



Town of Glastonbury

Community Development

TO: Town Plan & Zoning Commission
PREPARED BY: Shelley Caltagirone, Director of Community Development
DATE: September 27, 2024
RE: **Curtisville Extended Village District Overlay**

In May 2024, the Council appointed a subcommittee for the purpose of reviewing the expansion of the Town Center Village District, sign regulations, and making design review a requirement for special permits in Reserved Land Zones, and which Joint Subcommittee shall include the following members/designees: Town Council four (4) members Deb Carroll, Tom Gullotta, Kurt Cavanaugh, and Whit Osgood; and Town Plan and Zoning Commission three (3) members Robert Zanlungo, Sharon Purtil, and Corey Turner. The committee met in June and September and have recommended that the Council consider adoption of a new Curtisville Extended Village District Overlay.

The proposed village district would essentially incorporate all of the Town Center Mixed Use (TCMU) zoning district and adjacent portions of the Flood zone, excluding property on Welles Street. Please see the attached map for the draft proposed boundary. This area is called out as the Naubuc/Pratt area in the adopted design guidelines where Architectural and Site Design Review Committee review is currently advisory. With adoption of the proposed new village district overlay, ASDRC review would be compulsory for new construction, substantial reconstruction, and rehabilitation of property. Adopting a new overlay zone would strengthen the Town's ability to enforce design guidelines throughout much of the area identified as Town Center in the Plan of Conservation and Development. This would also require amendment of the recently adopted Design Guidelines to reflect the new mapping and potentially shift some "Preferred" guidelines to "Required" in the Naubuc/Pratt area.

Considerations

The Town is contracting with a consultant to update the design guidelines. Revision of the existing Naubuc/Pratt area guidelines to reflect adoption of the Curtisville district could be prioritized and completed within 1-2 months. This could allow the Council to adopt the new village district and its related design guidelines at the same time, reducing the number of public meetings. This would also give the Council and public more clarity about the level of design review that will be required in the new district.

Recommendation

If the Commission supports the text amendment, the following motion is offered for consideration:

"BE IT RESOLVED, the Glastonbury Town Plan & Zoning Commission hereby recommends adoption of the draft text amendment of the Building Zone Regulations to create a Curtisville Extended Village District Overlay, as described in a report by the Director of Community Development dated September 27, 2024."

Attachments:

1. Draft Curtisville Extended Village District Overlay Text Amendment
2. Draft Curtisville Extended Village District Overlay Zoning Map

Proposed Building-Zone Regulation Text Amendment

September 6, 2024

4.21 Curtisville Extended Village District Overlay Zone (CEVD)

4.21.1 Purpose

Pursuant to Connecticut General Statutes 8-2j, the Curtisville Extended Village District Overlay Zone (CEVD) is hereby created. The CEVD is intended to promote, protect and enhance the unique and distinctive character, historic settlement pattern and architecture, and landscape of the northwest sector of Glastonbury's Town Center and to function in support of the Town Center Zone and its purposes.

4.21.2 Definitions

- a. "ASDRC" – Architectural and Site Design Review Committee.
- b. "Commission" – Town Plan and Zoning Commission.
- c. "Council" – Town Council (Zoning Authority)
- d. "Curtisville Extended Village District" (CEVD) OR "District" - The Curtisville Extended Village District as delineated on the official Zoning Map for the Town of Glastonbury. The District shall be an overlay zone and its requirements and standards shall be in addition to and not in lieu of the regulations pertaining to the underlying Town Center Mixed Use Zone, Planned Business Zone, Planned Industrial, and Flood Zone.

4.21.3 Applicability

The CEVD is enacted to protect the distinctive character, landscape and historic structures within the District and shall apply to new construction, substantial reconstruction, and rehabilitation of property within the District and in view from public roadways, including but not limited to:

- a. The design and placement of new, expanded or altered buildings including materials and colors;
- b. The maintenance of public views;
- c. The design, paving materials and placement of public roadways;
- d. The design and placement of new and modified landscape areas, lighting, fencing and walls;
- e. The demolition of any structure or part thereof or the elimination of any landscape area; and
- f. Other elements that the Commission deems appropriate to maintain and protect the character of the CEVD.

This provision shall not apply single-family residential or two-family residential properties or to repairs to buildings where such repairs involve the replacement of existing building elements with like materials, colors, dimensions, and details.

In the case of demolition permit applications not associated with any zoning, site plan or special permit, the ASDRC shall provide a report to the Building Official in accordance with the procedures established in Section 4.19.8.

4.21.4 Objectives

All development in the CEVD shall be designed to achieve the following objectives:

- a. The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district;

- b. Proposed streets shall be connected to the existing district road network, wherever possible;
- c. Open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting;
- d. Locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district, shall be integrated into the site design;
- e. The landscape design shall complement the district's landscape patterns;
- f. The exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with its surroundings; and
- g. The scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

4.21.5 CEVD Design Guidelines

The Town Council shall develop CEVD Design Guidelines for review by the Commission and ASDRC, and adoption by the Council. The Guidelines shall include design criteria to achieve the compatibility objectives stated in Section 4.21.4.

4.21.6 General Requirements

The following shall be considered in all development proposals requiring a zoning permit, site plan approval or special permit and in accordance with Section 4.21.3 within the CEVD:

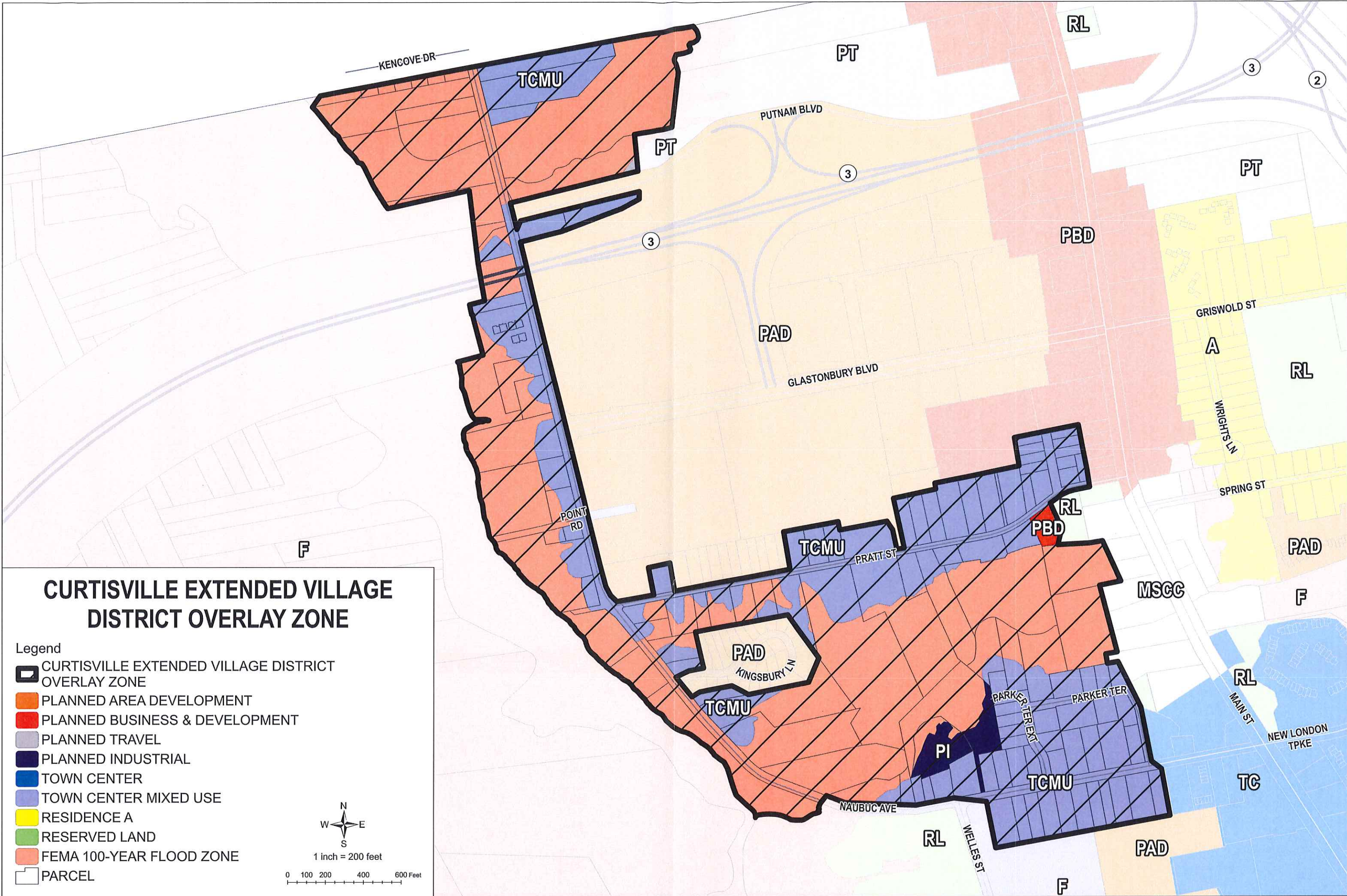
- a. That proposed buildings or modifications to existing buildings be harmoniously related to their surroundings, and the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification;
- b. That all spaces, structures and related site improvements visible from public roadways be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification;
- c. That the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping; and
- d. That the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.

4.21.7 Architectural and Site Design Review Committee (ASDRC)

All applications subject to the provisions of this Section shall be referred to the Architectural and Site Design Review Committee (ASDRC) upon receipt of a complete application, as described in Section 4.19.7.

4.21.8 Procedure

Applications subject to this Section received by the Commission or Building Official, in the case of demolition permit applications not associated with a zoning, site plan or special permit, will follow procedures described in Section 4.19.8.



CURTISVILLE EXTENDED VILLAGE DISTRICT OVERLAY ZONE

- Legend
- CURTISVILLE EXTENDED VILLAGE DISTRICT OVERLAY ZONE
 - PLANNED AREA DEVELOPMENT
 - PLANNED BUSINESS & DEVELOPMENT
 - PLANNED TRAVEL
 - PLANNED INDUSTRIAL
 - TOWN CENTER
 - TOWN CENTER MIXED USE
 - RESIDENCE A
 - RESERVED LAND
 - FEMA 100-YEAR FLOOD ZONE
 - PARCEL

