

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF THE DECEMBER 6, 2023 SPECIAL MEETING

The meeting commenced at 8:15AM in Meeting Room A, 2nd floor, Town Hall.

Present: Subcommittee members Bob Zanolungo and Corey Turner; and Gary Haynes, Planner and Shelley Caltagirone, Director of Community Development

330 HUBBARD STREET – proposal for a strength and conditioning facility building for/at Glastonbury High School – Reserved Land – Chris Nardi, Silver Petrucelli & Associates – Al Costa, Director of Operations/Maintenance for Glastonbury Public Schools, applicant

The applicant is proposing a 3,000 square foot strength and conditioning facility to be constructed adjacent to an existing parking lot at the high school, near the athletic fields. The building will be serviced by water and sewer and underground stormwater management will handle infiltration from the constructed building. The applicant went over the proposed elevations and floor plans. The design of the building is meant to mimic the design of the fieldhouse. The mechanicals of the building are proposed to be installed in a mezzanine above the fitness area. Lighting around the building will be provided by lighting on the building to illuminate the pathways to the building. Existing lighting in the parking lot will illuminate the parking area around the proposed building. The applicant displayed the landscaping plan showing proposed landscaping to be installed to enhance the site. The next step for the applicant is to go before the ASDRC to have them review the building design and proposed landscaping at their next meeting on December 19th, 2023.

237 OAK STREET, UNIT C – proposal for a softball training facility – Planned Commerce Zone – Karen Costes for CKM LLC, applicant

The applicant is proposing a tenant fit-out of a 3,000 square foot space located at 237 Oak Street. The existing building is 16,000 square feet and has three other tenants. The applicant went over the proposed floor plan showing four training lanes and a unisex bathroom. The applicant also showed an existing site plan with 34 parking spaces approved on-site. Planner Gary Haynes went over the parking analysis and with the existing uses, per the parking regulations, only 9 of the 34 parking spaces are required. Applicant will re-stripe the parking spaces per the existing site plan. Karen Costes explained class sizes would be kept to maximum of 12 people in the facility at a time and hours of the operation would be 12pm to 9pm with peak hours in the evening. During the evening hours most of the other business uses on-site would be vacated. The tenant space is served by a septic system and the Health Department has reviewed the applicant application and submitted favorable comments per their memorandum to the Town Plan and Zoning Commission. Exterior lighting is provided via existing lighting on the building and the applicant is considering adding a pole light by the entrance drive to provide further illumination.

330 NAUBUC AVENUE – proposal for 2,430 square foot addition and conversion from church to medical office – currently Planned Area Development (PAD) – Nick & Mary Damato, applicants

The existing building is 6,000 square feet and was previously used as a church and a daycare facility. The applicant proposes changing the use to medical office for chiropractic and massage therapy. They propose a 2,430 square foot addition for the hydro spa area. Town staff and the Subcommittee discussed the property being currently zoned as Planned Area Development (PAD) and talked about steps needed to seek approval from the Town Council. The applicant and Subcommittee discussed the possible option of separating from the PAD and rezoning to TCMU, but because of the size of the building they would need to seek a variance to allow for a larger building with the addition. Subcommittee members agreed it would probably be an easier path to pursue approval as part of the PAD.

AGENDA SETTING DISCUSSION

Town staff and Subcommittee members briefly discussed other items coming up on the December 12, 2023 Town Plan and Zoning Commission meeting (290 Main Street Accessory Apartment, 43 Gates Farm Road Re-subdivision, and the 148 Eastern Boulevard change of use for a medical training facility).

The meeting was adjourned at 9:25am.

Respectfully submitted,



Gary Haynes
Planner