

**GLASTONBURY JOINT TOWN COUNCIL / TOWN PLAN AND ZONING  
COMMISSION PLANNED AREA DEVELOPMENT REVIEW SUBCOMMITTEE  
SPECIAL MEETING MINUTES OF TUESDAY, NOVEMBER 14, 2023**

The Glastonbury Joint Town Council and Town Plan and Zoning Commission Planned Area Development Review Subcommittee, with Shelley Caltagirone, Director of Community Development, in attendance held a Special Meeting at 3:30 P.M in Meeting Room A (2nd floor) at 2155 Main Street with an option for Zoom video conferencing. The video was broadcast in real time and via a live video stream.

**ROLL CALL**

**Subcommittee Members**

**Town Council  
Commission**

Kurt P. Cavanaugh  
Mary LaChance {excused}  
Lawrence Niland  
Whit C. Osgood

**ASDRC**

Brian Davis

**Town Plan & Zoning**

Sharon Jagel  
Corey Turner {excused}

Ms. Caltagirone called the meeting to order. She noted that the 55 Nye Road team has presented before the Conservation Commission/Inland Wetlands & Watercourses Agency and the Water Pollution Authority. Tonight, the proposal will go before the Architectural & Site Design Review Committee, and to the Town Plan & Zoning Commission next week, with final approval by the Council on December 5.

---

**55 Nye Road PAD – proposal for a change of zone from Planned Employment to Residence A and a Planned Area Development (PAD) for 11.33± acres on the north side of Nye Road, for 64-unit affordable housing community – Glastonbury Housing Authority, applicant – Final/Advisory Review**

Tom Arcari of QA+M Architecture reviewed the site revisions. He explained that they have relocated the activity area, reduced the retaining walls, increased the shade trees, and created a new community building alignment. A total of 361 trees and 180 shrubs are proposed to be planted. On the two and three-bedroom unit buildings, they have removed some of the storage on the main floor and added a separate room for storage. Mr. Davis prefers to see more variety in the window heights.

Ryan Deane of Alfred Benesch & Company reviewed the architectural elevations of the different buildings. The exterior of the four-unit buildings on the quad will remain the same. The changes are the two added storage rooms on the side. Mr. Davis does not like how the six-unit storage units are visible from the community center. He suggested moving the doors of the two units to the side, which would help it to not look like storage lockers. Mr. Deane stated that they are trying to create a certain amount of regularity and irregularity, so they can make every building different and unique. However, their intention remains to create a courtyard between the four-unit and six-unit buildings.

Mr. Davis suggested moving one of the units to the east side. Neil Griffin of the Glastonbury Housing Authority stated that that would mean moving the electric meters. Mr. Turner commented that, if a pocket door is added to separate the bathtub, the layout could be changed to add access from the master bedroom to the bathroom. Mr. Osgood asked to keep the meters as hidden as possible. Mr. Deane explained that they have just started to map out the locations for the transformers, which will be included at their next meeting. Mr. Davis prefers more lighter muntin bars on the windows rather than the dark ones. Mr. Niland asked to send physical packets to the Council before their December 5 meeting.

With no further comments, the Subcommittee adjourned their meeting at 4:50 P.M.

Respectfully Submitted,

*Lilly Torosyan*

Lilly Torosyan

Recording Clerk