

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF THE APRIL 26, 2023 SPECIAL MEETING

The meeting commenced at 8:30 AM in Meeting Room A, 2nd floor, Town Hall.

Present: Subcommittee members Bob Zanlungo and Corey Turner; Brian Davis, Architectural Site & Design Review Committee (ASDRC) Chairman; Shelley Caltagirone, Director, Planning & Land Use Services and Gary Haynes, Planner

55 WELLES STREET, THE SHOPPES AT FOX RUN – proposal for façade and landscaping changes – Town Center Zone (TC) – Jeannot Pelletier for CoorEp Inc. – Alter & Pearson, LLC

The architect has been asked to use the same drawing style as the previous proposal for easier comparison of the changes. They are now planning on keeping the overhang and the clock. They propose to replace the khaki HardiPlank with grey. The ASDRC want the pergolas kept. The brick pilasters will be whitewashed. The base at Whole Foods would remain the same; Brian recommends staining the base with a slightly darker color to continue the pilaster articulation to the ground. The goal should be for the color scheme to be coordinated and complementary.

Trees were replanted about fifteen years ago. In 2020, tree removal was approved. They now propose to remove four and add six, columnar trees. There is potential space for two shade trees in the center berm. They also plan on filling in trees on New London Turnpike.

Tenants do not have signage on the ground sign at the street.

2283-2289 MAIN STREET - preliminary review of revised plans for a mixed use development west of the Main Street/Hebron Avenue intersection – Town Center Zone – Alter & Pearson, LLC – Will Walter, PE & Ryan Deane, PLA for Benesch - Robert A. McCall, AIA, NCARB & Gregory R. Curran, AIA for JKR Architects - The HB Nitkin Group representing 2283-2289 MAIN STREET, LLC; MAIN STREET DEVELOPERS, LLC; MAIN STREET GLASTONBURY 2341 LLC; 2389 MAIN STREET LLC; and PINNO, LLC, applicants/property owners

Daybreak Coffee Roasters at 2377 Main Street is a co-applicant. These parcels cover approximately 10 acres, crossing wetlands and surrounded by Town land, including park lands. In regard to the Willard Building, they plan to remove the southern portion of the building which houses Brides to Be and the rear building to restore its original form; the State Historic Preservation Office (SHPO) is supportive of this. The Gatesy Building would remain as is. At the suggestion of the ASDRC, they are proposing variances for front setback reduction. The Love Garden will also remain.

The apartments will include 10 percent at what is considered affordable rates; 80 percent of the Area Median Income (AMI). Brian likes the treatment of the “factory” building and suggested changing the window pattern on the easterly extensions. They can post a walk-through video for

the public. They are proposing residential space at Main Street in flexible space that could become commercial in the future, with 18-foot floor to ceiling height.

Parking will be all undercover, in a garage with 226 spaces; they may need a parking waiver and will conduct a study of peak parking use. They questioned if on-street parking counts toward the total required, as it does at Katz Hardware. Bob would follow the historical precedent which allowed including on-street parking. Corey noted that the on-street spaces are used by the public more. It was asked if parking in the garage would be reserved, with blocks for residential and commercial parking. Committee members would also like to see how the conversion of residential to commercial would affect parking.

They are looking to reduce commercial space from 28,000 square feet to 20,000 square feet. Brian said this proposal is great; responsive to all ASDRC input in terms of scale, rhythm, colors and texture, and he likes the extension of the plaza, a very exciting project. He thinks the "factory" building could use corbeling or a color change at the roof line on the front façade. He suggested they think about using the clocktower as a signature element, with more distinction.

Bob would love to see the applicants do community outreach. He thinks the public will be excited, and he does not see anything missing.


Corey believes they have made great strides since their first proposal, with very nice public spaces. He also believes a thirty percent parking waiver would be concerning; traffic and parking may be the biggest hurdles.

It was recommended they return for another informal ASDRC meeting and another Plans Review, with more numbers. They want to return to the ASDRC to get members on board with the project before they file an application. They will need to go to: the Zoning Board of Appeals for the front setback variance; and the Inland Wetlands and Watercourses Agency to obtain approval for work within the upland review area. They also want to talk to the town about Rankin Road improvements.

It was suggested to create a public engagement opportunity within the next 30 days, preferably in the early evening. They should also consider creating a website and using a QR code for the walk-through video.

Meeting adjourned at 9:40am.

Respectfully submitted,



Shelley Caltagirone
Director of Planning & Land Use Services