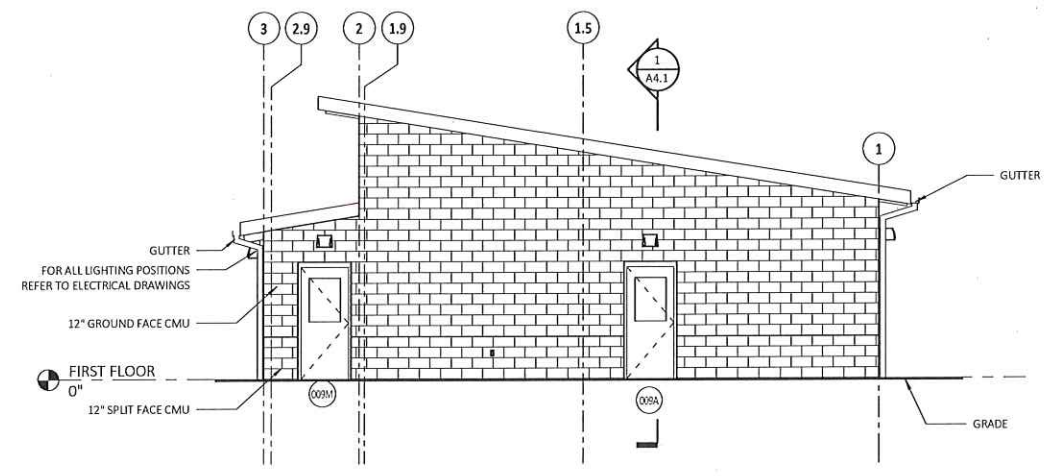
STATE PROJECT NUMBER
 XXX
Glastonbury Animal Shelter
 STREET LOCATION
 CITY, STATE ZIP CODE

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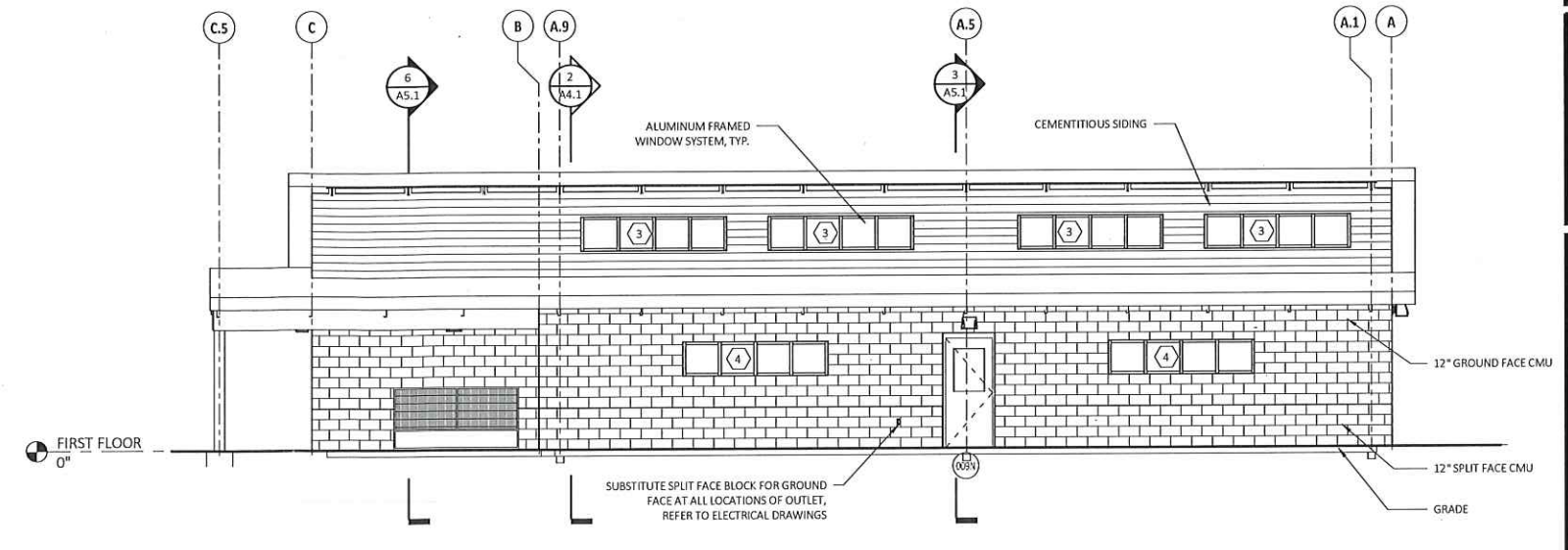
ARCHITECT'S SEAL

FRIAR
 281 Farmington Avenue
 Farmington, CT 06032

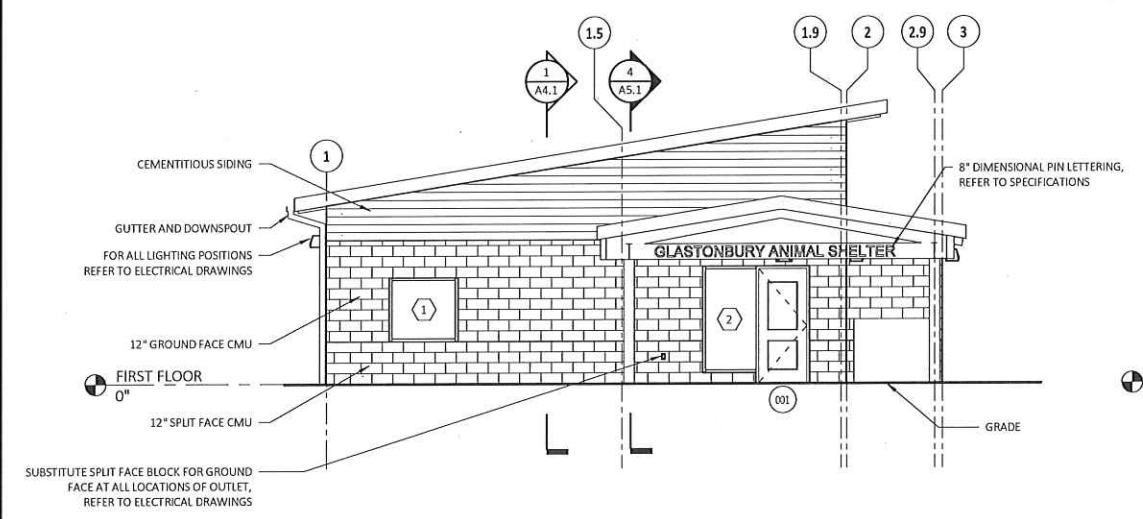
SHEET NO.
A3.1



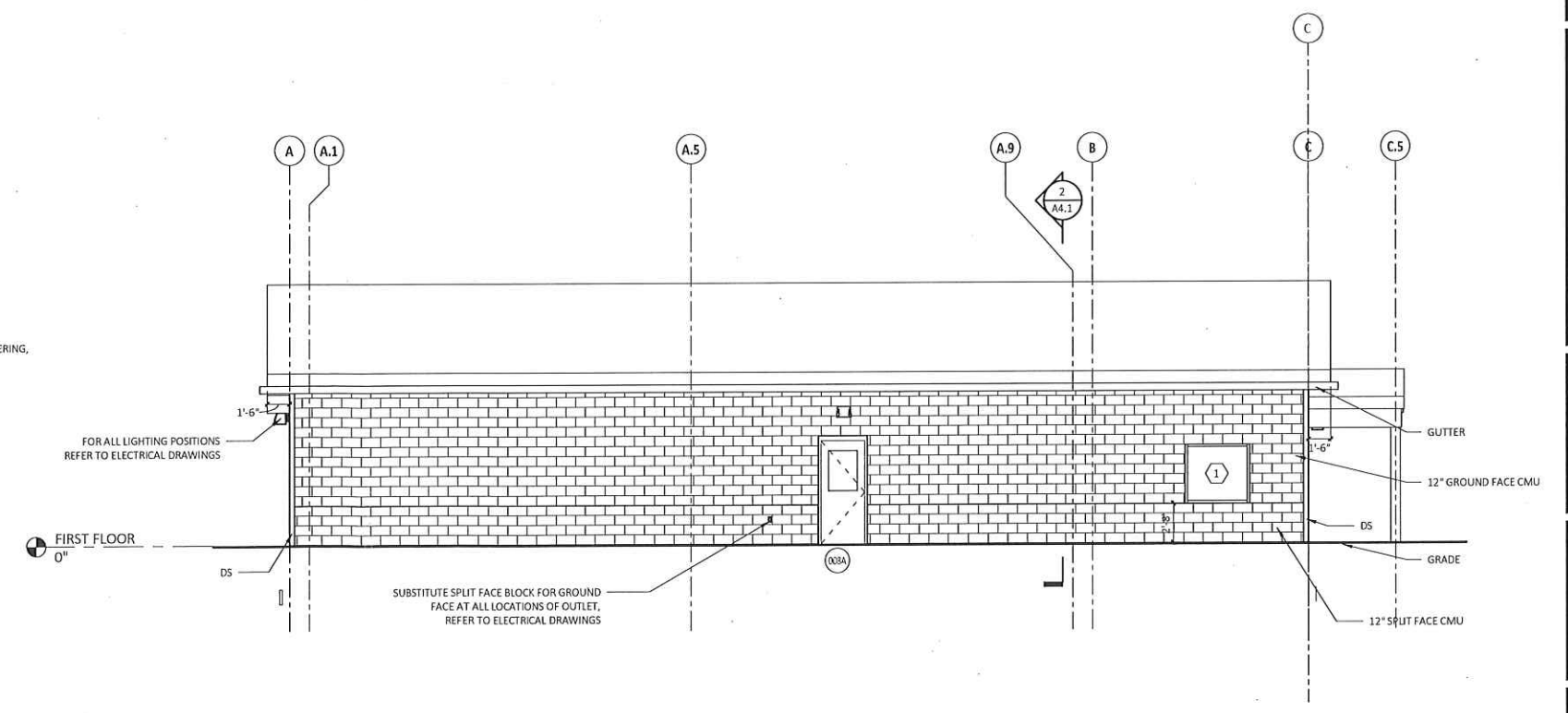
4 WEST ELEVATION
 SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
 SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"