

**THE GLASTONBURY ARCHITECTURAL & SITE DESIGN REVIEW COMMITTEE  
REGULAR MEETING MINUTES OF TUESDAY, JULY 18, 2023**

The Glastonbury Architectural and Site Design Review Committee, with Shelley Caltagirone, Director of Planning and Land Use Services, and Gary Haynes, Planner, in attendance, held a Regular Meeting at 5:00 P.M in the Council Chambers 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**

**Committee Members Present**

Mr. Brian Davis, Chairman  
Mr. Mark Branse, Secretary  
Mr. Robert Shipman  
Mr. David Flinchum  
Ms. Amy Luzi

**Committee Members Absent**

Ms. Debra DeVries-Dalton, Vice Chair  
Mr. Jeff Kamm

Chairman Davis called the meeting to order at 5:00 P.M.

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**2. OTHER BUSINESS** *None*

**3. 244 NAUBUC AVENUE – proposal for a 408 square foot building addition along with proposed parking lot extension (12 more spaces) –Town Center Mixed Use and Flood Zones – Attorney Meg Hope – Architect Cheryl Newton – Landscape Architect Biff Schechinger – Civil Engineer Wes Wentworth – Chrisoula LaBella, 244 NAUBUC AVE, LLC, applicant PRELIMINARY**

Landscape Architect Biff Schechinger explained that they will add evergreen trees and a 6-foot fence to provide screening. There will be sheet flow into a lateral disposition of a groundwater recharging system. Mr. Davis asked for an update regarding the Conservation Commission. Attorney Meghan Hope of Alter & Pearson, LLC replied that they have received a comment on the Japanese knotweed situation, which would need to be treated with chemicals. She is waiting on a quote but it will likely be expensive. Mr. Davis asked if the 40 parking spaces would suffice for the applicant. Ms. Hope replied yes. Mr. Davis finds that the plantings are coming too close to the street. Mr. Davis thinks that converting three parking spaces closest to the road should create enough room to spread plantings out. Mr. Branse agreed and noted that there are three separate fixtures which are flood lights. Mr. Shipman believes that all the plants currently on-site are fine. He suggested that a newer variety of shrub called “wildfire” be used.

Ms. Luzi would like to see more of a sense of entry to the entire property. She also suggested a cover over the entry. Mr. Branse likes the current approved lighting, so he assumes that the same theme would be carried. Ms. Caltagirone pointed out that the business has been more successful than anticipated, so the applicant needs more spaces. Mr. Flinchum asked if the Japanese knotweed will be removed. Ms. Hope responded that she does not yet know. This is a town-wide initiative and they are looking for solutions. Mr. Flinchum agrees with Mr. Davis' suggestion to remove the first three spaces because it is a safety issue with sight lines.

#### **4. 2610 MAIN STREET – proposal for modifications to the approved landscaping – Town Center Zone – 2610 Main Street, LLC FINAL**

Johnny Carrier, principal of Carrier Group and the owner of 2610 Main Street, explained that he is here for the buffer along the rear property line and the elimination of two sidewalks. The two existing maples are not in great shape and will need to be removed within the next few years. He asked the Town's Environmental Planner to look at it and she came to the same conclusion. He then hired a consultant who said the same thing. Mr. Carrier would like to leave the hemlock and spruce clusters but then reestablish rear property line with 7 columnar maples and fill in between with either an arborvitae mixture or a fenced panel. Another option would be to put a solid fence with no breaks in it.

Mr. Davis stated that there are three options here to consider. Ms. Luzi asked how many trees will be removed. Mr. Carrier responded two. Mr. Shipman thinks that an Armstrong Maple would work better than a standard columnar maple. Mr. Davis asked if all the options include a fence. Mr. Carrier replied that all three options include the 7 columnars and either arborvitae or intermittent fence panels, or a full fence panel, if he moves the columnars onto the neighboring property. The neighbors would like to have a continuous 6-foot tall fence. The trees they propose would be upwards of 11 feet when planted. Ms. Luzi favors the 7 trees but is confused about the fence. Mr. Carrier clarified that the neighbors would rather see the plantings on their property than see the fence. Mr. Davis wonders how effectively they can put in a screen that is 6 feet high.

Mr. Branse does not agree with removing the front walkway. Mr. Carrier explained that instead of having a sidewalk to the house that branches off, it would look like one main sidewalk going to the front door, which would look like additions to the house, rather than a condominium with five units. Mr. Davis supports replacing the sidewalk with stepping stones. The applicant will return with solutions that will enhance the back beyond a couple of maples.

**Motion by:** Secretary Branse

**Seconded by:** Commissioner Flinchum

MOVED that the ASDRC recommends the removal of the two maple trees, as requested by the applicant, subject to the condition that the applicant return with a complete landscaping and screening plan prior to issuance of the Certificate of Zone of Compliance/Certificate of Occupancy and recommends the removal of the sidewalks as proposed, subject to the condition that the sidewalk be replaced with stepping stones.

**Result:** Motion passed unanimously {5-0-0}.

**5. 145 OAK STREET – proposal for a new 14,000+ square foot building with parking lot and detention pond – Planned Commerce Zone – Dutton Associates, LLC – Connecticut Physical Therapy Specialists, applicant PRELIMINARY**

Colin Bostic of Connecticut Physical Therapy Specialists said that this is a family business with three locations. Jim Dutton of Dutton Associates explained that originally the plans had a drop-off further to the east. It just did not work physically, so they flipped a section of the interior. They seek input on the site layout. There is no lighting or landscaping plan as of yet. The storm drainage will be released at an outlet on the school property. They propose full-sized dumpsters that will be fenced in. There will be lighting along the westerly side of the parking lot. There will be lights attached to the overhang of the building and along the drop-off. They propose a bike rack storage area. He noted that the site drops down to a grade of 4:1 and 39 parking spaces are proposed.

Eric Bos of Ayer Design Group explained the architectural features of the site. Proposed is a reception desk, a large lobby, a lounge, offices, a large room for yoga, and the primary area which will be the gym and training facility. Mr. Davis asked how this building relates to other aspects of the site, other than the drop-off, and how this building is a reflection of Glastonbury. Mr. Bos replied that the shape of this site limited their ability to treat Oak Street as the main entrance. The property lines may be invisible but they are beholden to setbacks. Mr. Branse finds that this is basically a box. He does not like the sides facing north and the street, which he called blank walls.

Mr. Davis noted that a lot more people will drive by than those coming into the entrance, so the applicant should take advantage of a sense of arrival. This building looks like it could go on any site, anywhere. It should not have such a prominent entry and side and should have something recognizable that could fit in Glastonbury. Ms. Luzi appreciates the covered entry. There are opportunities to bring more fenestration into other areas. She would like to see a perspective coming down Commerce Street. Ms. Luzi asked if the drive aisle is two cars wide or a single car entry. Mr. Bos responded that it is sized for an ambulance to get in. Mr. Flinchum asked about peak periods. Mr. Bos replied that they see patients starting around 8 or 9am. Once school is in session, the peak hours of operation with “The Apex” will be around 3pm. Mr. Shipman believes there is a good opportunity for plantings. At this point, all he sees is bareness.

**6. 2941 MAIN STREET – proposal for Chick-fil-A drive-thru and drive-thru lighting modifications with relocation of 1 parking space – Planned Business & Development Zone – Nick Dewhurst for Bohler Engineering FINAL**

Ms. Caltagirone pointed out that this is listed as a final review but there is no pressure for a recommendation tonight. Nick Dewhurst of Bohler Engineering said that since the pandemic, there has been an uptick in demand for drive-thru versus dine-in. Chick-fil-A has been increasing efficiency at their drive-thru operations. Here, they seek to increase the drive-thru entrance from a single lane to a double lane up to the pickup window, then it will continue in a single lane. Gideon Lee of JLL, the Project Manager on behalf of Chick-fil-A, explained that there is a 3-foot team member walk-in lane at the drive-thru lane. Mr. Dewhurst said that the purpose of the first

canopy is to protect team members from the elements. Ms. Luzi asked if the proposal is to match the existing canopy over the seating area by the front door. Mr. Lee responded that the patio is just a table supported by a red umbrella. Their drive-thru canopies would be a different prototype. Mr. Davis needs to see what this will look like on their building.

Barring any comments from this committee, Mr. Dewhurst explained that they would come forward with the canopies that are standard for Chick-fil-A. Mr. Branse would like something better than square steel. Ms. Luzi is interested in matching what is currently out front. Mr. Dewhurst noted that it is just a concrete patio. Ms. Luzi suggested a tube steel with a powdered finish. Mr. Davis suggested widening the curb cut into the drop-off. Mr. Lee explained that it congests backup traffic. Mr. Dewhurst clarified that they are relocating the one parking space, not getting rid of it. The proposed curb cut is 24 feet wide whereas a lot of the new Chick-fil-As are 36 feet. Mr. Branse noted that the applicant shows illumination for the delivery canopy but no lighting specs for the order canopy. Mr. Shipman asked if the drive-thru lane turning towards Main Street would change in width. Mr. Dewhurst replied no.

With no further comments or questions, Chairman Davis adjourned the meeting at 6:56 P.M.

Respectfully Submitted,

***Lilly Torosyan***

Lilly Torosyan  
Recording Clerk