

TOWN PLAN AND ZONING COMMISSION  
GLASTONBURY, CT  
APPLICATION FOR SPECIAL PERMIT

Application for:

- Section 12 Special Permit with Design Review (SPDR)
- Section 12.9 Minor Change to an approved Section 12 SPDR
- Section 6.2 Excavation Special Permit
- Section 6.8 Rear Lot Special Permit
- Section 4.11 Flood Zone Special Permit
- Section 6.11 Accessory Apartment Special Permit\*\*
- \*\* Applicant must submit addresses of property owners within 100 feet of the premises in accordance with Section 6.11.4 of the Building-Zone Regulations
- Other 12.8 Change of Use

Application and fee to be submitted with 14 sets of plans - see other side for fees.

Consult appropriate section(s) of the Glastonbury Building Zone Regulations to determine standards and criteria for application evaluation.

Applicant	Property Owner
Name <u>HANS HANSEL ARCHITECTURAL DESIGN</u>	Name <u>GRISWOOD MAN ASSOC. LLC</u>
Address <u>150 SYCAMORE ST</u> <u>GLASTONBURY, CT</u>	Address <u>1000 HUNTINGTON TPKE</u> <u>BROOKFIELD, CT 06610-1246</u>
Telephone <u>860-995-9671</u>	Telephone <u>203,615,4545</u>
Fax _____	Fax _____

Location of proposed use (include street address if applicable) 2866 MAIN STREET  
GLASTONBURY, CT

Map/Street/Lot 04/4140/E0015 Zoning District of proposal PBD

Nature of request, including type of use, reasons for application, etc.

INTERIOR RENOVATIONS TO MODIFY OLD PIER ONE SPACE  
TO NEW GAMING & ENTERTAINMENT FACILITY THAT  
SERVES HEATED PRE-PREPARED FOOD AND ALCOHOL, EXTERIOR  
AND PARKING UNCHANGED

Signature <u>[Signature]</u>	Signature _____
Applicant or Authorized Representative	Owner or Authorized Representative
Date <u>6/1/2023</u>	Date _____



## 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>Meeting Date:</b> June 20, 2023	<b>Submittal Date:</b> May 12, 2023
<b>Agenda Item:</b> # 4	<b>Date of Receipt:</b> May 16, 2023
<b>Application Type:</b> 12.8 Change of Use 12.9 Minor Change	<b>Decision Deadline:</b> August 10, 2023

**Applicant:** Hans P. Hansen  
Architectural Design

**Owner:** Griswold Mall  
Associates, LLC

**Proposal:**  
12.8 Change of Use and 12.9  
Minor Change: Change of use;  
retail to gaming and  
entertainment facility with food  
and alcohol service

**Proposal Address:**  
2866 Main Street

**Zone:** Planned Business  
Development (PBD)

**Existing Land Use:**  
Commercial Strip Mall

**Attached for Review:**

- Draft motions
- Applicant Packet / Floor Plans / Parking Plan

### Executive Summary

- Applicant is proposing tenant fitout of former retail space into gaming and entertainment facility with food and alcohol service.
- Existing tenant space is 9,225 sq ft
- Applicant proposes 10 Axe Cages, 8 Golf Simulators, VR Gaming Room, 6 Pool Tables, 8 Tables (4 seats each), 12 Bar Seating, and a Band Stage
- Per Parking Standards in Section 9.11 applicant needs 62 parking spaces





**Site Description**

The property is 4.34 acres with a 56,133 sq ft commercial strip mall zoned Planned Business Development (PBD). Parking area contains 297 Parking Spaces.



**Proposal**

The applicant is proposing no exterior changes other than replacing existing signage. Applicant is proposing change of use from retail tenant space of 9,225 sq ft to gaming and entertainment facility with food and alcohol service.

**Planning and Zoning Analysis**

Gaming and entertainment facility with food and alcohol service is allowable use in Planned Business Development zone. The only zoning question is considering parking analysis. Applicant has provided an updated parking analysis. The site has 297 existing parking spaces and the parking analysis shows the current and proposed use of the building require 296 parking spaces per Parking Standards in Section 9.11 of the Zoning Regulations. It should also be noted the commercial strip mall contains mostly personal service and restaurant uses that have different peak hours from the proposed gaming and entertainment facility.



# Town of Glastonbury

COMMUNITY DEVELOPMENT • (860) 652-7510 • [planning@glastonbury-ct.gov](mailto:planning@glastonbury-ct.gov)

TOWN PLAN AND ZONING COMMISSION SECTION 12.8 CHANGE OF USE

12.9 MINOR CHANGE

APPLICANT/OWNER:

HANS HANSEN

ARCHITECTURAL DESIGN

150 SYCAMORE ST

GLASTONBURY, CT 06033

FOR: 2866 MAIN STREET

MOVED, that the Town Plan and Zoning Commission approve the application of Hans Hansen Architectural Design for a Section 12.8 Change of Use and 12.9 Minor Change –2866 Main Street – Planned Business Development Zone – in accordance with plans on file with the Office of Community Development:

“PARKING PLAN & FLOOR PLAN 2866 MAIN STREET, PREPARED BY HANS HANSEN ARCHITECTURAL DESIGN”

And the following conditions:

1. 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 20, 2023

ROBERT J. ZANLUNGO JR, CHAIRMAN





# The Clubhouse On Main

Parcel ID 41402868  
2838-68 Main St

Town presentation  
KCorneau@gmail.com  
860-883-2669





# Business Concept



Introducing The Clubhouse, a revolutionary entertainment venue that offers an immersive and interactive experience. Our state-of-the-art sports simulators, axe throwing lanes, billiards tables, shuffleboard tables, ping pong multiple large-screen TVs, and full-service bar and kitchen serving appetizers and small plates will keep you entertained for hours. The Clubhouse is designed to attract a diverse crowd of sports enthusiasts, including families, friends, and corporate groups.

The Clubhouse is also a great option for those looking for a night out without alcohol. We offer a wide range of non-alcoholic and mocktail options catering to diverse preferences. The menu features a variety of mocktails made with fresh fruits, herbs, and syrups, as well as non-alcoholic versions of classic cocktails. We also offer a selection of non-alcoholic beers, providing those who do not drink alcohol the opportunity to socialize with friends while enjoying a drink.

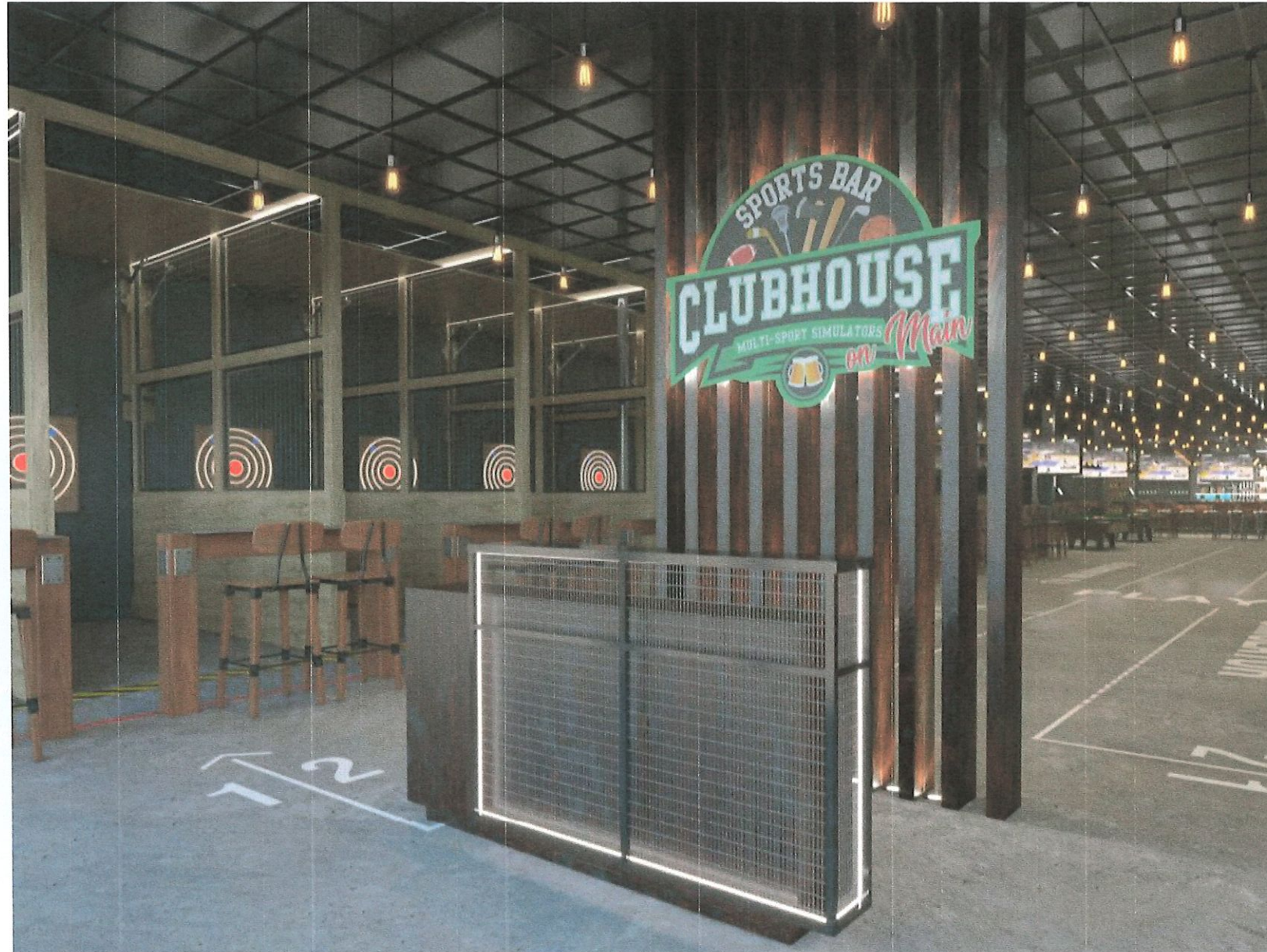




# Mission;

To bring our local community together by offering an unparalleled sports and entertainment experiences.

# Renderings





# Renderings





# Renderings



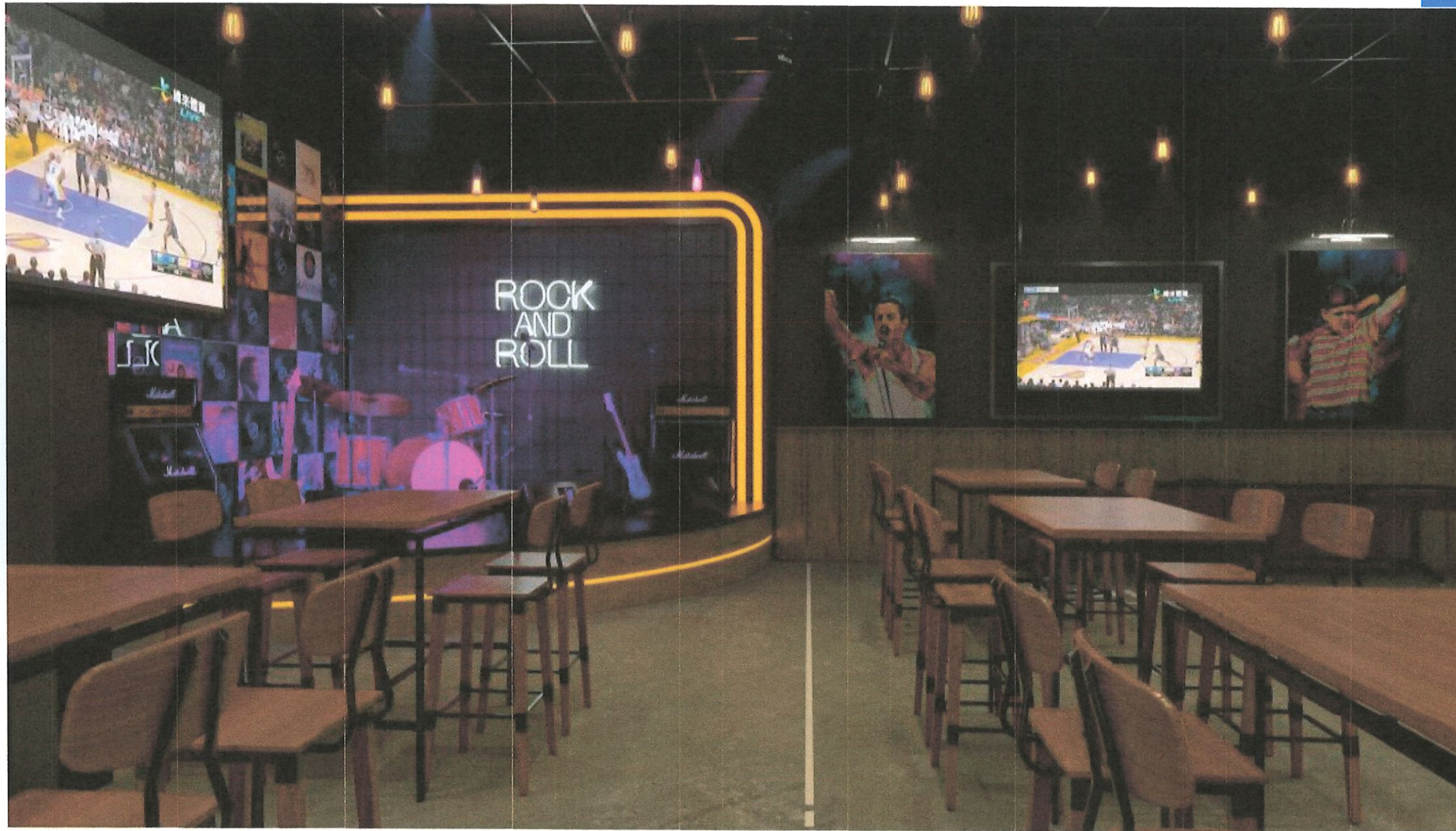


# Renderings





# Renderings





# Renderings





# Renderings





# Renderings



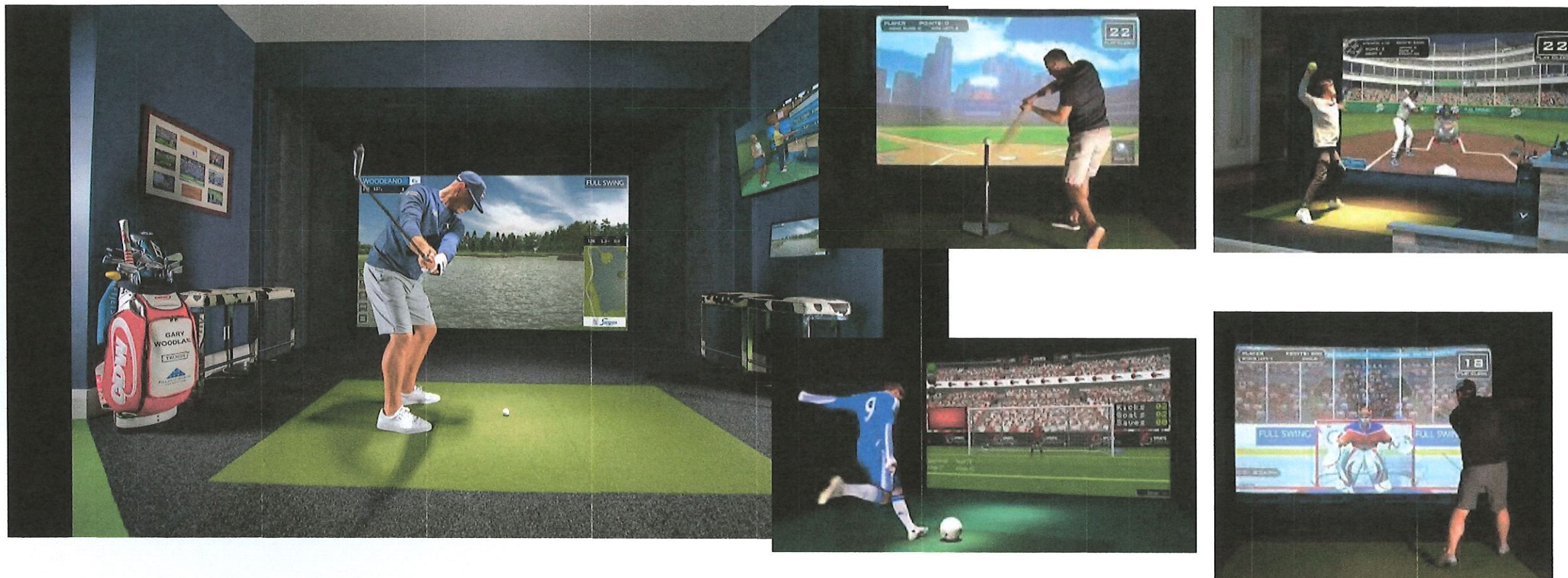


# Opportunities

- Lack of interactive experiences
- Lack of modern experiences, ie. e-sports and simulators
- Lack of nighttime entertainment
  
- Rise and popularity of golf / golf sims
- Rise and popularity of axe throwing
- People looking for experiences
- People looking for places to watch sports on large screens
- Corporate events / gatherings
- Leagues; pool, darts, golf, axe throwing

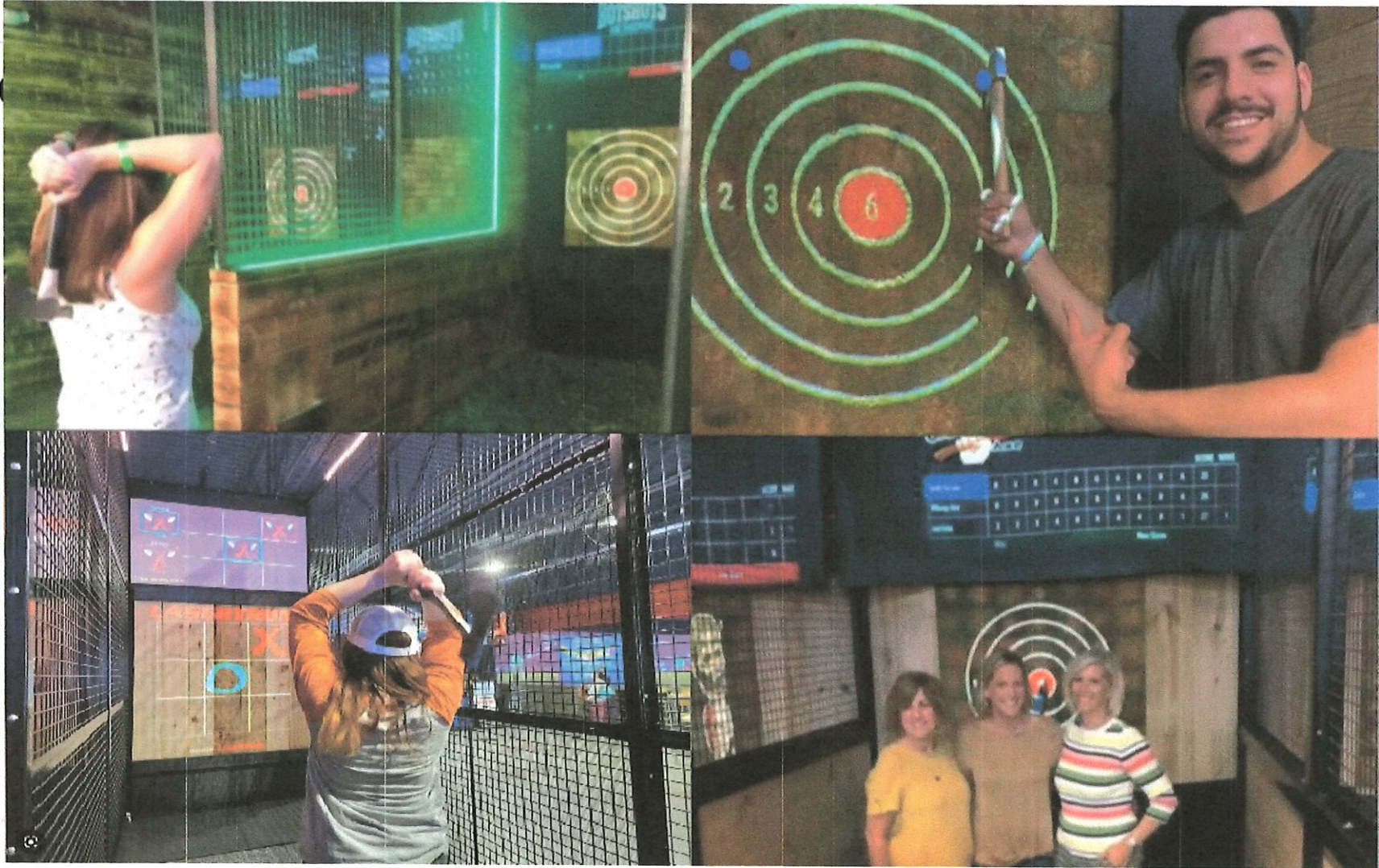


# Multi Sports Simulators



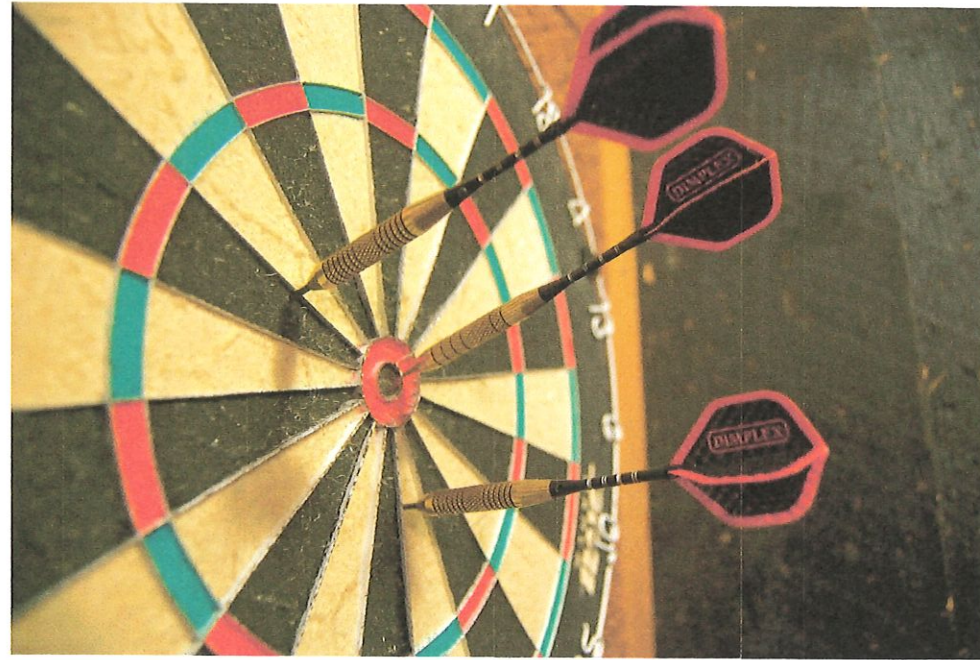
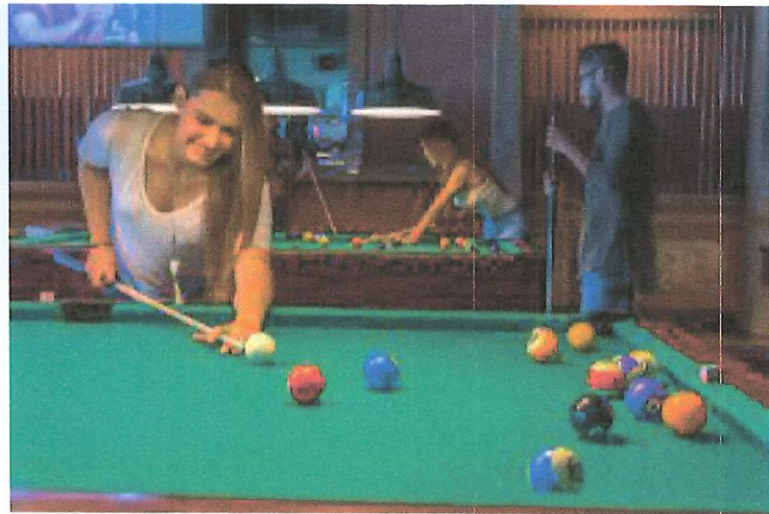
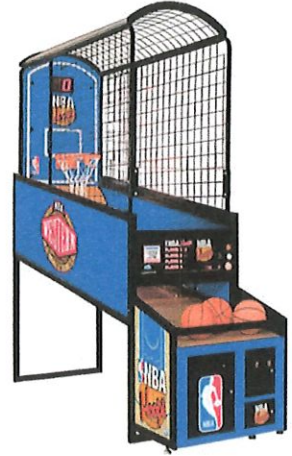


# Axe Throwing





# Billiards, Darts, Shuffleboard Tables & More





# Live Entertainment





# Food - Menu

- Wings
- Tenders
- Loaded waffle fries
- jalapeno poppers
- Tater Tot Poutine
- Spinach Artichoke Dip
- Philly Cheesesteak Egg Rolls
- Pretzel
- Hanging bacon
- French onion soup
- Chili
- Burger
- Sausage / hot dog
- Chicken and waffles sandwich
- Flat bread





# Food - Turbo Chef

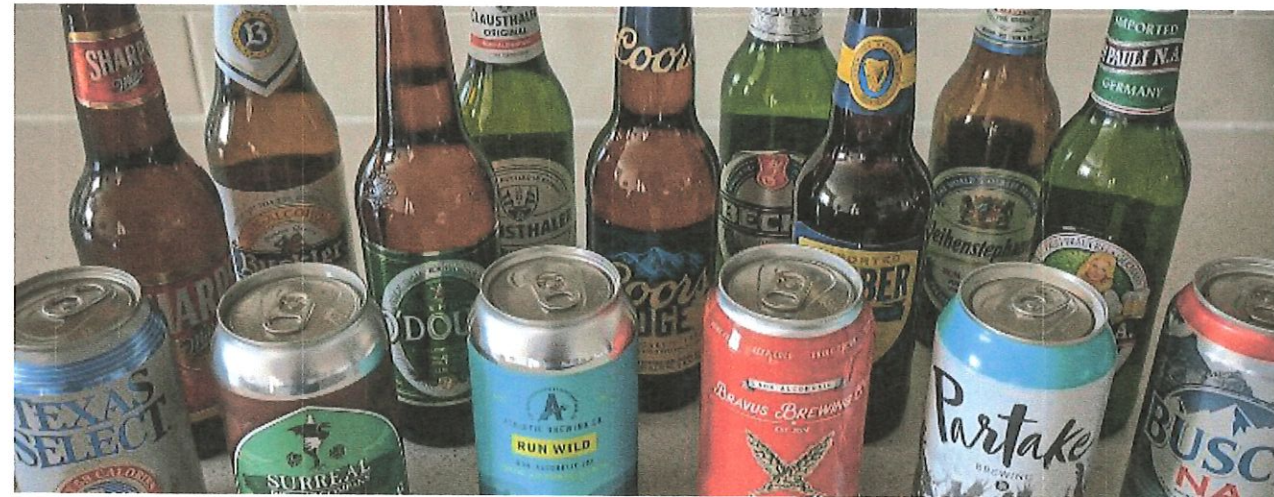
Because of its ventless design, the oven is easy to place in our small kitchen, as it doesn't require a hood for operation





# Mocktails and Non-Alcoholic Beer

The Clubhouse is also a great option for those looking for a night out without alcohol. We offer a wide range of non-alcoholic and mocktail options catering to diverse preferences. The menu features a variety of mocktails made with fresh fruits, herbs, and syrups, as well as non-alcoholic versions of classic cocktails. We also offer a selection of non-alcoholic beers, providing those who do not drink alcohol the opportunity to socialize with friends while enjoying a drink.





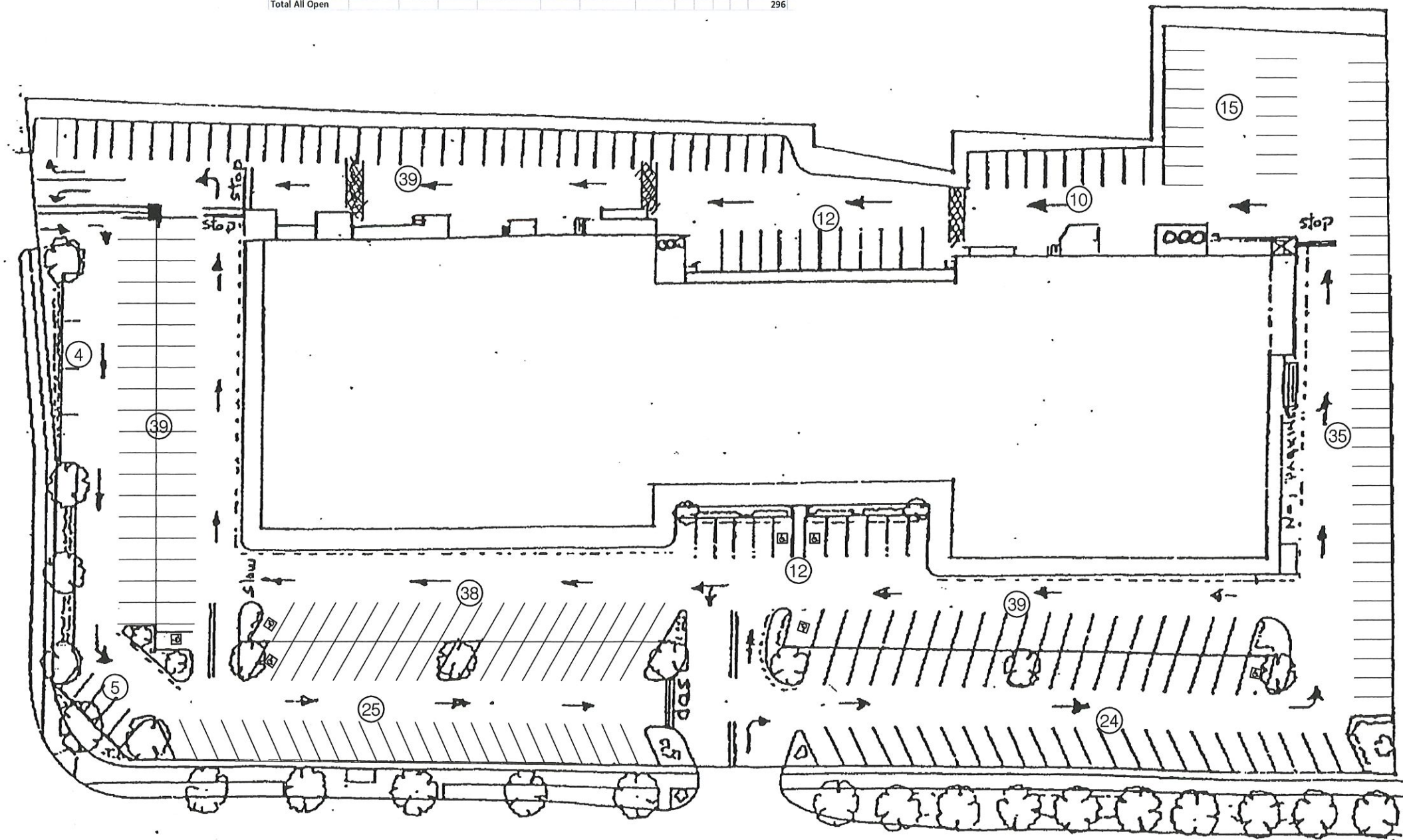
# Conclusion

Overall, The Clubhouse will provide a unique and exciting sports and entertainment experience that is unmatched in the market. By leveraging social media and partnerships, hosting events, and offering a diverse range of activities, we are confident that The Clubhouse will continue to thrive and bring joy to our customers.



Business	Classificatio	Seats	Bar Seats	Games Station	Public sq. ft.	zoning factor	Parking spaces req'd
Anytime Fitness	Gym				2,800	100	28
Asurion computer	Retail				628	150	4
Health and Beauty	Salon				1,000	150	7
UPS store	Retail				449	150	3
Glastonbury Jewele	Retail				1,290	150	9
Hair Today	Salon				1,370	150	9
Whole Tone Guata	Retail				1,250	150	8
Wild Birds Unlimite	Retail				1,230	150	8
Tisumi Sushi	Restaurant	48				3 2 16 0	16
Leslie's Pool	Retail				2,660	150	18
Gormet Wok	Restaurant	12				3 2 4 0	4
Salad Bar	Restaurant	24				3 2 8 0	8
Subway	Restaurant	22				3 2 7 0	7
T-Mobile	Retail				720	150	5
Sera Nails	Salon				885	150	6
Carvel	Retail				545	150	4
Proposed Clubhou	Restaurant	32	12	22		3 2 11 6 44	61
Mexi Pho	Restaurant	48				3 2 16 0	16
PS Dental	Dr Office				1,220	150	8
Hot Table	Restaurant	50				3 2 17 0	17
Bertucci's	Restaurant	139	8			3 2 46 4	50
<b>Total All Open</b>							<b>296</b>

Parking Spaces  
 Handicap 7  
 Standard parking 290  
 Total 297



ISSUE DATE	REMARKS
05/24/23	Review

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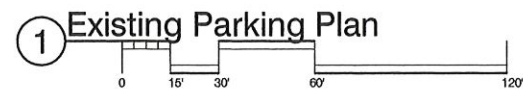
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 Proj. mgr. HPH  
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Tenant Space: Clubhouse on Main  
 Glastonbury Plaza  
 2866 Main Street  
 Glastonbury, Connecticut 06033

Parking Plan

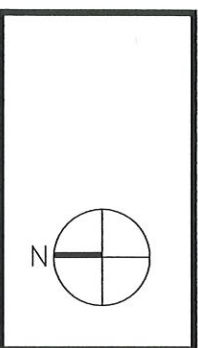
Site

Project #



DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS. IF A DIMENSION IS MISSING OR IN QUESTION, CONTACT THE ARCHITECT FOR CLARIFICATION





ISSUE DATE	REMARKS
02/21/23	Review
05/01/23	Review
05/24/23	Review

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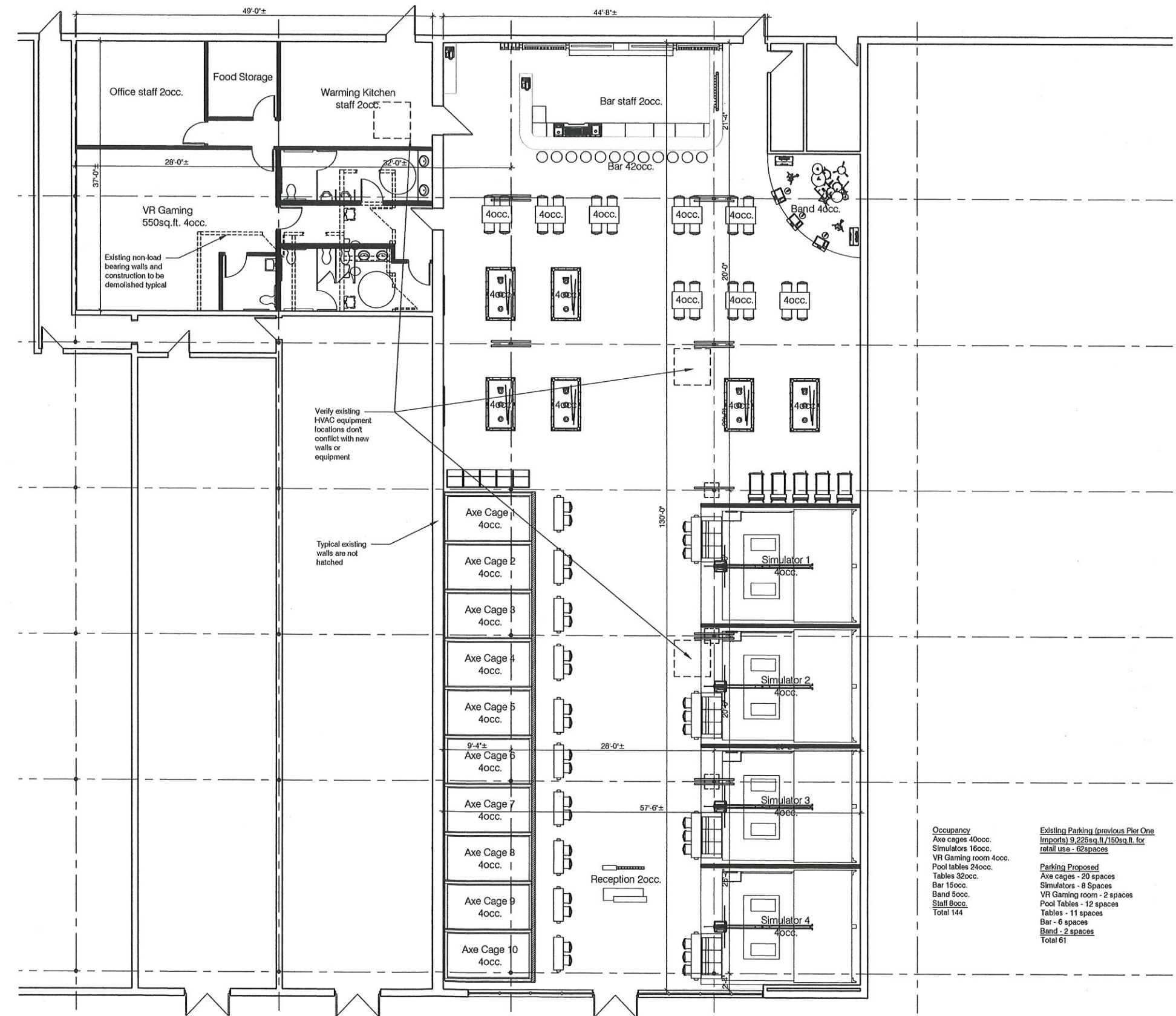
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Tenant Space: Clubhouse on Main  
 Glastonbury Plaza  
 2866 Main Street  
 Glastonbury, Connecticut 06033

Floor Plan

**A100**

Project #

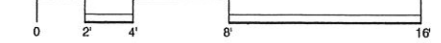


Occupancy	Existing Parking (previous Pier One Imports) 9,225sq.ft./150sq.ft. for retail use - 62spaces
Axe cages 40occ.	
Simulators 16occ.	
VR Gaming room 40cc.	
Pool tables 24occ.	
Tables 32occ.	
Bar 15occ.	
Band 5occ.	
Staff 8occ.	
Total 144	

Parking Proposed
Axe cages - 20 spaces
Simulators - 8 Spaces
VR Gaming room - 2 spaces
Pool Tables - 12 spaces
Tables - 11 spaces
Bar - 6 spaces
Band - 2 spaces
Total 61

1 Proposed Floor Plan



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