

THE GLASTONBURY ARCHITECTURAL & SITE DESIGN REVIEW COMMITTEE REGULAR MEETING MINUTES OF TUESDAY, JANUARY 16, 2024

The Glastonbury Architectural and Site Design Review Committee, with Shelley Caltagirone, Director of Community Development, and Gary Haynes, Planner, held a Regular Meeting at 5:00 P.M in the Council Chambers of Town Hall at 2155 Main Street with an option for Zoom video conferencing. The video was broadcast in real time and via a live video stream.

1. ROLL CALL

Commission Members Present

Mr. Brian Davis, Chairman

Ms. Debra DeVries-Dalton, Vice Chairman {participated via Zoom video conferencing}

Mr. Jeff Kamm

Mr. David Flinchum {participated via Zoom video conferencing}

Ms. Amy Luzi {participated via Zoom video conferencing}

Commission Members Absent

Mr. Mark Branse, Secretary

Chairman Davis called the meeting to order at 5:00 P.M. He acknowledged the passing of Committee member Bob Shipman, and spoke to his legacy and decades of contribution to Glastonbury's community. Mr. Kamm stated that he has lost a friend, who will be missed. The rest of the committee echoed their sentiments.

2. 300 WELLES STREET – proposal to construct an open-air pavilion behind the Riverfront Community Center – Reserved Land – Daniel Pennington, Town Engineer/Manager of Physical Services – Final Review

Town Engineer Dan Pennington, presented the proposal for an open-air pavilion behind the Riverfront Community Center. The pre-fabricated structure will measure 30 x 40 feet, and will emulate the architecture of the community center. No parking demand will be generated, as the pavilion's intent is to benefit existing programs and activities. Mr. Davis asked about the material of the roof. Mr. Pennington responded that the intention is to have a shingle roof. Mr. Davis asked about the paving service. Mr. Pennington replied, it is processed gravel. Mr. Davis agrees that not having the landscaping here is the appropriate approach. He likes the park-like setting but suggested a more organic pathway between the community center, the pickleball court, and parking.

Ms. Dalton assumed that the reason for the selected location of the entrance is for accessibility. She has no problem with where it is. Mr. Kamm asked about lighting. Mr. Pennington responded that there will be lighting underneath the roof structure. Mr. Flinchum asked if any other furniture would go underneath this pavilion. Mr. Pennington anticipates 12 rectangular tables. Mr. Kamm asked how the lighting goes on and off on the pickleball courts. Director of Parks and

Recreation, Lisa Zerio, replied that it would be controlled and programmed to go on at dusk, with an end time.

Motion by: Mr. Kamm

Seconded by: Ms. Luzi

MOVED, that the Architectural & Site Design Review Committee forwards a favorable recommendation to the Town Plan & Zoning Commission, with the following considerations:

- construction of a more organic pathway between the community center, the pickleball court, and the parking lot
- detail the surface of the flooring itself
- ensure that the drawings accurately show the roof shingles

Result: Motion passed unanimously {5-0-0}.

3. 330-360 HUBBARD STREET – revised proposal of the Board of Education for a strength & conditioning Facility for student athletes, adjacent to tennis courts – Reserved Land – Al Costa, Director of Operations/Maintenance for the Board of Education – Final Review

Al Costa, Director of Operations and Facilities, reviewed the revised renderings. Mr. Kamm asked where people will enter this facility. Mr. Costa answered that the facility will be used by many teams, who could come from any direction. Superintendent Dr. Bookman added that they would likely come from the high school building or from the parking lot. Mr. Davis is more concerned about the people who will be coming onto the campus because this facility will be the first building they see. He also suggested shrinking the size of the signage, using two different colored blocks, and adding sconce in order to create a rhythm. Mr. Kamm agreed, stating that more details will make the building look less utilitarian.

Ms. Luzi thinks that extending the eaves out would give more character. She agrees with changing the block color to give the illusion of a base. She is concerned that the large signage out front would block the view in an area with new drivers. Mr. Flinchum likes Mr. Davis' sketch. He agrees with the two-tone block treatment to create some semblance of a foundation. He also likes a big entry sign. Ms. Dalton agrees with the overhang that was added on to and supports the louvered circle in the gable. She liked the landscape plan used in the photo, as well as the asymmetric look of the different colored pavers on one half of the building over the other.

Mr. Davis asked if the suggestions for the landscaping that were made at the last meeting have been noted here. Mr. Costa replied yes, they have been considered. The timing of the construction schedule will not allow them to build until after early fall. However, they intend to include some of the species that the ASDRC pointed out. Ms. Dalton had mentioned the sweetbay magnolia would look good, but not the dogwood because they are more understory trees. Dr. Bookman stated that they will do what they can to make this project happen as quickly as possible.

Mr. Davis would like to continue to pursue the contrasting block done in a rhythmic fashion, including sconces. Mr. Flinchum would like this to come back, if they are still working on the

landscape plan. Dr. Bookman stated that they are on a tight schedule, seeking to open the facility in the new school year. Mr. Flinchum would just like to see this as a courtesy, once the project is further along.

Motion by: Mr. Kamm

Seconded by: Ms. Luzi

MOVED, that the Architectural & Site Design Review Committee forwards a favorable recommendation to the Town Plan & Zoning Commission, with the following conditions:

- shrinking the signage size
- using two different colored blocks and adding sconce in order to create a rhythm
- extending the eaves out

Result: Motion passed unanimously {5-0-0}.

4. 2941-2951 MAIN STREET – proposal of Shops on Main for a revised landscape plan for patio area – Planned Business & Development Zone – Attorney Meghan A. Hope – Final Review

Attorney Meghan Hope of Alter & Pearson, LLC presented the application, noting that, while patios were approved a few years ago, they were never installed. Two existing lawns were originally approved by the TPZ. The current proposal will revise these plans. The patio in the central portion of the green area will use two different colored pavers and different banding to define the area. Landscaping will screen the transformer, and there will be two connections to the existing sidewalk. Following comments received at the last ASDRC meeting, they have removed the light pole in the middle.

Ms. Hope noted that they have the same paving material as part of the Chick-fil-A outdoor seating area. There will be landscaping on each of the patios, with two walkway areas and six bollards. The bollards are a dark sky compliant lighting fixture. Mr. Kamm stated that the plan shows the transformer with arborvitae around it. He thinks that the bushes would be in the pavement. He asked about the dumpster. Ms. Hope replied that it will take up about half a parking spot and it will be screened. Mr. Kamm noted that arborvitae are wide plants. Mr. Davis stated that they will require decorative or planted screening for the transformer. Ms. Hope clarified that the surveyors will get an updated plan drafted showing the current site conditions.

Mr. Flinchum is irritated at how much this proposal has changed. He does not approve of the use of corporate colors on the umbrellas and also questions the connectivity between the north and south patios. Mr. Davis disagreed on adding more walkway. Ms. Dalton also opts for extra planting rather than widening the sidewalk because of the extra privacy it gives when dining. Ms. Luzi is disappointed in this space. She agreed with Mr. Flinchum about the connection back to the spaces toward the Chick-fil-A side, but noted that it does not have to be a full sidewalk. She also agreed about the umbrellas.

Ms. Dalton likes that idea of an additional curb path. Mr. Davis pushed back, stating that this is a relatively formal parklet in the middle of a green lawn. He finds it counterproductive to open up this small outdoor space further and reduce the privacy of the space. Mr. Kamm stated that the

south side of the trash receptacle is off at the end. On the north side, it is by the cars, which makes more sense. He recommended relocating the receptacle on the south side.

Motion by: Mr. Kamm

Seconded by: Ms. Luzi

MOVED, that the Architectural & Site Design Review Committee forwards a favorable recommendation to the Town Plan & Zoning Commission, with the following conditions:

- to reevaluate the transformer enclosure based on updated survey information, assuring that screening will be provided
- some members are in favor of maintaining the sidewalk configuration as presented, while others would like to consider other avenues to link the parking lot on the east side
- relocation of the trash receptacle on the south side from the end towards the cars

Result: Motion passed {4-1-0}, with Mr. Flinchum voting against.

5. 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 – Preliminary Review

Attorney Meghan Hope of Alter & Pearson, LLC explained that the site is 1.25 acres, which was originally developed in 1989 as part of Somerset Square. In 2014, the building was converted from a daycare to a church. However, the steeple shown in the renderings was never erected. She noted that they have not changed anything on the building since it was purchased. The applicants propose to relocate their chiropractic business to this location. A 2,500-square foot addition is proposed on the east side. The building will be separated into two sides: the chiropractor side and the hydrospa on the east side. Existing doors are on the south side. They also propose doors from the spa area.

Ms. Hope explained that a mix of large evergreen and deciduous trees will frame the outdoor activity area for people coming onto the site. There is a staff outdoor area in the rear. She reviewed the proposed materials, noting that there will be both vertical and horizontal siding. All windows will be replaced. She showed samples of the proposed exterior materials to committee members. She then showed the rear elevation, which is the east side of the building, and the Naubuc Avenue elevation, where the large beech tree is and the landscaping is proposed. Two wall signs will flank the entrance.

Mr. Davis asked to discuss how this application is consistent with the design guidelines. Ms. Hope responded that they are creating outdoor spaces with gathering areas, as well as preserving trees and providing foundation plantings with screening along the meters. Mr. Kamm stated that the addition is taller. Ms. Hope clarified that it is not two stories, but 14 feet, 8 inches high. Mr. Kamm finds it confusing that the main entry is lost on the long facade and is accented by the double service door on the same elevation. He does not see a building that addresses the street, as recommended by the design guidelines.

Mr. Davis finds this kind of architecture to be inappropriate here because it does not have a clear entrance. He suggested a wholesale reevaluation before talking about details. Ms. Luzi agreed,

and would like to see more, as far as how they approach this building going forward. Ms. Dalton opposes taking out the big beech tree. Ms. Hope clarified that it will remain. The bench around the tree will be removed. Ms. Dalton remarked that activating the landscape plan as the applicant intends will just seal the death of the tree because beech trees have a shallow root system and are sensitive to soil compaction. Mr. Flinchum agrees that this application needs a major overhaul. The building is in a highly visible location, and there is a lack of orientation to the street.

Mr. Davis strongly urged more creativity in the facade treatment. Mr. Kamm added that it is important to consider scale, proportion, and rhythm. Mr. Davis noted that the building should look like it has been in this town for a long time. He clarified that 'orientation to the street' does not necessarily mean moving the entrance, but addressing the street in a way that it does not look like the side or the rear of the building. He would also look at the possibility of lowering the eave of the addition as opposed to putting a higher ceiling within that structure.

6. 2840 - 2880 MAIN STREET – proposal for south façade elevation upgrades - Planned Business & Development Zone – Rob Rinaldi, contractor – Tony Ferrigno for Griswold Mall Associates, applicant – Final Review

Hans Hansen from Hans Hansen Architectural Design explained that this is a simple upgrade. The proposal is to replace the deteriorating wood product with PVC panels, which will be painted, to match the other colors of the building. A flush seam between the panels will change the proportions so that it is not overwhelming. There are a couple of light fixtures on this elevation. Right now, the owner does have intentions to replace them with something more appealing and dark sky compliant. Ms. Luizi does not mind the panel's rhythm, however, she is bothered that the horizontal bandings do not line up, so it looks disjointed. She wishes that they would align with the demarcations, to match the sight lines, not the crowns.

Mr. Hansen explained that the applicant will replace the two sconces with something else but does not yet know with what. Ms. Luiz noted that replacement falls under the ASDRC's purview, so she would like to see that design feature. Mr. Kamm asked if the blue panels slope down to the sidewalk. Mr. Hansen replied yes, he developed it around the lengths of the PVC to reach that base trim. Mr. Davis would like to see this again, as the proposal is in a highly visible area. Mr. Hansen agreed to return.

7. 141 NEW LONDON TURNPIKE – proposal for façade and landscaping enhancements, an addition and outdoor dining terraces at the former Gallery – Town Center Zone – Attorney Meghan A. Hope – Architect Mark S. Blair, AIA, Curious Projects, Inc. – Elias Hawli for the Market Hospitality Group, applicant – Preliminary Review

Attorney Hope pointed out that the building was constructed during redevelopment. The proposal is for two restaurants - one on each floor of the Gallery site. The parking lot currently holds 114 spaces and would be restriped. The mature trees on-site would remain and new trees would be planted in landscape islands. A 100-square foot addition is proposed, which would create an entrance into the upper level of the restaurant. Also proposed is a sidewalk connection

to New London Turnpike and a terrace on the lower floor restaurant. Ms. Hope explained that their engineer has revised the renderings, after the design guidelines were passed. Mark Blair, Curious Projects, stated that they are trying to provide a “warm dining experience.” The outdoor dining patio will help give presence to New London Turnpike. The new sidewalk will bridge the gap to the lower level to create a seamless entry experience. Mr. Kamm loves the proposal. He likes it as steel and feels that the sense of entry has been addressed. He also likes the addition of the outdoor fireplace. He pointed out that paving will be difficult, and a tree surgeon will be required, but as a start, he is excited by the project concept.

Mr. Davis believes that this is a significant project, in one of the most visible areas of town. It presents a quagmire because the design guidelines are compulsory in this zoning district, but the existing building does not fit the traditional architecture of the town. The existing building has come into disrepair in recent years, but used to be an iconic building in town. He supports the creation of a park-like atmosphere around it, with the pergolas and stone fireplace. He believes that a little stone wall with intimate lanterns along the sidewalk can give it presence on the street.

Ms. Luzi also likes the steel and heavy timbers. Forcing this unique building into a colonial nature will be unsuccessful. She supports the direction that this project is heading. Mr. Flinchum agreed. He likes the renderings, and believes that the proposal is a welcome addition to the area. Ms. Dalton stated that the proposal reminds her of Italy, with all the vines and light supplied by expansive windows. The hearth is a great attraction, and she loves that some of the trees will be retained. She also supports the use of the reclaimed timber and outdoor dining. Mr. Kamm thanked Mr. Blair for his presentation. Mr. Davis is curious to hear more about mixing up the steel with wood.

8. Continued Discussion on the Draft Rules of Procedure for the ASDRC for review

Not held.

With no further comments or questions, Chairman Davis adjourned the meeting at 7:01 p.m.

Respectfully Submitted,

Lilly Torosyan

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Recording Clerk