

**TOWN PLAN AND ZONING COMMISSION/TOWN COUNCIL
JOINT PAD REVIEW SUBCOMMITTEE
SPECIAL MEETING MINUTES OF TUESDAY, AUGUST 22, 2023**

The Glastonbury Planned Area Development (PAD) Review Subcommittee, with Shelley Caltagirone, Director of Planning and Land Use Services, and Gary Haynes, Planner, in attendance, held a Special Meeting at 12:00 P.M in Meeting Room A, 2nd floor of Town Hall at 2155 Main Street with an option for Zoom video conferencing.

1. ROLL CALL

Committee Members Present

Kurt Cavanaugh, TC Member
Lawrence Niland, TC Member
Corey Turner, TPZ Member
Sharon Jagel, TPZ Member
Brian Davis, ASDRC

Committee Members Absent

Whit Osgood, TC Member
Mary LaChance, TC Member

Meeting called to order at 12:00 P.M.

2. 55 NYE ROAD – preliminary development plan, with a conceptual change of zone from Planned Employment to Residence A, and a Planned Area Development (PAD) for 8.62 acres to construct 64 dwelling units –Planned Employment Zone – Architect Tom Arcari and Rocco Petitto – Landscape Architect Ryan Deane –Neil Griffin, Glastonbury Housing Authority, applicant

Landscape Architect Ryan Deane introduced the proposed development located at 55 Nye Road. The applicant is proposing a zone change from Planned Employment to Residence A. The property is 8.62 acres, with the proposal for a total of 64 dwelling units made up of (1) 6 unit building, (11) 4 unit buildings, and (7) 2 unit buildings. Ryan Deane introduced the vehicular pattern along a one-way road. Buildings are located adjacent to street to enhance streetscape along the roadway, with green spaces being preserved in between serving as pedestrian connection through various center courtyard areas. The applicant explained they have just finished the survey and grading design and will be adding that information as well as stormwater management structures to plans soon. The site preserves existing trees to the north and south to provide a mature buffer to the site. Buildings have been scaled down to 4 units since the joint hearing and broken into smaller clusters to enhance the New England Village character. The applicant is proposing recreation area to the northwest and promoting passive recreation in outdoor spaces connected by pedestrian pathways. Three dumpsters have been spaced and located along the one-way loop road.

Brian Davis liked the spacing of the buildings and how the building positioning created a sense of space throughout the site. Mr. Davis expressed interest in breaking up the 6 unit building into a one 4-unit and one 2-unit building. The northeast parking area feels like two much parking and not enough green space is being preserved in this area. Board members and the applicant discussed ways of softening the parking area in the northeast quad. Lawrence Niland expressed interest in developing more active recreation areas throughout the courtyard.

Architect Rocco Petitto went over the floor plans and the general architectural design of the buildings. Although they tried to cluster buildings in a New England Village-type setting, they tried to give unique characteristics to each building so the development would not feel “cookie cutter” and prescribed. Kurt Cavanaugh said preliminary review of the water line capacity for fire suppression has been good so far.

Shelley Caltagirone went over a Draft Regulatory Review Schedule.

With no further comments or questions, the meeting adjourned at 1:20 P.M.

Respectfully Submitted,

Gary Haynes

Gary Haynes
Planner