

**THE GLASTONBURY ARCHITECTURAL & SITE DESIGN REVIEW COMMITTEE
SPECIAL MEETING MINUTES OF WEDNESDAY, OCTOBER 23, 2024**

The Glastonbury Architectural and Site Design Review Committee, with Gary Haynes, Planner, held a Special Meeting at 5:30 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
Ms. Debra DeVries-Dalton, Vice Chair
Mr. Mark Branse, Secretary
Mr. Jeff Kamm
Ms. Amy Luzi

Commission Members Absent

Mr. Davis Flinchum
Mr. Michael Stankov

Chairman Davis called the meeting to order at 5:32 P.M.

2. 36 HOPEWELL ROAD – proposal per CGS 8-30g, to add a 3.5 story, 42-unit, multi-family building to site with existing 6-unit multi-family, plus parking – Village Residential Zone – Attorney Meghan A. Hope – Rose Tiso & Company – Landscape Architect Biff Schechinger – Morello Realty LLC, applicant

Attorney Meghan Hope of Alter, Pearson, & Hope LLC stated that their extension to the Town Plan and Zoning Commission (TPZ) is expiring soon, so her applicant hopes the ASDRC will provide enough feedback to prepare for that meeting. Architect Pat Rose of Rose Tiso & Company, LLC reviewed the changes that have been made to the site since the last ASDRC meeting, such as cutting back the northwest corner of the building. This removed 4 units, so the unit mix has been reduced from 42 to 38.

Mr. Branse asked where the area of disturbances are and what the height of the retaining wall is. Mr. Rose explained that the retaining wall used to be about 10 feet, but their new maximum would be 6-8 feet, with 6 feet as the goal. He noted that this would reduce their area of disturbance to some degree because they can save some of the trees on the northwest corner. Mr. Rose explained that, at the stairwell, they have added a window to let more light in. He reviewed the various elevations, noting that the north elevation has changed because of the building being set back about 16-18 feet on the right hand side.

In the north elevation, and carried onto the south elevation, Mr. Davis recommended that the eave lines on the three gable ends come down, which would provide more variety to the

elevations. Mr. Kamm stated that the southwest elevation will tower over the village. He asked to make that elevation more interesting.

Mr. Kamm noted that the trees that will be killed are located on the neighbor's property, not the applicant's. Ms. Dalton advocated for removing the ornamental trees and staggering larger shade trees. Mr. Kamm agreed, noting that he would rather see bigger plantings and less variety because nobody will see the outside. Ms. Dalton suggested installing a couple basketball hoops for the kids in the area.

Mr. Branse asked, if the flat area were not needed for the ladders, would the applicant be able to save more of the existing trees. Sal Morello, the applicant, explained that he has walked the property with neighbors and offered to plant whatever they suggest or recommend, to help shield their view from his property. Mr. Branse noted that the Fire Marshal may ask for ladder access, but the fire code does not require it.

Mr. Morello reviewed the existing and proposed materials. Mr. Davis asked if all the trims are vinyl. Mr. Rose stated yes, for the proposed building, but not in the existing building. Mr. Davis asked if the trims are PVC on the existing building. Mr. Morello stated that the front windows on the west side would be wrapped in PVC with a hidden J channel. He explained that the east side has a lot of jogs, so they would have to do J channels to make the siding wrap. Mr. Davis asked if the sashes in the new building are white. Mr. Morello replied, yes. He then noted his preference for gray colors for the roof.

Mr. Kamm agreed with Mr. Davis's suggestion to install a screen, which would hide the mass of windows on the north-south wall. He also asked to consider having two different window colors on the big building, to break it up. Mr. Morello stated that he tries to stay away from black windows. Ms. Hope asked what details the ASDRC would like to see listed in the plans, when they return. Mr. Davis asked for the architect to add the dimensions.

3. Staff Report *None.*

4. General Discussion *None.*

With no further comments or questions, Chairman Davis adjourned the meeting at 6:32 p.m.

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk