



Town of Glastonbury

Community Development

TO: Town Plan and Zoning Commission

FROM: Shelley Caltagirone, Director of Community Development

DATE: May 30, 2024

RE: 330 Naubuc Ave – PAD Minor Change Recommendation to Town Council

The applicant for the 330 Naubuc Avenue project is requesting review of a minor change to the recently approved plan of development and amendment to the Somerset Square Planned Area Development (approved April 23, 2024). Minor changes to approved plans of development are permitted per BZR Section 4.12.8 with review and approval of the Town Manager or Town Council. Council leadership has requested that the proposed changes be considered by the full Council after recommendation by the Town Plan and Zoning Commission.

As the project team developed construction drawings, it came to their attention that the proposed basement for the spa mechanical equipment (32' x 33'2" or 1,056 sf) is not feasible due to the level of groundwater. They are now proposing to put the equipment at grade in an attached addition (12' x 36' or 432 sf) centered on the east elevation of the building. The addition would have a hipped roof to be consistent with the recently approved addition. They have also maintained the approved pilaster details. The addition would be accessible from an exterior paneled door on its north side, with a sidewalk connection.

The TPZ Plans Review Subcommittee and the ASDRC Plans Review Subcommittee met jointly to review the proposed revision on Thursday, May 16th, and both supported the revisions as a minor change with some small adjustments to the elevations, including moving the pilasters to the corners, noting that no equipment will be placed on the roof, and correcting errors in the drawings.

If the commission supports the revision as a minor change to the approved plan of development, it may consider the following motion:

MOVED, that the Town Plan and Zoning Commission recommends approval of the proposed revision to the 330 Naubuc Avenue plan of development approved April 23, 2024 to build an approximately 432sf, one-story addition at the east side of the approved building per Building-Zone Regulation Section 4.12.8, per plans on file with the Office of Community Development.

Attachments:

Plans
Plans Review Minutes

TOWN PLAN AND ZONING COMMISSION
JOINT PLANS REVIEW SUBCOMMITTEE AND
ARCHITECTURAL AND SITE DESIGN REVIEW SUBCOMMITTEE
MINUTES OF THE MAY 16, 2024 SPECIAL MEETING

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

Present: PRSC Subcommittee members Robert Zanlungo, Sharon Purtill, and Corey Turner; ASDRC Subcommittee members Brian Davis, Mark Branse, and Jeff Kamm; and Gary Haynes, Planner and Shelley Caltagirone, Director of Community Development

2277-2289 MAIN STREET, 2327-2333 MAIN STREET, 2341-2345 MAIN STREET, AND 2389 MAIN STREET – Phase I of Main and Hebron Redevelopment Project for bakery and restaurant with façade improvements, tenant fitout, and shared parking lot improvements – Town Center Zone – Attorney Meghan Hope, Alter & Pearson, LLC- Peter Christian, HB Nitkin Group, applicants

Attorney Meghan Hope introduced Phase I of the Main and Hebron Project. Phase I includes partial demolition, renovation, and tenant fitout for Zohara and Doro Restaurant space at 2341-2345 Main Street. Meghan Hope explained Phase II to construct structured parking and residential units in the rear of the property is still possible, but redeveloping 17k sq ft of commercial space located at 2327-2333 Main Street and existing regulations make that difficult, as it is economically infeasible to construct structured parking, they need without developing the residential development to make the economics work. To do so they would require a text amendment to allow for a reduction in commercial space to be approved by the Town Council to allow the applicant to go forward with previous plans reviewed by ASDRC. Board members and the applicant discussed the current market for commercial space and limitations to redeveloping the site and restrictions of existing regulations. Board members expressed concerns regarding the change in design and worry that the newly proposed Phase I will take away from the original intent of the design by eliminating the new building construction on the corner of Main and Hebron in favor of renovating and existing building which has feel of an undesirable strip mall. Board members and applicant discussed involving the Town Council in discussion to either revise regulations to allow for reduction in commercial space or revise PAD regulations to allow properties located within the Town Center Zone to be approved via the PAD Regulations. Several board members spoke in favor of this approach given the uniqueness of the property and the consolidated site plan approach. All agreed that having the flexibility of PAD regulations would help provide the flexibility and address the uniqueness of the proposed development.

Ryan Deane went over proposal for Phase I improvements to 2341-2345 Main Street and parking area. The rear of the building would be demolished to allow for construction of parking and the existing building would be renovated to create space for a restaurant and a bakery. Board members expressed concern over proposed phase I as it is eliminating a key design element in construction of the new building at the corner of Main and Hebron and will have an impact on the architectural and creation of public space that were received favorably by ASDRC in their original review of the proposal. The board suggested having a joint meeting with PRSC Subcommittee, ASDRC Subcommittee and the Town Council to discuss potential regulation changes needed to allow the developer to move forward with the original design. Both subcommittees agreed to add as discussion for the May 21st ASDRC and TPZ meeting with the intent to make recommendation to the Town Council on potential regulation changes.

330 NAUBUC AVE – Pool/Spa Maintenance Room Addition– Planned Area Development – Attorney Meghan Hope, Alter & Pearson, LLC – Nick & Mary Damato, applicants

Attorney Meghan Hope explained the need for revision to relocate the proposed basement to a 36ft x 12ft addition for a pool/spa maintenance room. After ground water testing it was found the previously approved basement is not feasible due to groundwater levels. Brian Davis requested that the pilaster proposed on the maintenance room addition be moved out to the corners of the addition as minimum of 6-inch corner boards. The PRSC and ASDRC Subcommittee agreed with the minor change and are okay with it being approved as minor change to an approved PAD by Town Manager.

Mark Branse made motion to approve the revised plans as submitted by the applicant for a proposed minor change to an approved PAD, with the suggested revisions as condition of approval, to relocate the proposed pilaster on the pool maintenance room addition to the corner of the addition as minimum 6 inch corner boards. The motion was seconded by Brian Davis and unanimously approved 3-0.

The meeting was adjourned at 10:00am.

Respectfully submitted,

Gary Haynes
Planner