

THE GLASTONBURY ARCHITECTURAL & SITE DESIGN REVIEW COMMITTEE REGULAR MEETING MINUTES OF TUESDAY, MAY 21, 2024

The Glastonbury Architectural and Site Design Review Committee, with Shelley Caltagirone, Director of Community Development, 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 {participated via Zoom video conferencing}
Ms. Debra DeVries-Dalton, Vice Chair
Mr. Mark Branse, Secretary
Mr. David Flinchum {participated via Zoom video conferencing}
Mr. Jeff Kamm
Ms. Amy Luzi

Commission Members Absent

Vacancy

Chairman Davis called the meeting to order at 5:12 P.M.

2. ASDRC statement to Town Council regarding potential text amendment to Town of Glastonbury Building-Zone Regulations to allow Planned Area Developments in the Town Center zoning district, in order to facilitate development of the site comprised of 2277-2289 MAIN STREET, 2327-2333 MAIN STREET, 2341-45 MAIN STREET, and 2389 MAIN STREET

Mr. Davis stated that at the joint ASDRC and TPZ subcommittee last week, they heard that the applicant will be returning with a new proposal because there were too many objections raised by the town concerning the past proposal. He explained that because a Planned Area Development (PAD) is not allowed within the Town Center Zone, they cannot consider this application for a PAD. Mr. Branse stated that a PAD gives a lot more flexibility and provides assurance to the decision maker that, if approve the zone change, they know that this is the plan they are going to get. Mr. Davis stated that the joint subcommittee suggested that both the ASDRC and the TPZ prepare a statement to the Council, recommending that PADs be considered within the Town Center Zone.

Ms. Caltagirone will prepare a memorandum and forward the ASDRC's statement to the Council. She noted that this is an unusual process, as most text amendments come from the Council who then refers it to the TPZ before returning it to the Council. This process has been more grassroots because the ASDRC started the development review on this proposal. This is a unique situation for a unique project.

Below is the statement which the ASDRC will be forwarding to the Council.

Motion by: Mr. Branse

Seconded by: Ms. Dalton

The ASDRC recognizes that the proposed Main & Hebron project will have an extremely significant and important impact on the future character of the Town Center. The Committee has participated both in design workshops and meetings with the development team. An initial proposal included demolition of historic structures and construction of new buildings and streetscapes with designs inappropriate for this unique site, and failed to reflect Glastonbury's history and character.

After collective rejection of the original scheme, and receiving design guidance from ASDRC and other Glastonbury sources, the developers returned with a far better solution. While *MANY* details remain unresolved, such as parking and the appropriate commercial/residential use mix, the Committee's overwhelming and enthusiastic consensus was that the revised design concept (referred to as the "Apple Plan") met the appropriately high expectations for this highly visible and iconic location, and was looking forward to reviewing ongoing refinements. Subsequently, we were disappointed to learn that the developer discarded that plan and returned with a much smaller, piecemeal, and far less inspiring and less cohesive design. The ASDRC's primary concern is that the new proposal located on the critical, highly visible northeast corner of the site, if accepted, severely compromises a fully integrated development of the remainder of the property, and misses a truly valuable design opportunity demanded by location. The Town deserves the chance to explore the possibilities.

During our joint Town Plan and Zoning Commission's Plans Review subcommittee meeting, we learned that several current Town regulations presented limitations to a successful execution of the strongly preferred plan. We also became aware that the Town Center Zone currently does not allow for Planned Area Development (PAD) applications.

As a "floating zone," the PAD is specifically intended to promote distinctive design solutions for unique locations - tailor-made for the Main & Hebron property - allowing flexibility in design and assuring the Town receives the most appropriate utilization and enhancement of the site. Because it requires Town Council approval, the developers are wary of the PAD process given the Council's negative reaction to deficiencies in their initial submission. The Apple Plan and its attributes have never been presented to and discussed with the Council or the Commission. We would like to lessen their fears by outlining a realistic strategy and potential path forward which allows them to present their concepts to the Council and our community, explain associated attributes and benefits, address concerns, and explore opportunities to address technical issues. We recommend that the Commission and the Council move quickly to consider amending the PAD regulations to allow its use in the Town Center Zone, and simultaneously allow the developer to proceed to the joint Commission/Council public hearing as provided for in the current PAD regulations. We recommend that the developer work in good faith to address legitimate concerns previously raised, and further illustrate and reinforce their design intentions to enhance our Town Center. The duration of this process has been unfortunate for all stakeholders, and the project now demands a commitment to efficient, cross-Committee communications, and expedited attention.

The Council has charged this Committee with the responsibility to assure the best quality design, and our community has urged all of us to achieve that goal. In this case, the zoning regulations

are creating a potential limitation for this key site and the Committee feels the need to take this unusual step and bring the matter to the attention of the Council.

Result: Motion passed unanimously {6-0-0}.

3. Staff Report: ASDRC Subcommittee Approval on May 16, 2024 regarding a minor addition of a 36-foot by 12-foot pool/spa maintenance room off the east side of the building at 330 Naubuc Avenue

Ms. Caltagirone stated that there was a proposed minor addition to 330 Naubuc Avenue. The ASDRC subcommittee reviewed the application and felt comfortable recommending it for a minor change, to be approved by the Town Manager.

4. General Discussion

Mr. Branse asked if, going forward, the ASDRC will see signs as part of a special permit application. Ms. Caltagirone replied yes. The Council is reviewing the Town Attorney's opinion on the sign regulations. If the Council makes any comments on it, she can report back to the ASDRC.

With no further comments or questions, Chairman Davis adjourned the meeting at 6:20 p.m.

Respectfully Submitted,

Lilly Torosyan

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Recording Clerk