

**THE GLASTONBURY PLANNED AREA DEVELOPMENT SUBCOMMITTEE
SPECIAL MEETING MINUTES OF WEDNESDAY, OCTOBER 4, 2023**

The Glastonbury Planned Area Development (PAD) Committee, with Shelley Caltagirone, Director of Community Development, and Gary Haynes, Planner, in attendance, held a Special Meeting at 5:00 P.M in Meeting Room A, 2nd floor of Town Hall at 2155 Main Street.

1. ROLL CALL

Committee Members Present

Kurt Cavanaugh, Town Council Member
Lawrence Niland, Town Council Member
Mary LaChance, Town Council Member
Corey Turner, Town Plan and Zoning Commission Member
Sharon Jagel, Town Plan and Zoning Commission Member
Brian Davis, Architectural Site and Design Review Committee Member

Committee Members Absent

Whit Osgood, Town Council Member

Meeting called to order at 5:06 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

Rocco Petitto presented the style of architecture and proposed materials to be used for construction. He went over the changes to the elevations and floorplans and explained the goal was to provide a mix of unit designs and allow for variation with traditional and more modern architectural details to give variety and unique characteristics to the individual units. Committee members commented that they favored the more traditional design over the modern style. Brian Davis commented that rather than using traditional and modern style changes the applicant could use the traditional style and provide variation by changing the form of roof line, entry ways, varying color, and construction materials. Rocco Petitto went over the architectural recommendations made by ASDRC at their September 19th meeting. Lawrence Niland asked where the affordable units would be located. Neil Griffin said they would be randomly assigned.


Landscape Architect Ryan Deane went over the changes in layout since the last PAD Committee meeting. The applicant is proposing 64 units (constructed on slab) with 114 parking spaces. Ryan Deane presented a truck-turning movement plan demonstrating accessibility of a 45-foot fire truck. The center drive is now 24-feet wide and could allow for travel in both directions. Ryan Deane discussed pedestrian connectivity to community recreation areas. Brian Davis suggested moving the 6- unit building and mixing with the 4 units on the eastern part of site to provide better variation of buildings. Lawrence Niland expressed concern about the 2-unit

building by the entrance and people backing out of the parking spaces which could present a hazard being located so close to the entrance. Ryan Deane went over exterior features, such as lighting, paving options, and plantings. The applicant will vary the plantings to provide variation and unique character to each of the units. Kurt Cavanaugh asked about the location of transformers and the applicant said the final location will be determined by Eversource. Lawrence Niland asked about the expected age demographic and expressed interest in having the applicant estimate the number of projected school children.

Shelley Caltagirone went over the review schedule. The applicant will look to come back sometime for final PAD Subcommittee review between 10/17 and 11/21 after Conservation Commission, Town Plan and Zoning Commission, and ASDRC review.

With no further comments or questions, meeting adjourned at 6:26 P.M.

Respectfully Submitted,



Gary Haynes
Planner