

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, JANUARY 30, 2024**

The Glastonbury Town Plan and Zoning Commission, with Shelley Caltagirone, Director of Community Development, and Gary Haynes, Planner, held a Regular Meeting at 7:00 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.

ROLL CALL

Commission Members Present

Mr. Corey Turner, Secretary {Acting Chairman}
Mr. Philip Markuszka {Acting Secretary}
Mr. Emilio Flores
Ms. Sharon Jagel, Alternate {seated as full voting member}
Mr. Dennis DesMarais, Alternate {seated as full voting member}

Commission Members Absent

Mr. Robert J. Zanolungo, Jr., Chairman
Ms. Sharon Purtill, Vice Chair
Mr. Raymond Hassett
Ms. Laura Cahill

In the absence of Chairman Zanolungo and Vice Chair Purtill, Mr. Turner, as Acting Chairman, called the meeting to order at 7:00 P.M. He seated Commissioner Markuszka as Acting Secretary and Commissioners Jagel and DesMarais as full voting members.

PUBLIC COMMENT

Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items *None*

REGULAR MEETING

1. Acceptance of the Minutes of the January 16, 2024 Regular Meeting

Motion by: Commissioner DesMarais

Seconded by: Commissioner Flores

Result: Minutes were accepted {4-1-0}, with Acting Chair Turner abstaining because he chose not to vote as he was not present at the meeting.

2. Application of the Town of Glastonbury for a Section 12.9 Minor Change to install a pavilion with drainage improvements, paved sidewalks to pickleball courts and parking area and parking lot improvements – 300 Welles Street – Reserved Land & Flood Zone – Daniel Pennington, Town Engineer/Manager of Physical Services

Mr. Pennington explained that the architecture would mirror the community center. By utilizing this space, they will not create an additional parking demand. There will also be a rehabilitation of the auxiliary parking area. Lights will be installed on the pickleball court, which was approved through the Town's regulatory process. He noted that this application has been positively reviewed by the Recreation Commission, the ASDRC, the Plans Review Subcommittee, and the Environmental Planner.

Commissioner Jagel asked if there is a concrete pad underneath. Mr. Pennington replied, yes, and there will be movable outdoor furniture. Ms. Jagel asked to address the ASDRC's request for landscaping. Mr. Pennington responded that it was discussed with the committee, but not pursued because there is access from all four sides and plantings would be trampled. Ms. Jagel asked about the pathway material. Mr. Pennington replied it is asphalt. Commissioner DesMarais asked where the existing programs operate. Lisa Zerio, Director of Parks and Recreation, answered that they use the outside patio. This would be a secondary place to hold senior programming outside.

Commissioner Markuszka asked if the public will still have access, or if it is limited to official town events. Ms. Zerio replied that they will treat it like their other pavilions, which are open to the public. In the past, they launched a successful social media campaign, which explained that the pavilions are for casual use only. Mr. Markuszka asked about the trash and recycling plan. Ms. Zerio responded that a couple extra blue and green bins will be placed between the pavilion and the pickleball courts.

Acting Chair Turner remarked that the other pavilions near at the park match, in terms of construction materials and color scheme. He considers it important for this pavilion to match the other pavilions, as opposed to the community center, because it is part of the overall park campus. He would like for this item to return to the ASDRC, to consider both options. Ms. Jagel asked about the history of the pavilions matching. Mr. Turner replied that, when the Rotary Pavilion was being built, the initial pavilion over by the baseball fields had already been constructed. The Town wanted the rotary pavilion to match.

Mr. Pennington explained that they received a proposal for a timber structure, similar to what the Rotary Club initially proposed, and for the second time the Town decided that it was not an appropriate aesthetic on the site. He also compared the pricing of that manufacturer's product to the proposed product and found that it is considerably more expensive. He reiterated that the proposed pavilion tries to complement the community center design.

Commissioner Flores asked what the distance is from the community center to this proposed pavilion, in comparison to the distance to the ice skating rink. Ms. Caltagirone responded that, from the pavilion to the closest facade of the community center is approximately 150 feet, and the location of the proposed pavilion to the closest existing pavilion is approximately 550 feet. While Ms. Jagel thinks that matching the community building/the senior center will be lovely, if the Town made a decision to have the three areas look like a campus, then this should be honored.

Given the proximity of this pavilion to the senior center, Mr. DesMarais does not think that it looks incongruous to the overall layout. He does not have a strong feeling either way. Mr. Markuszka asked about the hours of operation. Ms. Zerio replied that it is a 7-day a week facility, but programming is 6 days a week. Mr. Turner helped plan and construct Riverfront Park, so he feels strongly that more consideration should be made to match the other pavilions. He would like to see a full overhead view of the Riverfront park area, showing the true nature of what this layout will be, and to present both options to the ASDRC before making a decision. Ms. Jagel and Mr. Markuszka agreed. Mr. DesMarais does not think that they need to send this back to the ASDRC; Mr. Flores agreed. Ms. Caltagirone will check to see if there is anything in the record concerning the other three pavilions. Mr. Turner asked Mr. Pennington to bring some cost estimates as well.

The Commission agreed to table the item and to send it back for further review by the ASDRC.

TABLED.

3. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding a lease agreement with Guilmette Golf LLC for the Minnechaug Golf Course

Ms. Zerio stated that Guilmette Golf LLC's lease expires on March 12, and can be extended for another five years. The Office of Community and Development has stated that this lease renewal is in accordance with the POCD. There were no questions from commissioners.

Motion by: Commissioner Markuszka

Seconded by: Commissioner Jagel

RESOLVED, that the Town Plan and Zoning Commission of the Town of Glastonbury recommends to the Town Council the leasing of 44.15± acres at 16 Fairway Crossing for five years to Guilmette Golf LLC, as described in a memorandum by the Town Manager, dated January 25, 2024. Municipal leasing of this parcel is fully consistent with policies established in the 2018 – 2028 Plan of Conservation and Development pertaining to protection of large tracts of land, preservation of open space, and providing of recreational amenities and improving the quality of life in the Town of Glastonbury.

Result: Motion was accepted unanimously {5-0-0}.

4. Application of the Board of Education for a Section 12.9 Minor Change to construct a conditioning facility for student athletes – 330-360 Hubbard Street – Reserved Land – Al Costa, Director of Facilities

Superintendent of Schools Dr. Alan Bookman explained that this project is funded by the Board of Education (BOE). The contract with their current weight training facility expires at the end of the year. Therefore, the intention is to go out to bid quickly, in order to finish the project by the end of the summer. He explained that the Architectural and Site Design Review Committee (ASDRC) approved the project but made suggestions. Because of concerns about the price of the project, those suggestions are considered as add-alternates for the bid. He noted that landscaping

is not included in the plan because they will wait until the fall to do planting, and they have other means of doing landscaping, by involving students at the school.

Chris Nardi, principal and architect with Silver Petrucelli + Associates, explained that the strength and conditioning facility is located across the football field, in the current position of the shot put, which will be relocated. He showed the utilities, which are extant from the football field, and explained the location of the parking and the main entry. 2,000 of the 3,000-square foot footprint is dedicated to the strength and conditioning facility. He noted that this building was originally designed to tie into the design of the athletic fieldhouse.

Mr. Nardi explained that solar tube lights will be installed in the roof. He is working with a local vendor, which will donate six of these units at no cost. He reviewed the post-ASDRC meeting adjustments, noting that they are showing two-toned colored block with a lighter band at the base of the building. A shed roof has been added with PVC brackets to provide some character and weather protection above the entry. The gable end is a fiber cement siding board with fiber cement trim and a round louver.

Mr. Turner stated that a sketch was shown at the ASDRC meeting. Mr. Nardi explained that the rendering was a combination of the split-face CMU and a red brick base. The sketch showed piers of the different-colored block along the sides of the building. The sketch also showed two large shed dormers with windows on each side of the gable roof, and additional trim boards on the gable end. Ms. Jagel asked if the boards in the gable end will be included in the design. Mr. Nardi replied no, because they did not think that it fit architecturally.

Al Costa, Director of Maintenance and Operations, stated that they struggle with the budget that they have. The most common-sense approach is the use of add alternates in the bid to price out the ASDRC recommended changes. Mr. Flores asked if the funds have a time constraint. Dr. Bookman replied no; the timing constraint is that the students will lose the current location for their training in the fall. He explained that the BOE was adamant about not installing windows so that people do not look in at children working out. He has been asked to bring this back to the BOE as well, after the bid comes in, to review and choose the add-alternates.

Ms. Jagel stated that they have not added the different coloration on the sides of the building, nor the vertical boards on the gable ends, because they do not feel that is in keeping with the architecture of the fieldhouse. In light of that, she is comfortable with not adhering to that particular recommendation from the ASDRC. Regarding an add-alternate versus a deduct-alternate approach, in Mr. Costa's experience with construction bids, it is tough for a deduct bid to be of equal value to what the base bid is. Mr. Turner agreed, and said that, when going through the bidding process, they can formulate the bid process however they wish.

Motion by: Commissioner Markuszka

Seconded by: Commissioner Jagel

MOVED, that the Town Plan & Zoning Commission APPROVE the application of the Board of Education for a Section 12.9 Minor Change to construct a conditioning facility for student athletes at 330-360 Hubbard Street within Reserved Land, in accordance with plans dated

11/22/23 with the Office of Community Development, and in accordance with the following conditions of approval necessary to protect substantial public interests in health and safety:

1. *Compliance with:*

- a. *The recommendations of the Architectural and Site Design Review Committee (ASDRC) from their meeting on January 16, 2024, documented in the ASDRC Committee Report memorandum dated January 16, 2024:*

The following recommendations are requested to be added to the bid documents, as the ASDRC believes this building deserves to be constructed in a more attractive manner, as it serves a prominent location, as a gateway to the New London Turnpike entrance and a significant building upon entry to the High School athletic areas.

- *Ensure detached sign does not interfere with sight lines along the campus drives.*
- *Proposed wall signage should be much smaller.*
- *Locate logo on the right side of doorway providing better visual prominence upon entry along entrance drive.*
- *Use two-tone concrete block pattern to define base and around doorway.*
- *Add sconce lighting to provide architectural rhythm on the long sides of the building to enhance the facade.*
- *The proposed louvre and material change on the gable end as shown with clap board siding.*
- *Covered doorway provides sense of entry and protection from the elements.*
- *Add shed dormers to add architectural interest to the building.*
- *Add windows shed dormer which would not only enhance and provide visual interest to the building elevation but would provide natural light.*
- *ASDRC would like to review final landscape plan prior to construction.*

- b. *The conditions set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission, documented in the Environmental Planner's memorandum dated December 7, 2023.*

2. *Adherence to:*

- a. *The Town Engineer's memoranda dated November 29, 2023 and January 22, 2024.*
b. *The Director of Health's memorandum dated January 23, 2024.*
c. *The Police Department memorandum dated January 22, 2024.*

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.*

Result: Motion was accepted unanimously {5-0-0}.

5. CONSENT CALENDAR

- a. Scheduling of Public Hearings for the Regular Meeting of February 20, 2024: to be determined

6. **Chairman's Report** *None*

7. **Report from Community Development Staff** *None*

The Town Plan and Zoning Commission adjourned their meeting at 8:15 P.M.

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk