



## 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>Submission Date:</b> November 2, 2023
<b>Meeting Date:</b> December 12, 2023	<b>Date of Receipt:</b> November 21, 2023
<b>Agenda Item:</b> # 2	<b>Application Type:</b> Section 12.9 Minor Change

**Proposal Address:**

237 Oak St, Unit C

**Applicant:** CKM LLC

**Owner:** Dave Sanscousy

**Proposal:**

Section 12.9 Minor Change:  
Softball Training Facility

**Zone:** Planned Commerce  
(PC)

**Existing Land Use:**

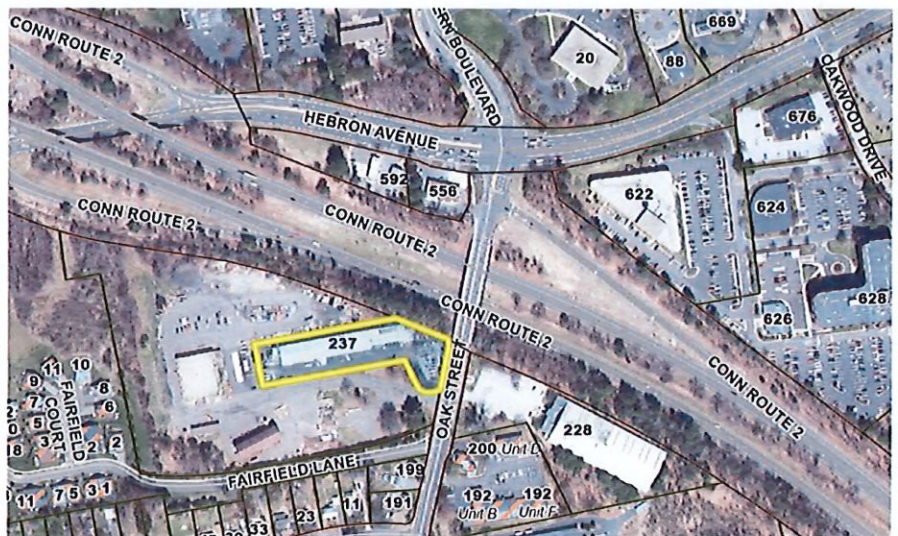
Multi-Tenant Warehouse  
Building

**Attached for Review:**

- Draft motions
- Department Memos
- Applicant Packet: Narrative, Floor Plan, Site Plan

**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 site plan with 34 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.



### **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 site plan with 34 parking spaces.

### **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". Applicant has provided parking analysis and site plan and will restripe parking areas according previously approved site plan. Based on presented parking analysis and current uses in tenant spaces only 9 of the 34 parking spots are required for the existing tenant uses, leaving 25 parking spaces free for softball training facility. With maximum class sizes of 12 people this should be sufficient for the proposed use. This is further offset as the peak hours of the softball training facility are in evening hours when the other tenant spaces typically will not be needed.

Applicant has provided information to the Health Department to address concerns regarding size and capacity for of existing septic system for the proposed use. Outdoor lighting is provided by wall pack lighting on building adjacent to parking area and the applicant is proposing an additional light by driveway entrance. A suggested condition of approval is applicant shall provide photometric plan for existing and proposed lighting prior to issuance of Certificate of Occupancy to ensure parking area is sufficiently illuminated to be approved by Office of Community of Development.





# *Town of Glastonbury*

## *Community Development*

### DRAFT MOTION OF APPROVAL

TOWN PLAN AND ZONING COMMISSION

SECTION 12.9 Minor Change

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 12.9 Minor Change – 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.
  - c. The Health Department memorandum dated December 7, 2023.
  - d. The Fire Marshal memorandum dated December 8, 2023.
2. Applicant shall provide photometric plan to be approved by the Office of Community of Development for existing and proposed outdoor lighting prior to issuance of Certificate of Occupancy to prove parking area is sufficiently illuminated.
3. 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  
December 12, 2023

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ROBERT J. ZANLUNGO

December 6, 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. Pavement markings and signing for the existing parking lot must be installed in accordance with the approved site plan and current ADA standards.



# 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 of Glastonbury***  
***Health Department***

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## **Memo**

December 5, 2023

**To:** Shelley Caltagirone, Director Planning and Land Use Services

**Fr:** Wendy S. Mis, Director of Health

**Re:** 237 Oak Street  
Application for Special Permit with Design Review- softball batting facility

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This office has received and reviewed the information submitted for 237 Oak Street. The septic system serving the business is appropriately sized to include this business, and the tank has been recently pumped.

Approval with respect to CT Public Health Code is forwarded for Commission consideration.





# Town of Glastonbury

FIRE MARSHAL'S OFFICE • (860) 652-7526 • [FireMarshal@glastonbury-ct.gov](mailto:FireMarshal@glastonbury-ct.gov)

Date: December 8, 2023

To: Office of Community Development

Re: TPZ agenda December 12, 2023

The fire marshal's office has no current comments for the items (1-5) of the agenda at this stage. We look forward to further review as plans develop for items 1, 3, and 4. Items 2 and 5 will not likely be in our jurisdiction.

Sincerely,

Michael Makuch  
Fire Marshal

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

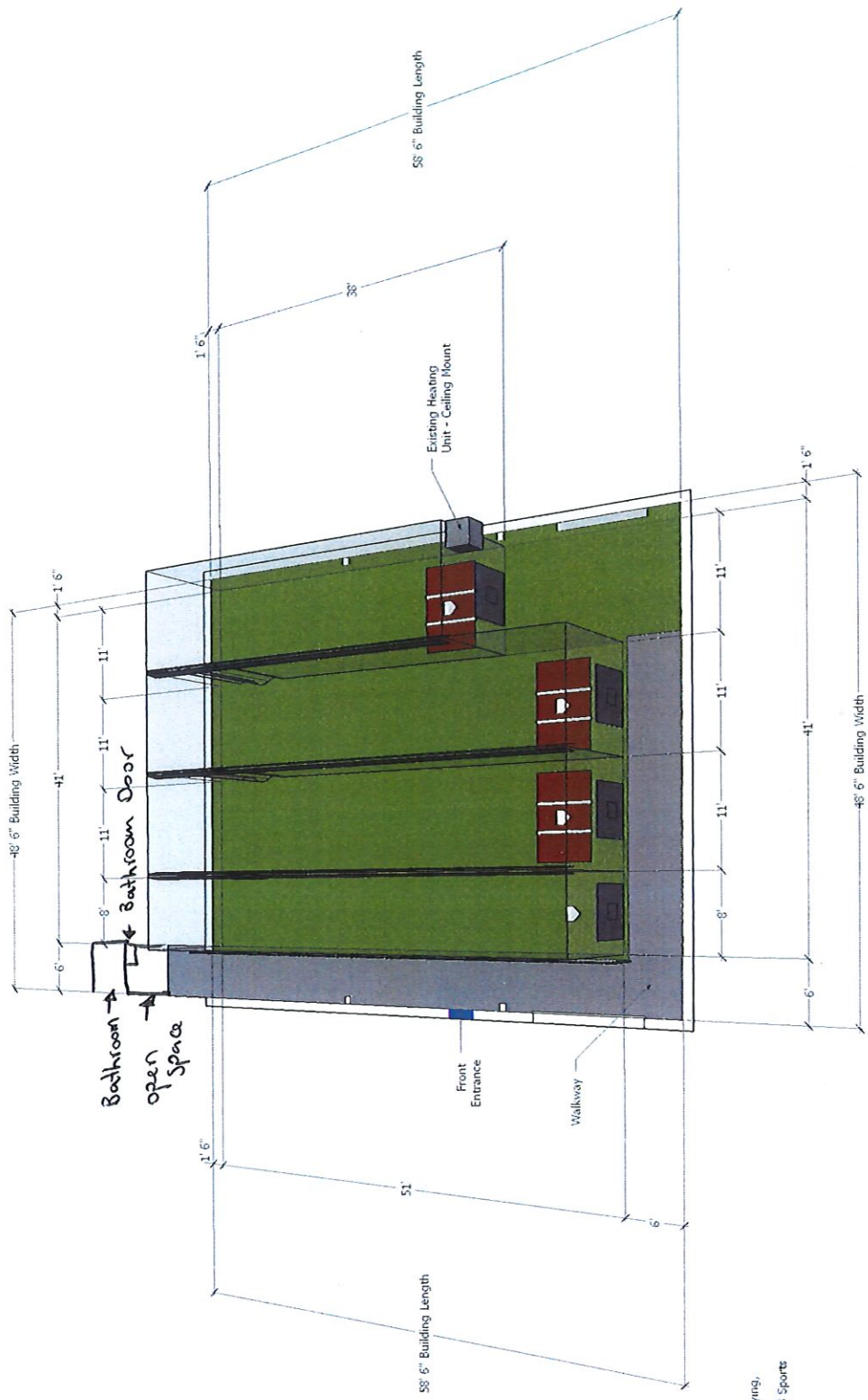
#	Item & Description	Qty	Rate	Amount
7	Installation Netting and hardware	1.00	9,500.00	9,500.00
8	Turf with 5mm Batting Cage Turf 36 Oz Face weight 5mm foam pad  3@15' x 54'	2,430.00 Square Feet	3.25	7,897.50
9	Turf Adhesive	7.00	75.00	525.00
10	Installation Turf	1.00	4,950.00	4,950.00

Sub Total 36,119.63

Shipping charge 1,295.00

**Total \$37,414.63**

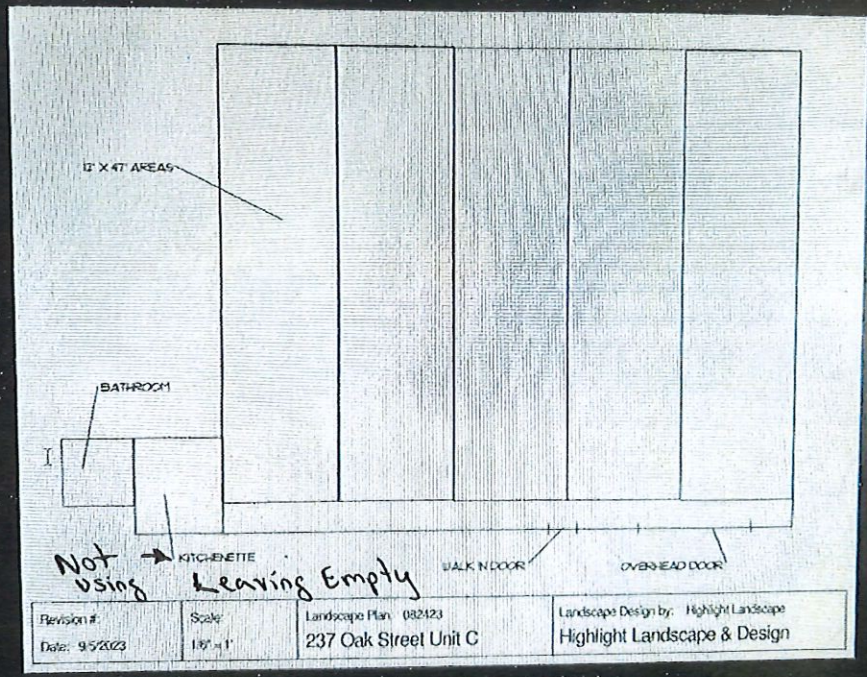




Softball Facility  
 Glastonbury, CT  
 Preliminary Layout  
 Revised: 10-24-2023



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 shall render it invalid and unusable.



Revision #: Date: 9/5/2023	Scale: 1/8" = 1'	Landscape Plan: 082423 237 Oak Street Unit C	Landscape Design by: Highlight Landscape Highlight Landscape & Design
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# HIGHLIGHT LANDSCAPE AND DESIGN, LLC

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

E-Mail: highlightlandscape@gmail.com

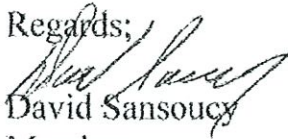
November 9, 2023

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.

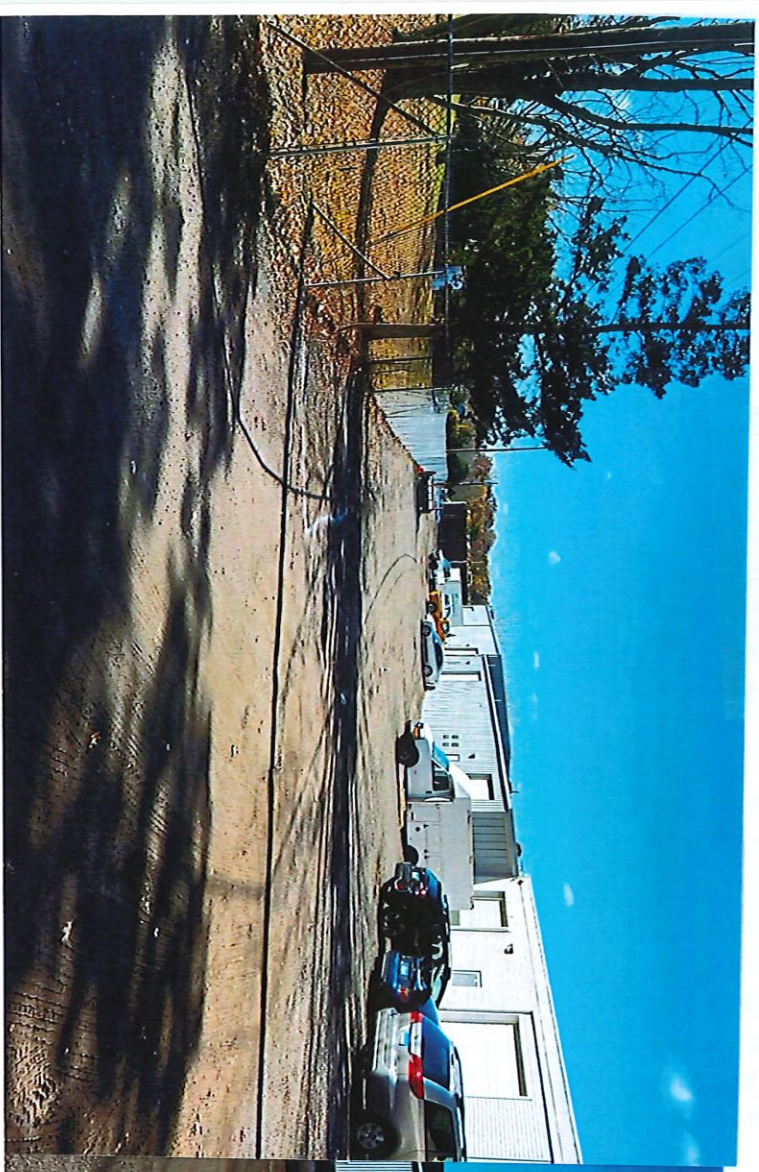
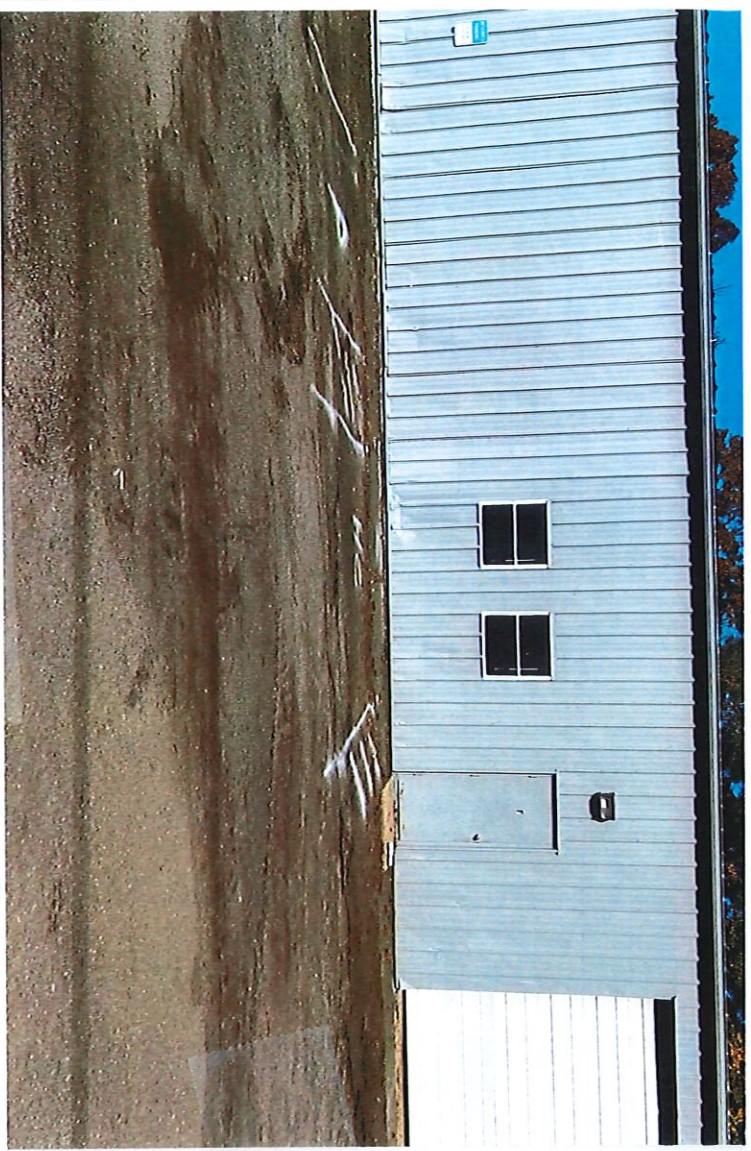
If you have any questions please contact our office during work hours

Regards;

  
David Sansoucy

Member







**Mail body:**

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Parking Analysis

1) Highlight Landscaping 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)

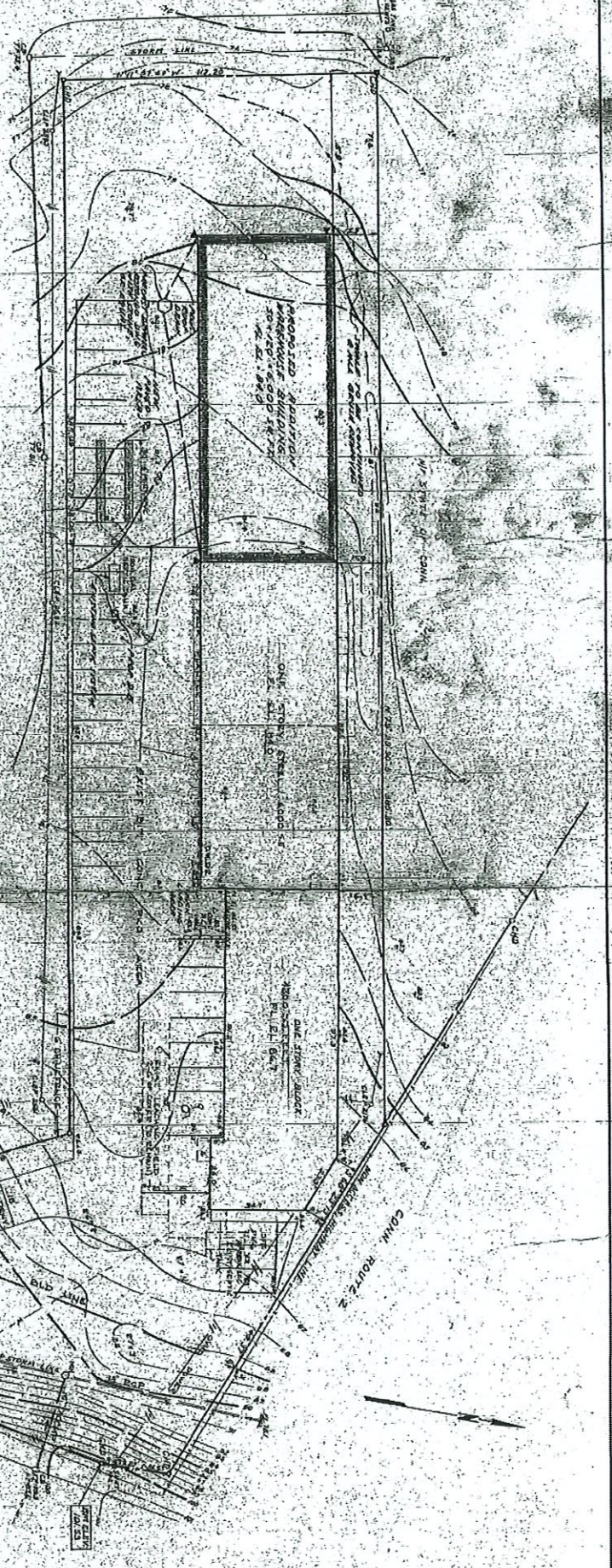
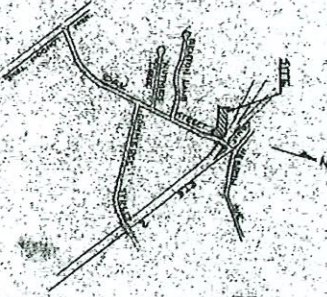
5-9pm heavy (4-10 cars)



STATE OF  
CONNECTICUT

VICINITY MAP  
SCALE: 1" = 100'

PREPARED BY: [Name]  
ENGINEER: [Name]



- 1. LOT 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**LEGEND**

- Existing Contour
- Proposed Contour
- Lot Lines
- Property Lines
- Street Right-of-Way
- Proposed Building
- Proposed Driveway
- Proposed Walkway
- Proposed Parking
- Proposed Access
- Proposed Easement
- Proposed Encroachment
- Proposed Enclosure
- Proposed Fencing
- Proposed Signage
- Proposed Utility
- Proposed Water
- Proposed Sewer
- Proposed Storm
- Proposed Gas
- Proposed Electric
- Proposed Telephone
- Proposed Cable
- Proposed Fiber
- Proposed Data
- Proposed Other

**HALLISEY & HERBERT**  
 Civil Engineers & Surveyors  
 100 Main Street, Hartford, CT 06103  
 Phone: (860) 525-1100  
 Fax: (860) 525-1101  
 E-mail: info@halliseyandherbert.com

**PROPERTY OF:**  
 ALBERT & WILLIAM L. DAVIS  
 3130 OAK STREET  
 GASTONIA, NORTH CAROLINA

**DATE:** 01/15/2010  
**PROJECT:** [Name]  
**SCALE:** 1" = 100'

I hereby certify that I am a duly licensed Professional Engineer in the State of Connecticut and that I am duly qualified to perform the duties and responsibilities of the position of Professional Engineer and that I have not been suspended or otherwise restricted from the practice of my profession.

*[Signature]*  
 [Name]



