

## STAFF REPORT

Staff Contact: Gary Haynes, Planner

## OFFICE OF COMMUNITY DEVELOPMENT

Tel: (860) 652-7510

Email: [planning@glastonbury-ct.gov](mailto:planning@glastonbury-ct.gov)

<b>Application #:</b> N/A	<b>Submittal Date:</b> May 10, 2023
<b>Meeting Date:</b> June 6, 2023	<b>Date of Receipt:</b> May 16, 2023
<b>Agenda Item:</b> # 4	<b>Application Type:</b> 12.9 Minor Change

**Applicant:** G + L Glastonbury LLC

**Owner:** G + L Glastonbury LLC

**Proposal:**  
12.9 Minor Change: Increase in Medical Office space leading to reconfiguration of parking to allow for increased parking.

**Proposal Address:**  
148 Eastern Blvd

**Zone:** Planned Employment Zone

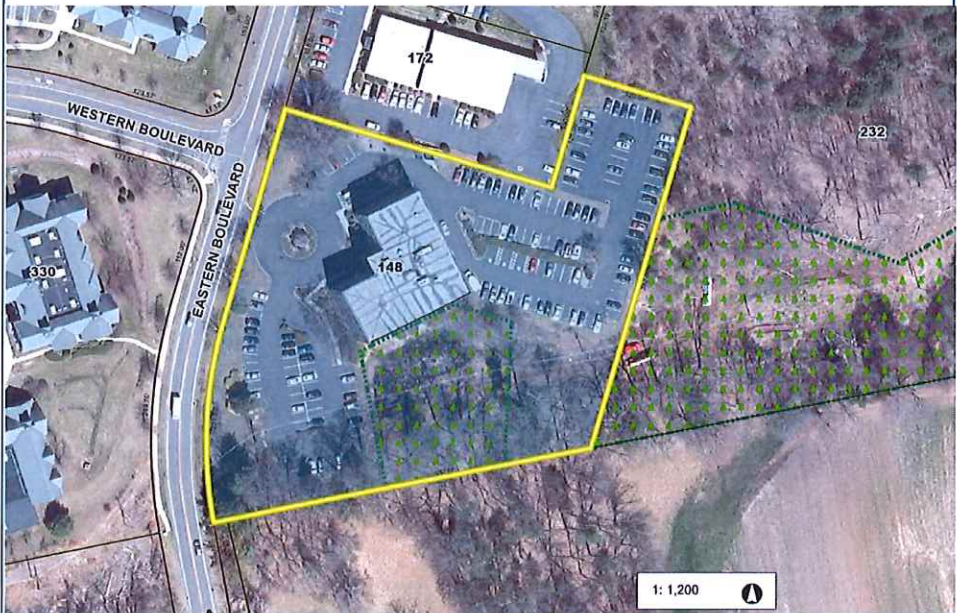
**Existing Land Use:**  
Office Building

**Attached for Review:**

- Draft motions
- Department Memos
- Applicant Packet / Parking Plan

**Executive Summary**

- Applicant existing building has 40,839 square feet of office space requiring 204 parking spaces.
- Applicant currently has 171 parking spaces on site.
- Applicant would like to add 10,123 square feet of medical office reducing general office to 30,716 square feet.
- Under proposed change in office use for general office 1 space for every 200 square feet is required and for medical office 1 space for every 150 square feet is required.
- This proposed change in office space would require 67 parking spaces for the medical office use and 154 parking spaces for the general office use for total of 221 parking spaces.



*Aerial View*

## Site Description

The property is 3.78 acres and is zoned Planned Employment. The building has 40,839 square feet of office space.



The applicant is proposing to change 10,123 square feet of their general office space to medical office. This changes the parking ratio for medical office for 1 space for every 150 square feet as opposed to 1 space for every 200 square feet. Applicant is trying to increase parking spaces to meet parking standard in Section 9.11 of the Zoning Regulations.

## Planning and Zoning Analysis

With the proposed change of use applicant is required 67 parking spaces for 10,123 square feet of medical office and 154 parking spaces for 30,716 square feet of general office. Total existing parking is 171 parking spaces. Total required for proposed change of use is 221 parking spaces.

Applicant has submitted two parking restriping plans to increase number of proposed parking spaces:

- One restriping option is to change (44) 10 foot parking spaces to (54) 8 foot compact spaces for net gain of 10 parking spaces.
- Second restriping option is to change (88) 10 foot parking spaces to (97) 9 foot conventional parking spaces for net gain of 9 parking spaces.

The applicant can work with commission in the following ways to come in closer compliance with the parking standards in Section 9.11:

- Change oversized spaces and/or conventional spaces to reduced size to increase parking. Option 2 would be more preferable than Option 1 as 8 foot compact spaces can be a nuisance and often times make parking space unrealistic to use with large SUV's.
- Under 9.8 Deferral of Parking Spaces. Commission can approve deferral of 30% of required parking spaces. The issue with this is the site has limited area for deferred parking spaces because most undeveloped areas are protected by HELCO easement, conservation easement, or are not developable (slope issues or detention stormwater areas).
- Under 9.6 Joint Use of Off Street Parking Spaces. Although conceptual applicant could explore connecting and sharing parking with neighboring property. This could allow for 30% reduction from commission.

If the commission approves Option 2 the applicant will be able to provide 180 parking spaces of the 221 parking spaces provided which would work out to 18.5% reduction. Applicant provided car count survey which even at it's highest only had 53 cars parked at any one time.



# *Town of Glastonbury*

## *Community Development*

### DRAFT MOTION OF APPROVAL

TOWN PLAN AND ZONING COMMISSION

SECTION 12.9 – MINOR CHANGE

G + L Glastonbury LLC  
1077 Bridgeport Ave  
#201  
Shelton, CT 06484

RE: 148 Eastern Blvd

MOVED, that the Town Plan & Zoning Commission approve the application of G + L Glastonbury LLC for a Section 12.9 Minor Change – increase in medical office space leading to reconfiguration of parking to allow for increased parking – 148 Eastern Blvd – Planned Employment Zone – G + L Glastonbury LLC 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 received).
  - b. The Engineering Department memorandum, dated June 2, 2023.
  - c. The Fire Marshal memorandum, (not received).
  - d. The Police Department memorandum, dated May 31, 2023.
2. Applicant shall have licensed surveyor/engineer submit parking restriping plan per Town Engineer and Community Development approval.
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

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ROBERT J. ZANLUNGO

June 2, 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: 148 Eastern Boulevard  
Section 12.9 Minor Change for Medical Office

The Engineering Division has reviewed the application materials consisting of a marked up undated site plan with no title block related to a Section 12 Minor Change at 148 Eastern Boulevard to accommodate additional medical office space and offers the following comments:

1. The site plan provided does not meet the legal document recording requirements for the land records and therefore cannot be recorded as provided.
2. The number of compact parking spaces shown appears to be excessive as compared to the typical percentage of compact vehicles. Existing 10' wide spaces however, may be reduced to the standard 9' width to gain additional capacity.
3. The applicant has provided current parking demand figures which show utilization rates at approximately 30% of existing capacity. Assuming accurate data in this regard, the need for additional parking area construction is questioned even with the increased demand associated with the proposed change of use.

## Gary Haynes

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**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](mailto:nathan.saucier@glastonbury-ct.gov)

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# G&L GLASTONBURY, LLC

[www.icpltd.net](http://www.icpltd.net)

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Gary Haynes  
Planner  
Town of Glastonbury  
2155 Main Street  
Glastonbury, CT 06033

RE: Minor Change to allow additional medical space at 148 Eastern Blvd

Hi Gary.

As discussed in a telephone conversation yesterday, I've prepared a parking analysis for 148 Eastern Blvd to reflect the current conditions and what our proposed use would look like. The additional supporting plans reflect ways in which we suggest could increase the number of parking spaces by converting a portion of existing parking spaces from conventional size to compact size, and by converting portions of existing parking spaces from 10' conventional size to 9' conventional size.

In addition, I am including a parking survey performed over the course of January to February showing the actual use to further support our opinion that the building can accommodate some additional medical use. We are undertaking this process in an effort to offer space at 148 Eastern Blvd to the medical tenants that will be displaced at 55 Nye Road when the sale to the Town of Glastonbury takes place.

I understand that the Committee also has the option to defer a number of parking spaces, or to waive the minimum number of required parking spaces, at their discretion.

Thank you again for the guidance you provided and I'm available to answer any questions or concerns.

Brian Whalen  
Asset Manager

Parking Census  
 148 Eastern Boulevard  
 Glastonbury, CT 06033

Car Count

	Morning (9am)		Midday (11:30am)		Afternoon (4pm)	
	Non-Reserved	Visitor	Non-Reserved	Visitor	Non-Reserved	Visitor
25-Jan					34	3
26-Jan	27	1	25	2	34	3
27-Jan	17	5	29	5	25	6
28-Jan	<del>19</del>	<del>3</del>				
29-Jan						
30-Jan	19	3	24	3	16	2
31-Jan	17	2	34	2		
1-Feb	26	1				
2-Feb	31	2				
3-Feb	20	4	28	5	19	6
4-Feb					<del>24</del>	<del>2</del>
5-Feb						
6-Feb					24	2
7-Feb	32	2				
8-Feb	25	1			34	5
9-Feb						
10-Feb					29	8
11-Feb						
12-Feb						
13-Feb	17	4			24	6
14-Feb						
15-Feb	32	4	47	6		
16-Feb	19	1	44	4	23	1

Handicap