

LEGAL NOTICE  
THE HARTFORD COURANT  
PUBLICATION DATE:

FRIDAY, OCTOBER 11, 2024  
AND  
FRIDAY, OCTOBER 18, 2024

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LEGAL NOTICE  
GLASTONBURY TOWN COUNCIL  
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Glastonbury Town Council (Zoning Authority) will hold a Public Hearing on Tuesday, October 22, at 8:00 p.m. in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury and/or by Zoom Video Conferencing to consider a proposed amendment to the Building Zone Regulations to create a Curtisville Extended Village District Overlay Zone.

Copies of the proposed draft amendments are on file in the Office of Community Development, located at 2155 Main Street, Glastonbury, Connecticut and can also be found on the Town of Glastonbury website Legal Notices page.

Dated at Glastonbury, CT this 9<sup>th</sup> day of October, 2024.

GLASTONBURY TOWN COUNCIL (ZONING AUTHORITY)  
By: Thomas P. Gullotta, Chairman

# 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.

#### 4.19.6 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.

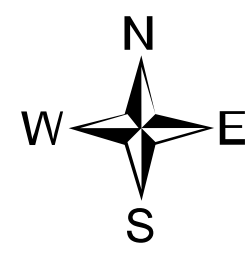
#### 4.21.8 Procedure

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



1 inch = 200 feet

