



STAFF REPORT

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OFFICE OF COMMUNITY DEVELOPMENT

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Application #: N/A	Submittal Date: May 12, 2023
Meeting Date: June 6, 2023	Date of Receipt: May 16, 2023
Agenda Item: # 3	Application Type: 12.9 Minor Change

Applicant: Stephanie Pietri/Ruff & Tumble

Owner: Abdulhamid Shaikh

Proposal:

12.9 Minor Change: Change of use; first floor from office use to personal service use (grooming services)

Proposal Address:

122 A Naubuc Ave

Zone: Town Center Mixed Use

(TCMU)

Existing Land Use:

Office Building

Attached for Review:

- Draft motions
- Department Memos
- Applicant Packet / Floor Plans

Executive Summary

- Applicant is proposing utilizing existing building and changing use of 1st floor office to personal service (grooming services).
- Second floor will stay as office use and remain the same.
- Applicant does not provide boarding or animal daycare services.
- Hours of operation will be weekdays 9am -5pm



Aerial View

Site Description

The property is .66 acres zoned Town Center Mixed Use. Site is located at intersection of Naubuc Ave and Welles Street



Street View

Proposal

The applicant is proposing no exterior changes other than replacing existing signage. Currently the entire building is being used for office use. Applicant proposes continuing office use on the second floor and changing the use on first floor to personal services (dog grooming).

Planning and Zoning Analysis

Personal services is allowable use in Town Center Mixed Use zone. The only zoning question is considering parking analysis. Based on site inspection the parking area is undefined and needs to be restriped. Looks like they may be able to fit approximately 16-18 parking spaces. According to Parking Requirements general office use require 1 parking space per every 200 square feet and personal services like salons require 1 parking space for every 150 square feet. The first floor of the building is 2,214 square feet and use of personal services would require 15 parking spaces. The second floor of building is 2,214 square feet and use of office would require 11 parking spaces. Total required parking for proposed uses would be 26 spaces. With commission approval applicant can defer up to 30% of parking which would require approximately 18 parking spaces. As a suggested condition of approval applicant shall have licensed surveyor/engineer submit parking analysis and revise site plan per Town Engineer and Community Development approval to meet minimum required parking per parking analysis with no more than 30% deferred parking spaces reserved for future use.



Town of Glastonbury

Community Development

DRAFT MOTION OF APPROVAL

TOWN PLAN AND ZONING COMMISSION

SECTION 12.9 – MINOR CHANGE

Stephanie Pietri
Ruff & Tumble
50 Cody Cir
South Windsor, CT 06074

RE: 122 A Naubuc Ave

MOVED, that the Town Plan & Zoning Commission approve the application of Stephanie Pietri of Ruff & Tumble for a Section 12.9 Minor Change – change of use of first floor from office to dog groomer – 122A Naubuc Ave– Town Center Mixed Use Zone – Abdulhamid Shaikh, owner, in accordance with the plans on file with the Office of Community Development and the following conditions:

1. Adherence to:
 - a. The Health Department memorandum dated, (not applicable).
 - b. The Engineering Department memorandum, June 2, 2023.
 - c. The Fire Marshal memorandum, (not applicable).
 - d. The Police Department memorandum, dated May 31, 2023.
2. Applicant shall have licensed surveyor/engineer submit parking analysis and revise site plan per Town Engineer and Community Development approval to meet minimum required parking per parking analysis with no more than 30% deferred parking spaces reserved for future use.
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
June 6, 2023

ROBERT J. ZANLUNGO

Gary Haynes

From: Nathan Saucier
Sent: Wednesday, May 31, 2023 11:26 AM
To: Gary Haynes
Subject: TPZ- 122A Naubuc Ave and 148 Eastern Blvd

The Chief was in and I was able to go over this quickly with him. We have no issues or concerns with the modifications requested for 122A Naubuc Ave or 148 Eastern Blvd. Thank you.

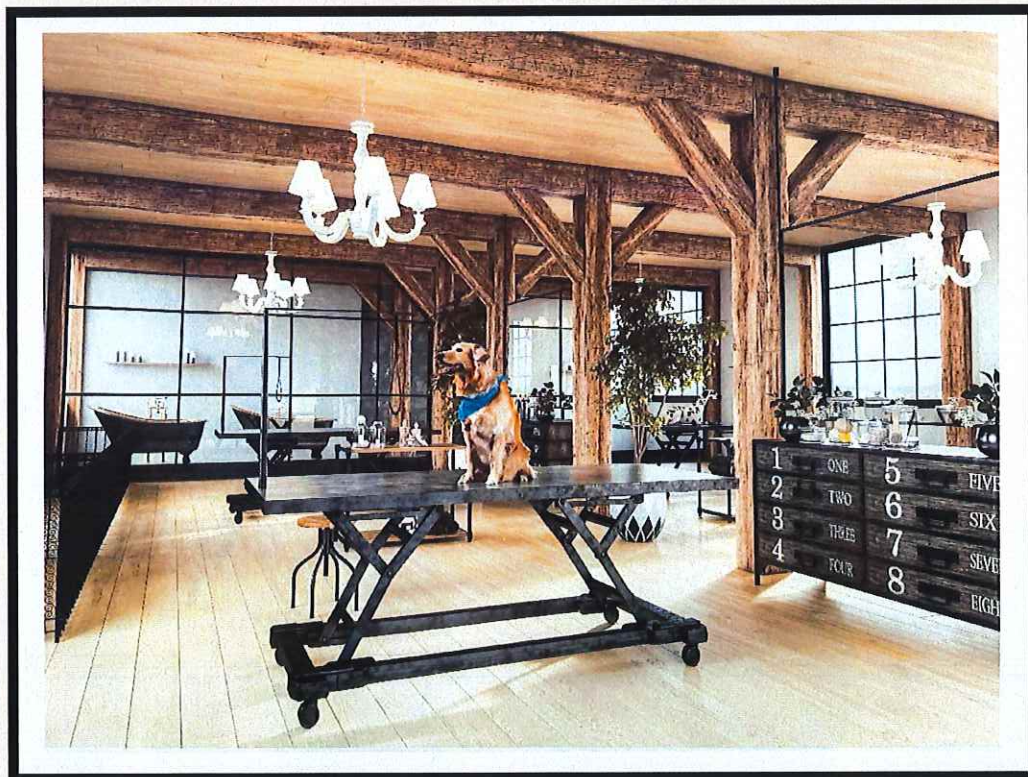


Sergeant Nate Saucier
Glastonbury Police Department
Traffic Division
2108 Main Street, Glastonbury, CT 06033
(860) 652-4254
nathan.saucier@glastonbury-ct.gov

Please consider the environment before printing a copy of this email.



What Ruff & Tumble Glastonbury location might look like





**S.Windsor exterior
image 1**



**S.Windsor exterior
image 2**



R&T Logo/Sign



**S.Windsor Interior
image 1**



**S.Windsor Interior
image 2**

- Elliphalette P Holdings LLC in Collaboration w/ Ruff and Tumble LLC an upscale dog salon is looking to open its 2nd location in Glastonbury , CT
- A purchase agreement has been established for the property of 122A Naubuc Ave. Glastonbury , CT 06033
- The purpose of Application is to secure a letter of commitment from Lender for said property , by means of a Special Use Permit from the town of Glastonbury .
- R & T is a Luxury Upscale Dog Grooming Salon, which has won many awards including Best of Hartford multiple years . R & T has been on the cover of Groomer to Groomer Magazine (a national grooming industry publication) , Owner Stephanie Pietri has won countless awards for her grooming skills in competitions all over the U.S.A.
- R & T provides only grooming services
- R & T is Not a kennel/Boarding Facility and does not offer such services
- R & T does Not provide Animal Daycare Services
- R & T Normal Hours of operation are 9am-5pm Weekdays and Saturday
- R & T would be looking to keep and preserve the Exterior “Turn of Century” Charm of said property. R & T has looked at other propertys in the town of Glastonbury that did not meet the classic look R&T is known for having at its 1st location
- R & T plans on freshening up Landscaping and curb appeal
- R & T would plan on accomplishing an open concept floor plan w/ high end fixtures , chandeliers,clawfoot tubs , luxury plank flooring .granite

countertops and other finishes to add to the feeling of walking into a high end peoples hair salon , but for your pets! As it has done in 1st location

- R & T currently does not have a traditional Office and holds meetings at Owner Stephanie's home.
- R & T Plans on keeping the existing 2nd floor layout for Corporate office and Social Media Video Studio .
- Stephanie Pietri on behalf of Ruff and Tumble "The Salon For The Modern Dog" Thanks you for your time , consideration & help
- Please if you have a moment take a look at R & T's Social Media pages and Website to get more of a sense of what the Team at Ruff and Tumble strive to accomplish by bringing dog grooming to the Next Level .
- WWW.RuffandTumbleCT.com
- Face Book @ Ruff and Tumble dog salon
- Instagram @ruffandtumblect