



## 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>Application #:</b> N/A              | <b>Submittal Date:</b> November 2, 2023            |
| <b>Meeting Date:</b> November 21, 2023 | <b>Date of Receipt:</b> November 21, 2023          |
| <b>Agenda Item:</b> # 1                | <b>Application Type:</b> Section 12 Special Permit |

**Applicant:** CKM LLC

**Owner:** Dave Sanscousy

**Proposal:**

Section 12 Special Permit:  
Softball Training Facility

**Proposal Address:**

237 Oak St, Unit C

**Zone:** Planned Commerce (PC)

**Existing Land Use:**

Multi-Tenant Warehouse Building

**Attached for Review:**

- Draft motions
- Department Memos
- Applicant Packet: Narrative, Floor Plan, Potential Parking Spaces

**Executive Summary**

- Applicant is proposing utilizing 3 k sq ft of existing building for soft ball training facility. Training facility will include 4 lanes for batting and pitching training.
- Building is 16k sq ft and has 4 tenant spaces.
- Applicant has provided aerial showing potential for up to 22 parking spaces.
- Hours of operation will be weekdays 12pm to 9pm with peak hours projected from 3pm to 9pm.



Aerial View

### **Site Description**

The property is 1.4 acres zoned Planned Commerce. Site is located on Oak Street adjacent to Route 2. The 16k sq ft warehouse building has 4 tenants spaces: Highlight Landscaping 6k sq ft, Electrical Contractor 3k sq ft, Non-profit 4k sq ft, and proposed Softball Training Facility 3k sq ft.



*Street View*

### **Proposal**

The applicant is proposing tenant fitout for a Softball Training Facility with 4 batting and pitching lanes to occupy 3k sq ft of the building. There is a unisex bathroom on site that is served by existing septic system. Proposed hours of operation for facility are 12pm to 9pm with peak hours being from 3pm to 9pm. Applicant has provided floor plan showing lay out as well as potential parking spaces showing parking for upto 22 vehicles.

### **Planning and Zoning Analysis**

Indoor athletic facilities are allowed by special permit. The peak hours of operation being 3pm to 9pm will not conflict with the other tenants on the site and should alleviate parking concerns. Applicant has stated there will be a maximum of 12 trainees in the facility at a time. Parking spaces are currently not delineated onsite making current parking situation a bit of a "free for all". Town staff suggests the applicant provide parking analysis and site plan for proposed parking to be striped that demonstrates they can meet the Town's Parking Regulation in Section 9.11 and can provide adequate parking for the proposed training facility. Applicant will also need to get Health Department approval that the existing septic system is adequate to handle training facility class sizes.



# *Town of Glastonbury*

## *Community Development*

### DRAFT MOTION OF APPROVAL

TOWN PLAN AND ZONING COMMISSION

SECTION 12 SPECIAL PERMIT

CKM LLC  
Attn: Karen Costes  
39 Old Farm Rd  
South Windsor, CT 06074

RE: 237 Oak St Unit C

MOVED, that the Town Plan & Zoning Commission approve the application of CKM LLC for a Section 12 Special Permit – for a softball batting facility – 237 Oak St Unit C– Planned Commerce Zone – Dave Sanscousy, owner, in accordance with the plans on file with the Office of Community Development and the following conditions:

1. Adherence to:
  - a. The Engineering Department memorandum dated November 16, 2023.
  - b. The Police Department memorandum dated November 13, 2023.
2. Applicant shall have licensed surveyor/engineer submit site plan to meet parking requirements as approved by the commission, per Town Engineer and Community Development approval prior to filing motion of approval on Town Land Records.
3. Prior to filing motion of approval on land record applicant will get written approval from the Town of Glastonbury Health Department for use of the existing bathroom for proposed use and capacity.
4. 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  
November 21, 2023

\_\_\_\_\_  
ROBERT J. ZANLUNGO

November 16, 2023

**MEMORANDUM**

To: Town Plan and Zoning Commission  
Shelley Caltagirone, Director of Community Development

From: Daniel A. Pennington, Town Engineer / Manager of Physical Services



Re: Section 12 Special Permit with Design Review  
Softball Batting Facility at 237 Oak Street

The Engineering Division has reviewed the application materials for the proposed softball batting facility located at 237 Oak Street and has the following comment:

1. A site plan should be provided to demonstrate that adequate parking and exterior illumination is available for the proposed use.



# Town of Glastonbury


GLASTONBURY POLICE DEPARTMENT • TEL (860) 633-8301 • FAX (860) 652-4290

**CHIEF OF POLICE**  
Marshall S. Porter

**CAPTAIN**  
Mark Catania

## MEMORANDUM

TO: Town Plan and Zoning Commission

FROM: Marshall S. Porter, Chief of Police 

DATE: November 13, 2023

RE: Application of CKM LLC, Special Permit for a Softball Batting Facility- 237 Oak St.

Members of the Police Department have reviewed the application for the softball batting facility. The Police Department has no objection to the proposal so long as the lot is numbered in accordance with section 17-19 of the Town Code of Ordinances.

MSP/ns



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

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

Name CKM LLC <sup>Karen Costes</sup>  
Address 39 Old Farm Rd  
South Windsor, CT  
Telephone 203-275-6956  
Fax 860-214-4400

Property Owner

Name Dave Sanscousy  
Address 237 Oak Street  
Glastonbury CT  
Telephone 1-860-209-7185  
Fax COSTES116@gmail.com

Location of proposed use  
(include street address  
if applicable)

237 Oak Street Glastonbury, CT

Map/Street/Lot

/ /

Zoning District of proposal

Plan Commerce

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

We are a softball training company that would like to open a small batting facility consisting of 3 hitting lanes and 1 pitching lane.

Signature

[Signature]  
Applicant or Authorized Representative

Signature

[Signature]  
Owner or Authorized Representative

Date

11/2/23

Date

11/2/23

**SPECIAL PERMIT APPLICATION NARRATIVE**  
**CONNECT KILLER MECHANICS, LLC**

Connect Killer Mechanics, LLC ("CKM") is a fastpitch softball company that provides private hitting, pitching and fielding lessons, strength training and skill clinics for players in the greater Glastonbury area. It was established in March 2022 out of its Members' passion for the sport of fast pitch softball and their desire to instill this love of the game in young players.

Connect Killer Mechanics, LLC has strong roots in our community. Two of CMK's four Members own a home in Glastonbury and one of its Members has been a resident for over 37 years. She is also head coach for the Glastonbury High School varsity softball team. All Members have a robust roster of Glastonbury softball clients.

CKM is seeking to establish a small 3000 square foot batting facility for instruction and practice in a warehouse located at 237 Oak Street in Glastonbury and owned by Highlight Landscape and Design LLC. The warehouse is 6,000 square feet and is divided into two 3,000 spaces, one of which is rented to Connect Killer Mechanics, LLC. The other half of the warehouse is rented by an electrical company.

Seventy Eight Sports, a highly respected company, will be installing the batting cage/lanes. The batting facility will contain 4 lanes, 2 of which are 11 feet by 51 feet, one 51 feet by 8 feet (pitching lane) and one of which is 11 feet by 46 feet. The batting cage will be surrounded by commercial strength twisted knotted nylon baseball mesh (#42 nylon) with rope borders in the corners and ropes in the ceiling every 6 to 8 feet. The batting lanes are divided by #36 twisted knotted nylon baseball mesh divider curtains and custom windscreen barriers with a vinyl border around the entire perimeter. A flap door entrance to the batting cage measuring 4 feet by 8 feet with a yellow rope border will also be installed. The surrounding walls will be lined with 18 ounce vinyl FR for wall protection. Finally, the floors will be surfaced with commercial turf and foam padding. Further details can be found in Seventy Eight Sports' Estimate.

There are a total of 12 parking spaces available for use by CKM's clients at the warehouse. It is anticipated that Connect Killer Mechanics will operate from 12:00 p.m. to 9:00 p.m. with traffic projected to be very light during the hours of 12 p.m. to 3:00 p.m. and slightly heavier during the late afternoon and evening hours when schools are not in session. As there are only four lanes in use at any one time, 12 parking spaces are more than adequate to meet CKM's needs.

There will be no impact to the neighboring areas because all activities will take place inside the warehouse building and there will be no outside noise or light pollution. Further, the busiest time of use will be late afternoon and evening when tenants of the other warehouses and surrounding businesses will be closed.

Connect Killer Mechanics believes it will be an asset to the Town of Glastonbury and that it has met all of the criteria set forth for a special permit. CKM looks forward to locating in Glastonbury and becoming an integral part of the community.

Thank you for your attention.





**78 Sports**  
 510 Chapman Street, Ste 1A  
 Canton, Massachusetts 02021  
 844-478-8873

## ESTIMATE

**Bill To**  
**Denise Marchese**  
 , Connecticut

|               |             |
|---------------|-------------|
| Estimate#     | EST-000920  |
| Estimate Date | 27 Oct 2023 |

**Ship To**  
 , Connecticut

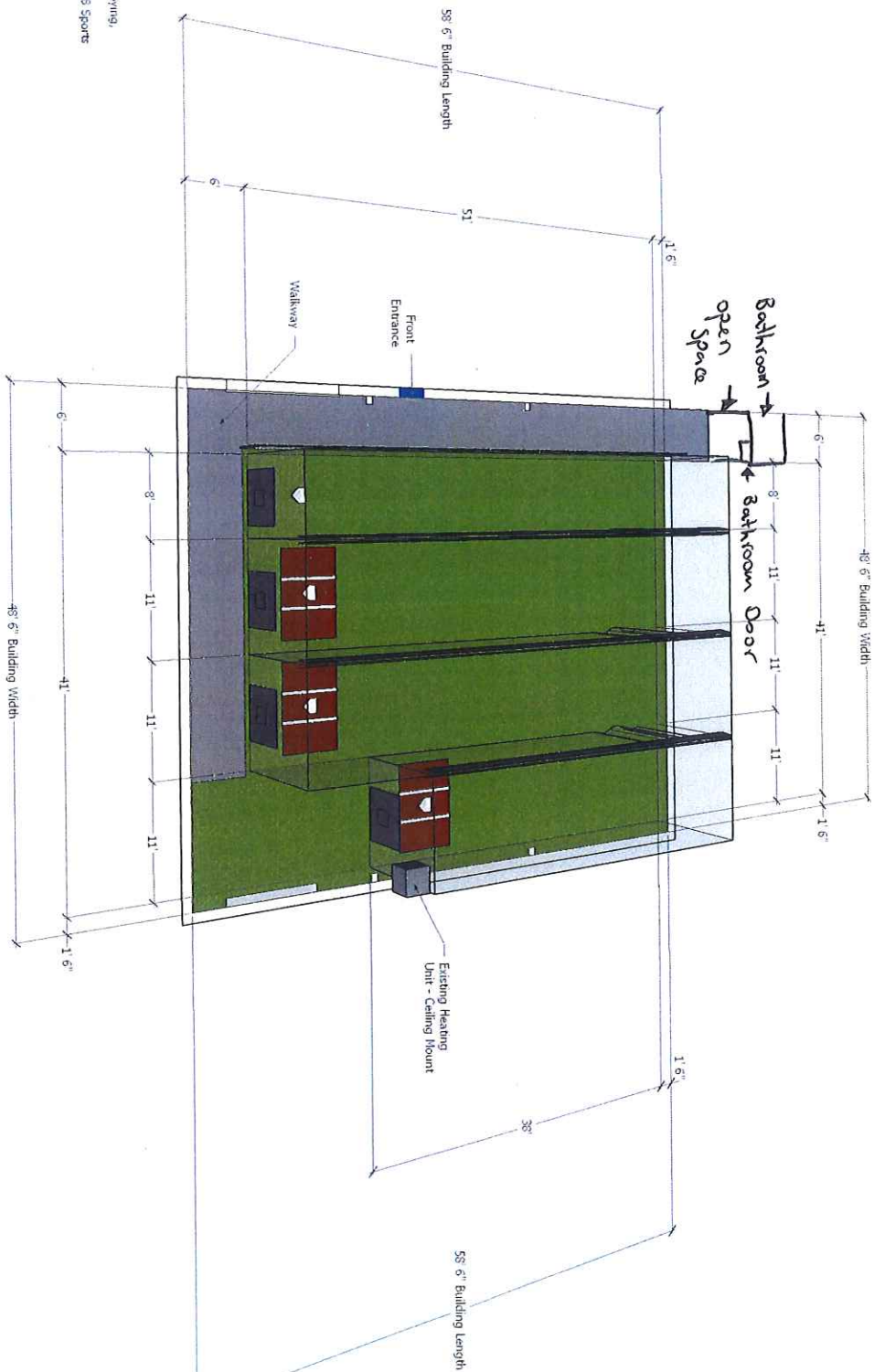
| # | Item & Description  | Qty            | Rate     | Amount   |
|---|---|----------------|----------|----------|
| 1 | <b>#36 TWISTED KNOTTED NYLON BASEBALL MESH</b><br>Batting Cage with Rope Border in Corners<br>Ropes In the ceiling every 6-8'<br>11'H x 41'W x 51'L<br><br>Upgrade to #42 Nylon for +\$450                  | 4,115.00<br>ft | 0.54     | 2,222.10 |
| 2 | <b>Flap Door for Batting Cage</b><br>Flap door 4' x 8' with yellow rope border  | 4.00<br>Box    | 35.00    | 140.00   |
| 3 | <b>#36 TWISTED KNOTTED NYLON BASEBALL MESH</b><br>Divider Curtains<br><br>2@ 11' x 58' Divider Curtains with one<br>1@ 11' X 46'<br>ONE side OF EACH CURTAIN to have machine sewn rope border               | 1,782.00<br>ft | 0.54     | 962.28   |
| 4 | <b>Windscreen Barrier Curtains</b><br>Custom Windscreen Barriers, 18 inches H x , and grommets every 12" on one<br>finished Length only, Vinyl border around entire perimeter, Black<br><br>4@51'<br>2@ 38' | 299.00         | 1.25     | 373.75   |
| 5 | <b>Hardware (Netting)</b><br>Hardware to Hang Netting   | 1.00           | 7,950.00 | 7,950.00 |
| 6 | <b>18oz Vinyl FR For Wall Protection</b><br><br>10' x 42'<br>10' x 40'  | 820.00         | 1.95     | 1,599.00 |

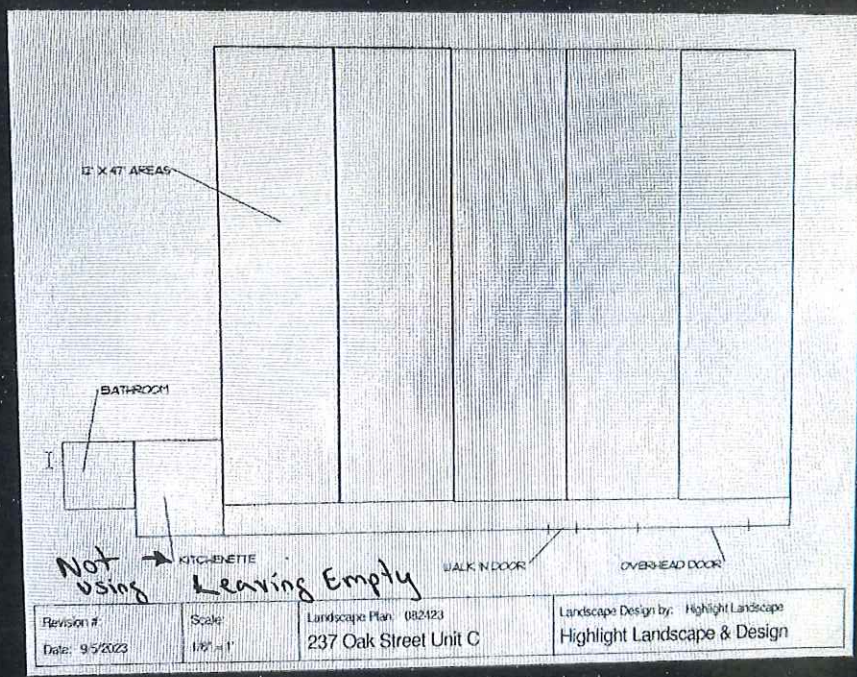
| #               | Item & Description   | Qty                        | Rate     | Amount             |
|-----------------|--|----------------------------|----------|--------------------|
| 7               | Installation<br>Netting and hardware   | 1.00                       | 9,500.00 | 9,500.00           |
| 8               | Turf with 5mm<br>Batting Cage Turf<br>36 Oz Face weight<br>5mm foam pad<br><br>3@15' x 54' | 2,430.00<br>Square<br>Feet | 3.25     | 7,897.50           |
| 9               | Turf Adhesive  | 7.00                       | 75.00    | 525.00             |
| 10              | Installation Turf  | 1.00                       | 4,950.00 | 4,950.00           |
| Sub Total       |  |                            |          | 36,119.63          |
| Shipping charge |  |                            |          | 1,295.00           |
| <b>Total</b>    |  |                            |          | <b>\$37,414.63</b> |



Softball Facility  
 Glastonbury, CT  
 Preliminary Layout  
 Revised: 10-24-2023

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 shall render it invalid and unusable.





WALLS TO BE CONTINUED  
ALL BRUSH REMOVED

89.3  
USED ADDITION  
HOUSE BUILDING  
AREA = 6,000 SQ. FT.  
L = 84.0

ONE STORY STEEL  
FL. EL. 84.0

PROP. PLANTER 82.6

NEW  
PAVED  
AREA

81.7 83  
30' - 4" PERFT. PVC

1000 GAL. 82.9  
SEPTIC TANK

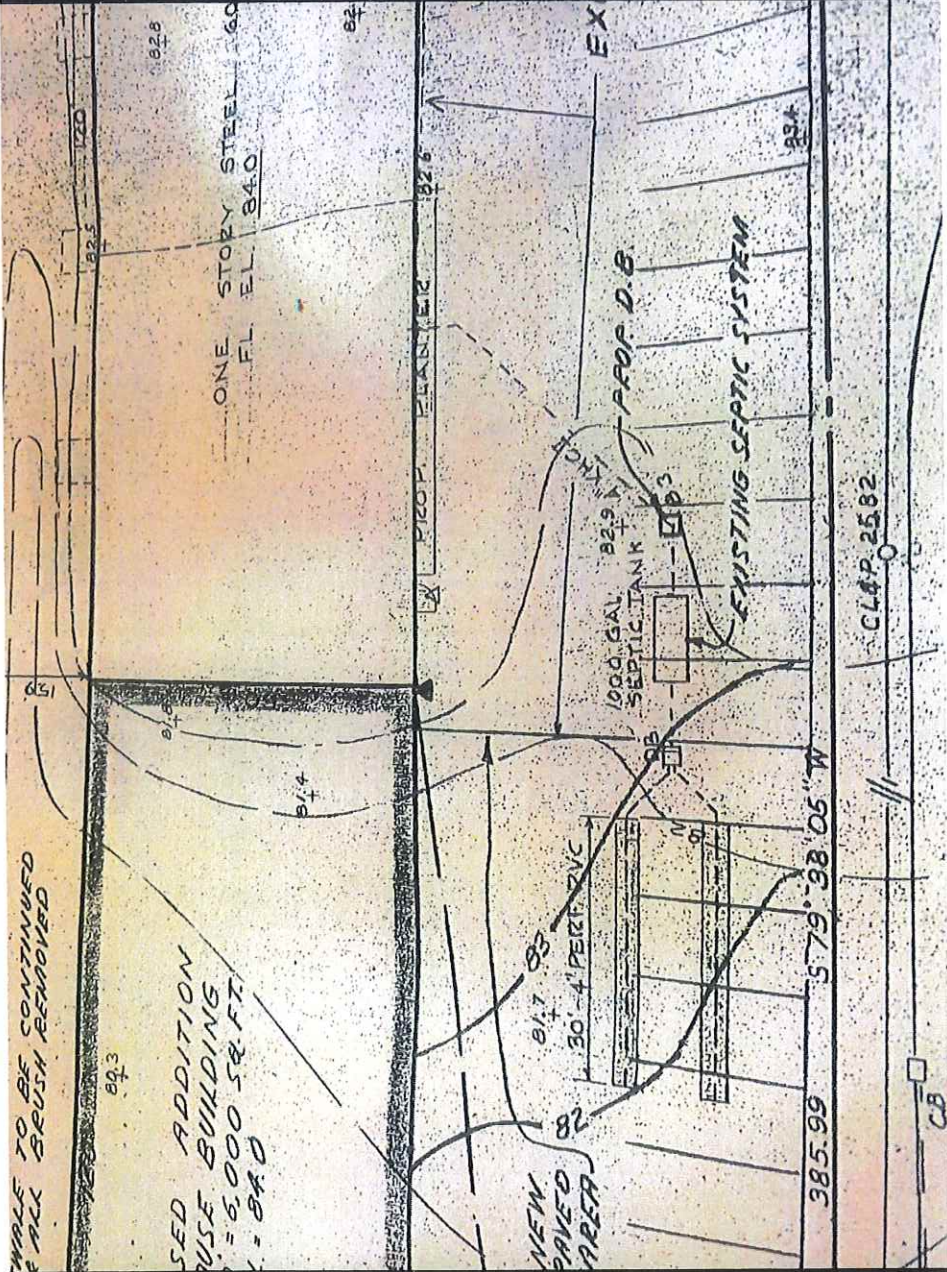
PROP. D.B.

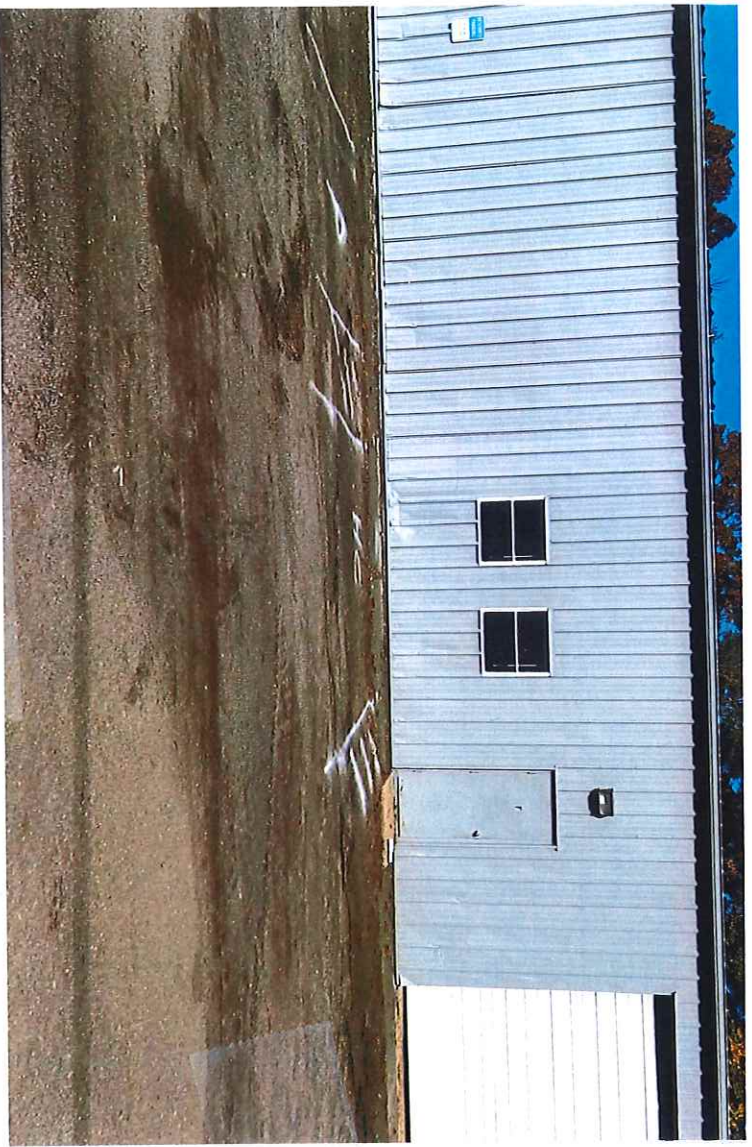
EXISTING SEPTIC SYSTEM

385.99 579' 98.05" W

CLAP. 25.82

CB





Highlight Landscape  
+ Design 6k sq ft

Electrical  
Contractor  
3k sq ft

Softball  
Training  
3k sq ft

Non Profit  
4k sq ft

22 parking  
spaces (potentially)



**Mail body:**

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Parking Analysis

1) **Highlight Lanscaping 6K sq ft:** Warehouse- 6k square feet

Office- 250 square feet

2) **Electrical Contractor 3k sq ft:** Warehouse- 3k square feet

Office- 250 square feet

3) **Non Profit 4k sq ft:** Warehouse-4K square feet

Office-250 square feet

4) **Softball Training Facility 3k sq ft:** Maximum 12 people

**Total Warehouse:** 13k square feet-6 Required Parking Spaces

**Total Office:** 750 square feet -3 Required Parking Spaces

**Proposed Soft Ball Training Facility:(Maximum 12 People) Propose 12 Parking Spaces**

**Total Parking Spaces Required:** 9 Parking Spaces

**Proposed Parking Spaces:** 12

**Total Parking Spaces:** 21

Total Parking Spaces Provided-22 drawn out but can add 4-5 more on left side of building

\*\*\*\*\* our operating hours will be OPPOSITE of all other business at this location. Our busiest hours are between 5-9pm. All businesses in this location close at 4:30pm

**Traffic volume for batting cages:**

12-3pm extremely light (1-3 cars)

3pm-5pm light (2-4 cars)

5-9pm heavy (4-10 cars)



# HIGHLIGHT LANDSCAPE AND DESIGN, LLC

PO Box 1479, Glastonbury, Ct. 06033~ (860) 657-3155

E-Mail: highlightlandscape@gmail.com

November 9, 2023

To Whom It May Concern;

Highlight Landscape & Design, located at 237 Oak Street, maintains work hours between 7:00 AM and 4:30 PM. After our work hours there are eight (8) parking spaces available at this location.

If you have any questions please contact our office during work hours

Regards;



David Sansoucy

Member