



## Architectural & Site Design Review Form

**APPLICATION DATE:** 11/08/2024  
**APPLICANT:** Meadow Hill Condominium Association, Inc.  
**PROPERTY ADDRESS:** 1489 Main Street  
**ZONE:** Planned Area Development Zone  
**PHONE NUMBER:** 860-729-0354  
**EMAIL:** jimfuda@gmail.com  
**REVIEW TYPE:**  Preliminary/Conceptual Review  Final Review

**APPLICATION TYPE:**  Regulatory Review  Advisory Review

**DESIGN AREA:**  Town Center Village District  Town Center  Upper Main Street  
 Putnam/Glastonbury Blvd  Naubuc Ave/Pratt St  Lower New London Tpke  
 Reserved Land  Other Area

**APPLICATION:**  New Construction  Addition  Exterior Renovation  
 Demolition  
 Other: Change of Use to Residential (replace windows, add patio with retaining wall and construct two car garage)

Please return this **ASDRC Review Form** and the **ASDRC Design Guideline Checklist** for your selected Design Area and any plans and materials to the Community Development Office, 2155 Main Street, Glastonbury, CT 06033. Please provide (10) **FOLDED** sets of plans and materials. **Application must be received 2 weeks prior to the scheduled meeting** to be added to the upcoming agenda. **Applications will not be considered complete without ASDRC Review Form and ASDRC Design Guideline Checklist for your selected Design Area. Please add contact information below for Team Members presenting application to the ASDRC (phone # and email).**

Applicant: Meadow Hill Condominium Association, Inc, Jim Fuda, its President; jimfuda@gmail.com

Attorney: Alter & Pearson, LLC, Meghan A. Hope, mhope@alterpearson.com

Builder: Iannini Development, LLC, John Iannini, johni1228@aol.com

**TO:** Architectural and Site Design Review Committee

**FROM:** Alter, Pearson & Hope, LLC

**DATE:** November 8, 2024

**RE:** Minor Amendment to Approved Final Development Plan (§4.12.8.a) - 1489 Main Street (Meadow Hill PAD)

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This office represents Meadow Hill Condominium Association, Inc. (“Association”), the property owner of 1489 Main Street which is a 0.08± ac. (3,636± s.f.) lot and part of the Meadow Hill Planned Area Development (35.2± acres). The Association is requesting a change of use to the existing building located at 1489 Main Street, from a meeting house/administration office to a detached, single condominium unit together with items related to this change of use including the replacement of windows, installation of a blue stone patio with retaining wall and the construction of a two-car garage.

### **History of Meadow Hill PAD**

On October 13, 1970, the Town Council approved a Change of Zone Application from Residence AA and Rural Residence, to Planned Unit Development (§3.15) for a 35.2± acre tract of land located westerly of Main Street, southerly of Westview Lane and easterly of the Connecticut River and known as Meadow Hill. The project was an age restricted condominium community (55+) containing 135 condominium units, 352 parking spaces and approximately 22.6± acres of open space, mostly located adjacent to the Connecticut River. In addition to the open space, the original approval also incorporated amenities such as a horse stable and paddock, heated swimming pool, club house with sauna, lockers and showers, meeting rooms and administration offices, tennis courts and a greenhouse. As part of the original approval the Horace Hollister House, built in 1840 (located at 1489 Main Street), was restored and repurposed as an administration/sales office, and as a place for residents to meet. The Hollister family operated a sheep farm at this location, which was called Sheep Hill or Sheep Meadow Hill.

Following the approval by the Town Council, the PUD was subdivided into various lots with the Hollister House at 1489 Main Street, being its own lot (A-1). When the Building-Zone Regulations and Building Zone Map were amended in the 1973 re-write, the Planned Unit Development regulation (§3.15) was eliminated and replaced with the Planned Area Development regulation §4.12, and the Building-Zone Maps changed all PUD’s to PAD’s. When all phases of Meadow Hill were completed, the final unit count was 129 condominium units (30 of which are detached, single condominium units).

### **Current Proposal**

The Association has determined that the administration and meeting house building is no longer needed. The administration of the association is handled by an off-site third-party group and the association meetings can be accommodated in other common areas of the PAD. The Association is requesting a change of use to the existing building located at 1489 Main Street, from a meeting house/administration office to a detached, single condominium unit. The sale of the development rights to the Hollister House was presented at the Association’s annual meeting held on June 13, 2024, and approved by 91% of the unit owners. The proposal includes interior renovations of the existing Hollister house to convert it to a residential unit and the replacement of the current windows with energy-efficient windows that preserve the house’s original appearance. Minor exterior changes are proposed including adding a bluestone patio and small wall on the south side of the Hollister House and replacing two parking spaces with a new two-car garage, which will be the smallest garage in the Meadow Hill PAD. Please note that all proposed changes have been reviewed and approved by the Association and/or its applicable boards. Enclosed with

this narrative please find a very detailed packet prepared by Jim Fuda, President of Meadow Hill Condominium Association, including the following items: Cover Letter, Survey, Site Plans, Interior Layout, Window and Patio Details, Approvals, Photo Analysis – for the Proposed Garage, Landscape Plan, Site Photos of Existing Landscaping around the Hollister House, which will remain.

*Meadow Hill  
1489 Main Street  
Glastonbury, CT 06033*

November 7, 2024

Attorney Meghan Hope  
Alter & Pearson LLC  
701 Hebron Avenue  
Glastonbury, CT 06033

RE: Meadow Hill - Hollister House

Dear Meghan,

Meadow Hill's executive board has been coordinating with the builder to respond to and address questions raised by the leadership council. We are providing a packet of information that we hope satisfactorily addresses those comments and allows the project to move forward with the appropriate approvals.

In response to the Town comments received through your office, we respond as follows:

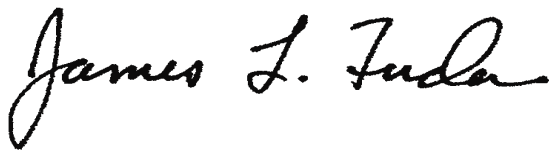
1. Survey-we engaged the Glastonbury firm of Benesch to provide an A2 survey of the area around the Hollister house. A copy of the survey is attached, and a full-size copy can be provided.
2. Site Plan -We have provided a site plan using the Benesch A-2 survey, which shows the proposed location of the two-car garage and bluestone patio.
3. Unit layout- The builder has provided an interior layout proposed for one unit at the Hollister house.
4. Windows and Patio—The executive board reviewed and approved the submittals provided by the builder for the proposed window replacements in the bluestone patio. The review was conducted using the process outlined in our condominium documents, and the executive board unanimously approved the submittals. The approval is documented in the attached approved minutes of the October board meeting. The builder also provided samples of the bluestone patio material and detailed specifications of the proposed windows.
5. Views of the proposed garage -This document provides a photo analysis demonstrating the visibility of the proposed garage from both the north and south entrances on Main Street. The analysis shows that the garage will not be visible from the south entry to Meadow Hill, as well as from Main Street and Hollis to the south. However, at the north entry, a section of the garage is visible as you enter the complex from Main Street onto Hollister Way north. The visibility of the garage diminishes as you travel further into the complex because the existing landscaping obscures most of it.



6. Landscape Plan and Site Photos- we have included a landscape plan showing the existing landscape areas around the Hollister house. We have also included photos demonstrating the mature land landscaping surrounding the Hollister House. The project will not remove or change any of the existing landscaping. The builder will be responsible for replacing any damaged landscaping should that occur. In addition, we are providing photos of the existing fieldstone walls throughout Meadow Hill. The builder will replicate this wall for the bluestone patio, requiring an average wall of 2 feet high.

In conclusion, this proposal outlines an interior renovation of the existing Hollister house, transforming it into a residential unit. This includes replacing energy-efficient windows while preserving the house's original appearance, adding a bluestone patio on the south side, and replacing two parking spaces with a new two-car garage, which will be the smallest garage in the Meadow Hill complex. We trust this submittal is satisfactory, addresses the comments and concerns received to date, and allows the project to take timely next steps forward for approval.

Respectfully submitted,

A handwritten signature in black ink that reads "James L. Fuda". The signature is written in a cursive, flowing style.

James L. Fuda, President  
Meadow Hill, Inc.

Attachments:

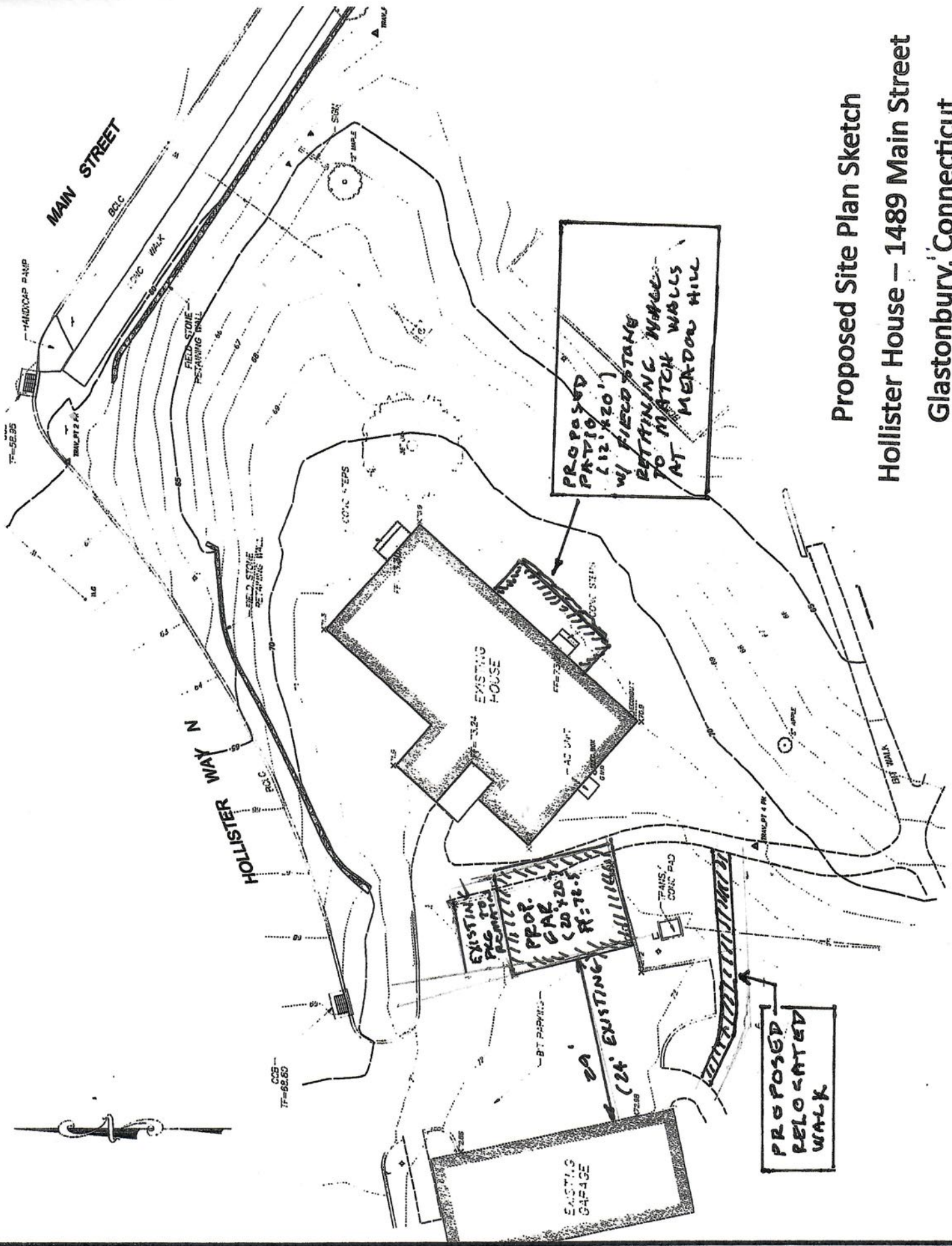
1. Survey
2. Site Plans
3. Interior Layout
4. Windows and Patio Approvals
5. Photo Analysis – garage
6. Landscape Plan
7. Site Photos of Landscaping around the Hollister House

# Attachments

# Survey



# SITE PLANS



Proposed Site Plan Sketch  
 Hollister House - 1489 Main Street  
 Glastonbury, Connecticut

October 1, 2024. Not to scale



1489 Main Street Glastonbury  
Meadow Hill

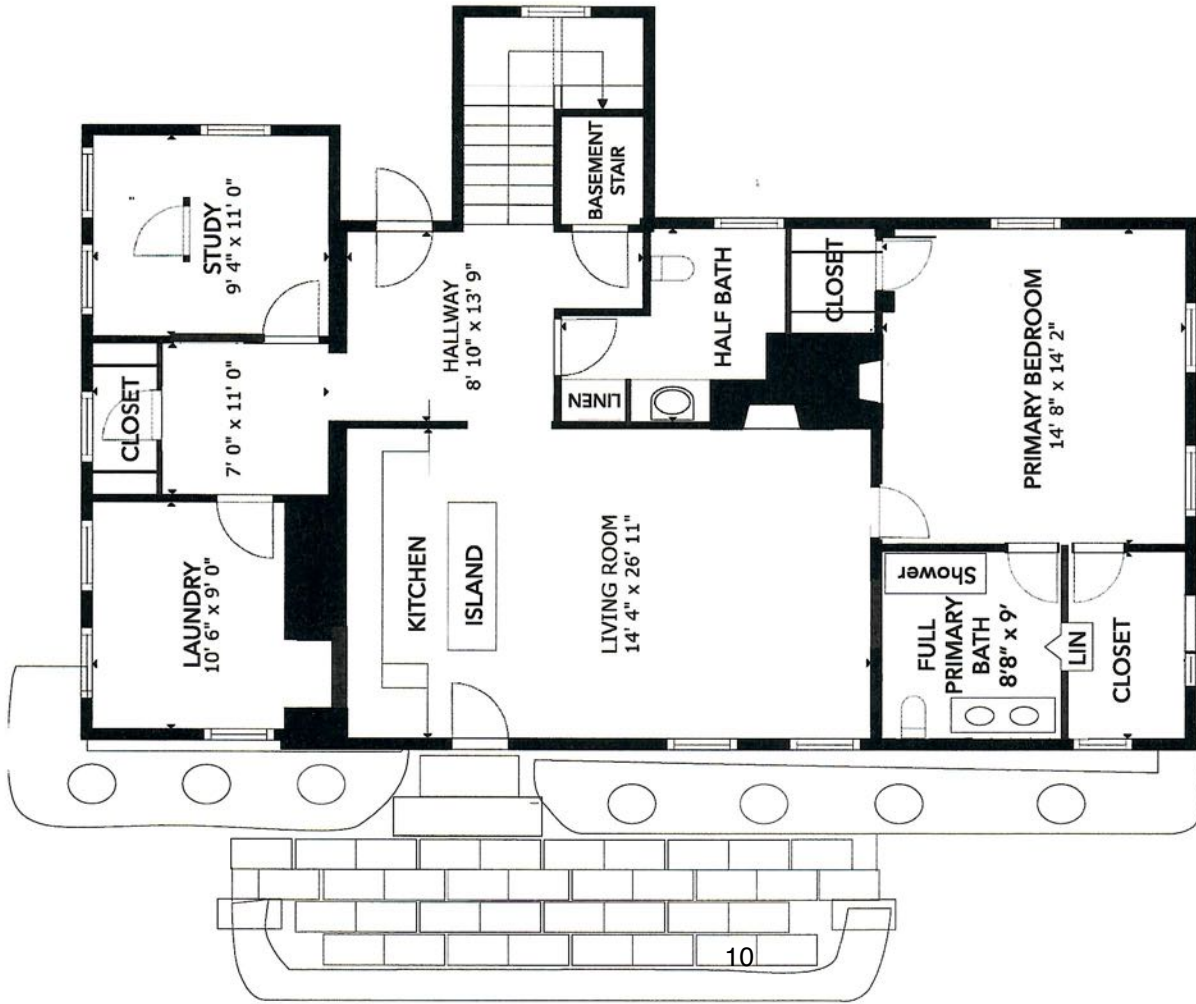
**20' x 12' PROPOSED BLUE STONE PATIO.**  
Stone wall enclosing the patio will match existing wall in complex.



**20' x 20' PROPOSED GARAGE** - to match existing garages and built to town codes and standards. All materials to match existing garages and color to match existing house which is white (proposed garage to be the same color as house). Landscaping to remain. Exterior of home will not be changed with the exception of installing new windows and adding a blue stone patio.

# INTERIOR LAYOUT

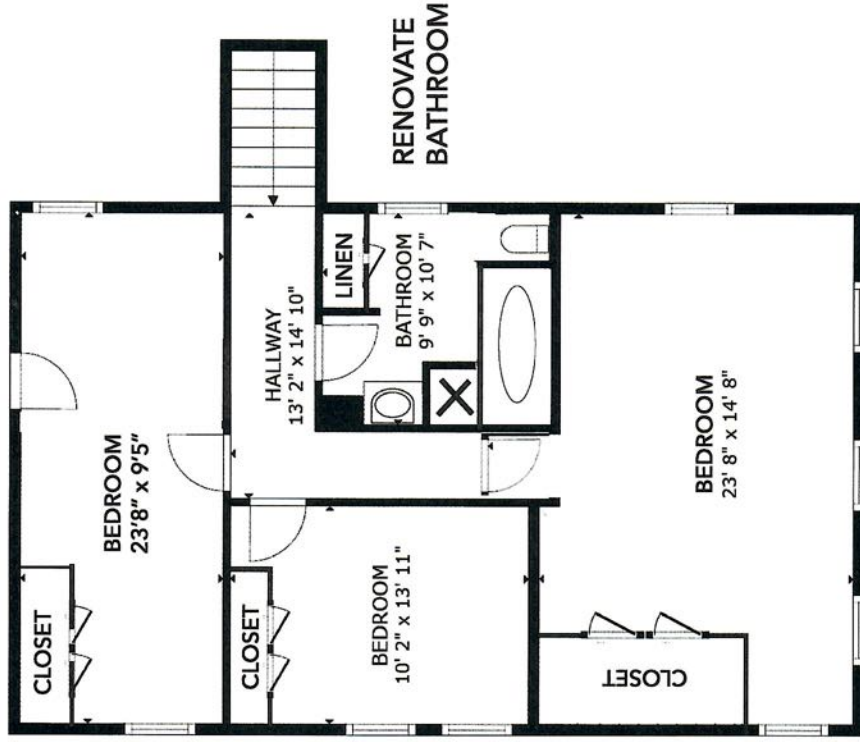




FLOOR 1

- LANDSCAPING TO REMAIN
- 12' X 20' BLUESTONE PATIO TO BE INSTALLED
- 3' HIGH STONE WALL TO BE INCLUDED IN DESIGN TO CONFORM TO EXISTING STONE WALL IN COMPLEX

INSTALL NEW WINDOWS  
HARDWOOD FLOORS, 1ST FLOOR  
CARPET, 2ND FLOOR



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 1,329 sq.ft. FLOOR 2 948 sq.ft.  
TOTAL : 2,276 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

# Windows and Patio

PATIO

**MEADOW HILL, INC.**

**VARIANCE REQUEST**

NAME: Iannini Development, LLC UNIT NUMBER: Hollister House

ADDRESS: 1489 Main Street Glastonbury, CT 06033

Describe in full - attach sketch if necessary:  
(Include name of contractor, certificate of insurance and contractor's license, and an estimated time of completion.)

Builder: Iannini Development, LLC - Contractor's License: NHC 0015990 - Certificate of Insurance: will be provided within 1 week of execution of sale - Estimated time of completion: 6 months for total house renovation.

12' x 20' Blue stone patio curved with 2' high stone wall to match existing walls in complex. Landscaping to remain the same.

The following information relative to your variance will be listed on any Resale Certificate issued on your unit and responsibility for maintenance and/or replacement will be passed on to the new Unit Owner.

I understand that Meadow Hill, Inc. will not assume any responsibility for maintenance or replacement of the above item unless otherwise specified in the Association documents. Should the property granted by the variance become a hazard to common property, it may be removed at the owner's expense. Approval of this request shall not be interpreted, as a waiver of any permit or license required by law. Any insurance premium increase for the Meadow Hill, Inc. directly attributable to this variance shall be assessed against this unit.

Prospective Purchaser

*John Iannini*

dotloop verified  
10/02/24 12:26 PM EDT  
LMQS-OBGI-6MZW-7WZY

Date: 10/02/2024

The Board of Directors  APPROVE  APPROVE WITH STIPULATIONS  DISAPPROVE this variance request. The approved variance is valid for 180 days from date of approval. Expiration date: TBD

Additional Stipulations:

\_\_\_\_\_

\_\_\_\_\_

Approved by: *James L. Jude* Date: 10/19/2024  
President

**INSPECTION REPORT**

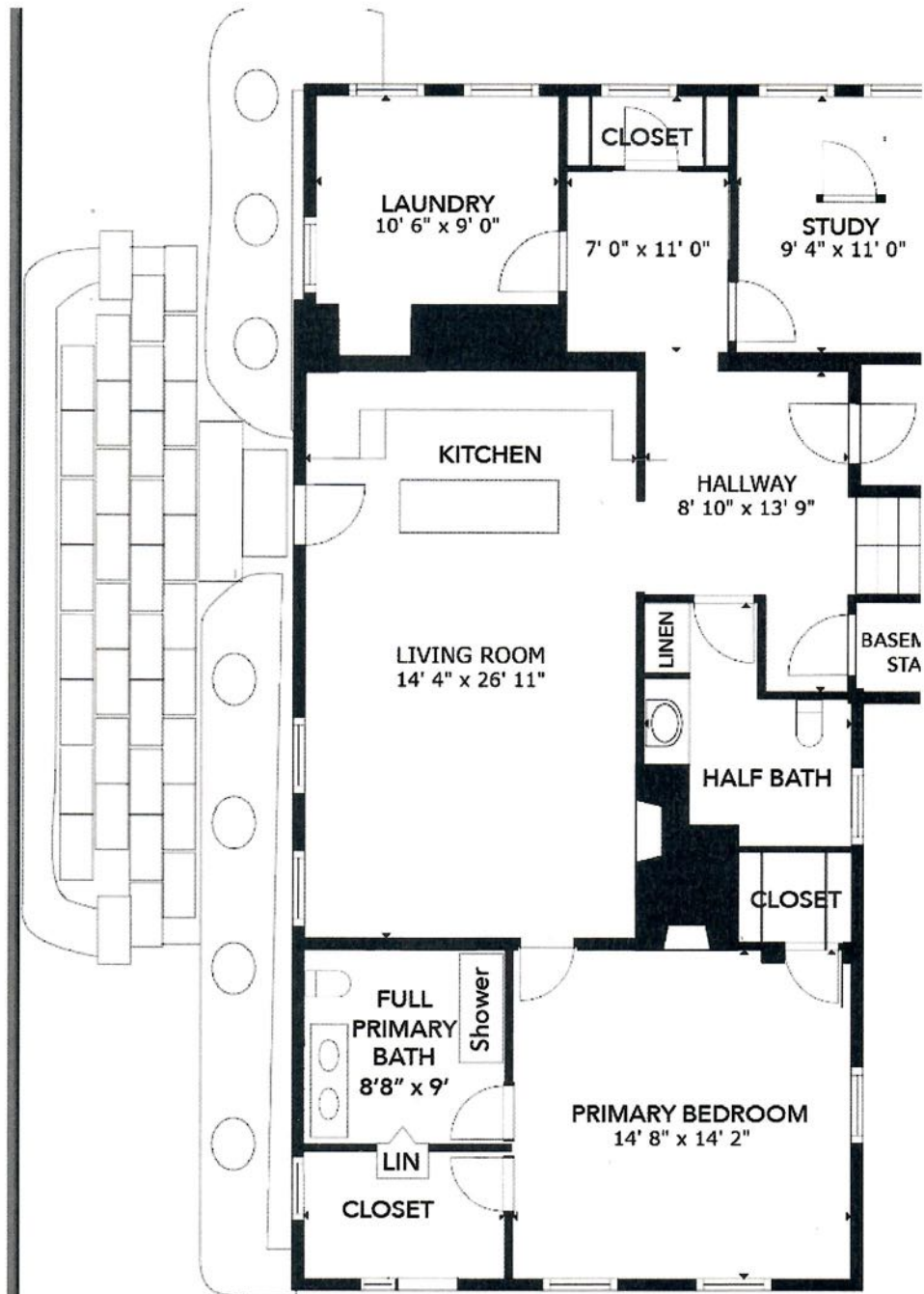
Work Completed \_\_\_\_\_ Date \_\_\_\_\_ Inspected By \_\_\_\_\_ Date \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

C/O Imagineers, LLC., 635 Farmington Avenue, Hartford, CT 06105



FLOOR 1

- LANDSCAPING TO REMAIN
- 12' X 20' BLUESTONE PATIO TO BE INSTALLED
- 3' HIGH STONE WALL TO BE INCLUDED IN DESIGN TO CONFORM TO EXISTING STONE WALL IN COMPLEX

517





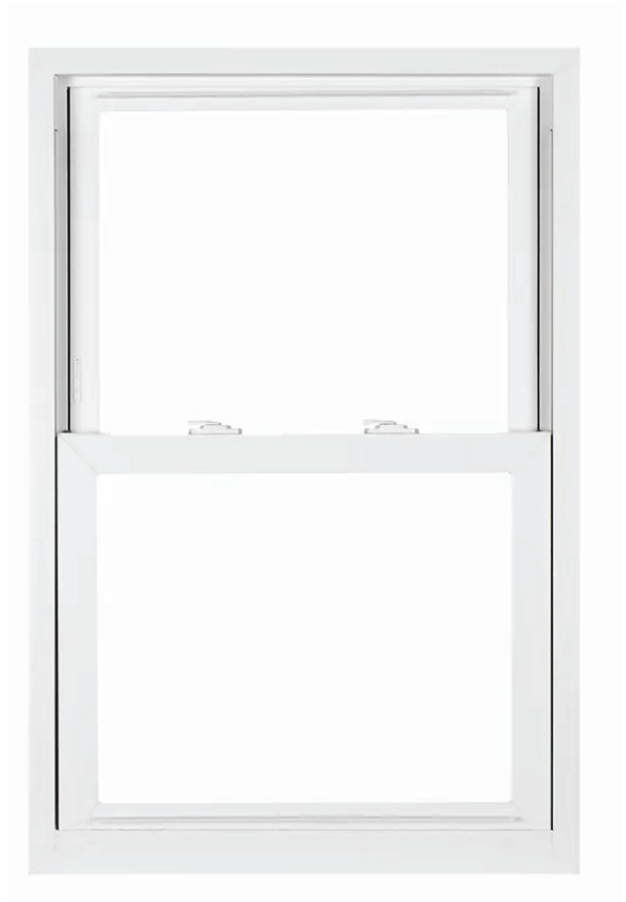
**Meadow Hill  
Hollister House**

Blue Stone Photo Sample  
For Patio  
12" X 12"



**SIMONTON Windows**

PO NUMBER	QUOTE NAME	
	IANNINI DEV	
LineItem #	Qty.	Description
200-1	3	ProFinish Contractor Single Hung 37.5" X 59.5" 3250 Operation = Operating, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = ENERGY STAR Northern V7, ProSolar Sun Low E PLUS, Argon, Supercept, 3/4"IGU, Glass Thickness = 1/8 in - 1/8 out DS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Max Clear Hardware, Jamb Extensions = Field Ready (Wood), Jamb Extensions-Finished Size = 6 9/16", Jamb Extensions-Wood/Color = Finger-Jointed, Primed, Screen Coverage = Half, Fiberglass, Extruded, Grille Pattern = Colonial, Grille App = 5/8" Flat, White, 3W2H, U-Factor = 0.26, SHGC = 0.44, VT = 0.53, STC = 0, CPD Number = SBP-A-14-14868-00002, Meets Energy Star Zones = Northern, DP = 35, AAMA, TDI = WIN-2160, Florida Approval Code = 5414
RO: 38 x 60 Room ID:		
		
LineItem #	Qty.	Description
300-1	1	ProFinish Contractor Single Hung 31.5" X 47.5" 2840 Operation = Operating, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = ENERGY STAR Northern V7, ProSolar Sun Low E PLUS, Argon, Supercept, 3/4"IGU, Glass Thickness = 1/8 in - 1/8 out DS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Jamb Extensions = Field Ready (Wood), Jamb Extensions-Finished Size = 6 9/16", Jamb Extensions-Wood/Color = Finger-Jointed, Primed, Screen Coverage = Half, Fiberglass, Extruded, Grille Pattern = Colonial, Grille App = 5/8" Flat, White, 3W2H, U-Factor = 0.26, SHGC = 0.44, VT = 0.53, STC = 0, CPD Number = SBP-A-14-14868-00002, Meets Energy Star Zones = Northern, DP = 50, AAMA, TDI = WIN-832, Florida Approval Code = 5414
RO: 32 x 48 Room ID:		
		



MEADOW HILL, INC.  
VARIANCE REQUEST

NAME: Iannini Development, LLC UNIT NUMBER: Hollister House

ADDRESS: 1489 Main Street Glastonbury, CT 06033

Describe in full - attach sketch if necessary:

(Include name of contractor, certificate of insurance and contractor's license, and an estimated time of completion.)

Builder: Iannini Development, LLC - Contractor's License: NHC 0015990 - Certificate of Insurance: will be provided within 1 week of execution of sale - Estimated time of completion: 6 months for total house renovation.

Builder will replace existing windows with Simonton Windows; type - u-value 0.27 with grills, white to match existing windows. Bathrooms and 2 hallway landing windows will be tempered glass, all to code. NOTE: existing windows do not have a u-value.

The following information relative to your variance will be listed on any Resale Certificate issued on your unit and responsibility for maintenance and/or replacement will be passed on to the new Unit Owner.

I understand that Meadow Hill, Inc. will not assume any responsibility for maintenance or replacement of the above item unless otherwise specified in the Association documents. Should the property granted by the variance become a hazard to common property, it may be removed at the owner's expense. Approval of this request shall not be interpreted, as a waiver of any permit or license required by law. Any insurance premium increase for the Meadow Hill, Inc. directly attributable to this variance shall be assessed against this unit.

Prospective Purchaser John Iannini dotloop verified 10/02/24 12:26 PM EDT DRQU-KBV0-OUUZ-A4HS Date: 10/02/2024

The Board of Directors  APPROVE  APPROVE WITH STIPULATIONS  DISAPPROVE this variance request. The approved variance is valid for 180 days from date of approval. Expiration date: TBD.

Additional Stipulations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approved by: James J. Fuda Date: 10/19/2024  
PRESIDENT

INSPECTION REPORT

Work Completed \_\_\_\_\_ Date \_\_\_\_\_ Inspected By \_\_\_\_\_ Date \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Meadow Hill Inc.**

**Minutes of the Executive Board Meeting**

**October 16, 2024**

**Executive Session**

The Executive Session convened at 9:15 AM. Board Members present: Jim Fuda, Deb Wellington, Brenda Berk, Donna Whalen, Walter Brownsword, Paul Jenkins, and Tim Reid. Also in attendance was Kristin Davis of Imagineers.

Per state law, voting on any issue discussed in the Executive Session is done in the Open Session of the Board of Directors meeting. See the Open Session notes below for any action taken by the Board on any item discussed in the Executive Session.

**Open Session**

**Call to Order – 10:06 AM**

**1. Board members present:** Jim Fuda, Deb Wellington, Brenda Berk, Donna Whalen, Walter Brownsword, Paul Jenkins, Tim Reid. Manager Kristin Davis of Imagineers, and Darien Covert MH Maintenance Manager.

**2. President's Welcome Remarks**

President Jim Fuda's key remarks was an update of the Hollister House Project. The town has requested additional information on the sale, and we have put together a packet that answers all their requests. It will be sent to the town. Jim assured us that Meadow Hill and the builder are committed to the success of the project.

**3. Financial Report – Brenda Berk- September 2024 Finance Report**

**Monthly Income** of \$65,525 accrued for the month.

There is a total of \$35K in outstanding fees associated with seven owners. We still have one unit owner who has not paid their wiring assessment.

Follow up on the MDC late payment issue.

We have not heard back from Imagineers on our initial e-mail inquiry as to a credit on our late fees (which continue to accumulate)

The most recent invoice dated 9/9/24 shows \$6,997.17 in overdue charges which equates to a late fee in the amount of \$69.97 added to the account. The total amount due currently is \$8,659.55. A suggestion was made to the Director of Accounting to pay the MDC a large one-time payment to clear the \$8K and an additional amount to prepay the October invoice which has not yet been added to Strongroom. We are still awaiting a response.

## **Budget Update**

The board reviewed the proposed 2025 budget. The current version is updated with September financials. Once we have the October Financials loaded into the model and year end projections updated, we will have a version to be presented to the community at the December Budget Meeting. We are currently forecasted to stay within the 2024 budget and the increase for 2025 is expected to be 10.4%.

## **Insurance Mailing Update**

The invoice from Imagineers for the insurance mailer is \$351.92. In reviewing the contract with the management company, it seems that we may have been overcharged.

We pay .20 per printed page for copies. The envelope to mail the letter is free. The postage charged for 129 units was .72. These numbers are all tied to the invoice.

The postage paid envelope is .20 plus .20 handling charge to apply the postage. At .73 postage, the total cost of the postage paid envelope is  $1.13 \times 129 = 145.77$ . the charge on the invoice is 176.73.

## **4. Maintenance Report – Darien Covert**

The pool and irrigation systems have been drained. They will be aerating the perimeters of the property this week. Work orders are up to date. Gutter cleanup is ongoing because of the amount of leaves falling right now. Most of the small trees recommended by the tree committee, have been cut down or pruned, 75% complete.

## **5. Manager Report – Kristin Davis**

Ms. Davis's complete report can be found in the Board Packet.

## **6. Committee Reports –**

All committee Reports can now be found in the Board Packet.

The **Amenities Committee** has been reinstated. Ron King will be the Chairperson.

## **7. Open Forum**

During this time of the meeting, residents can share questions and concerns about the community.

A resident expressed concern about the letter sent out to the owners with an amendment to the Declaration of Meadow Hill. The resident was concerned that raising your deductible to \$50,000 and agreeing the change to the Declaration could be a financial burden to some of our residents. The Board acknowledged the comment.

Another resident praised the return of the amenities committee and the importance of maintaining our amenities.

## **8. Business Pending**



**Roofing Consultants** -The Board has received the proposals of two roofing consultants. They will now invite both candidates to Meadow Hill to make presentations. The Board will have the opportunity to ask questions and express concerns, before deciding.

**Draft changes to Phase 1 Rules**

The Board will distribute the changes of Phase I to inform the unit owners. The Board will hear comments of those changes at the November meeting.

**Retaining Wall Concern-Unit Owner#324**

This is a follow-up to the concerns raised by unit owner #324. She was worried that the retaining wall would collapse, causing the slope to collapse. After investigating the property, Maintenance Manager Darien Covert and Board Members Jim Fuda, Walter Brownsword, and Paul Jenkins are recommending no action on the retaining wall and discussing erosion control measures, such as shrubs with strong roots to hold the hill in place to reduce erosion in that area, with the Grounds Committee.

**9. New Business**

**Variances/Votes**

Two Variances Requests from Iannini Development LLC were approved by the Board of Directors.

1. To replace the existing windows to the Hollister House with windows with U-Value windows with grills. These windows will match the existing windows but be more efficient.
2. The second request was to build a 12'X20' stone curved patio with a stone wall to match the existing walls in the complex.

The two variances were voted on by email and unanimously passed.

Deb Wellington made a motion, seconded by Brenda Berk, to send the letter written by Sadler and Hansen LLC to Klaus Larsen Roofing. The letter informs him that the association will consider proceeding with legal action if he doesn't fulfill his legal obligation to fix the leaking roof he installed in 2019. Vote: Yes, 7/No, 0.

10. **Adjournment:** Motion made to adjourn by Tim Reid, seconded by Brenda Berk. Vote: Yes,7/No,0

11.**Adjournment:**11:36 AM

12. **Minutes submitted by:** Donna Whalen, Secretary.

!3. **Minutes approved by email:**10/19/2024

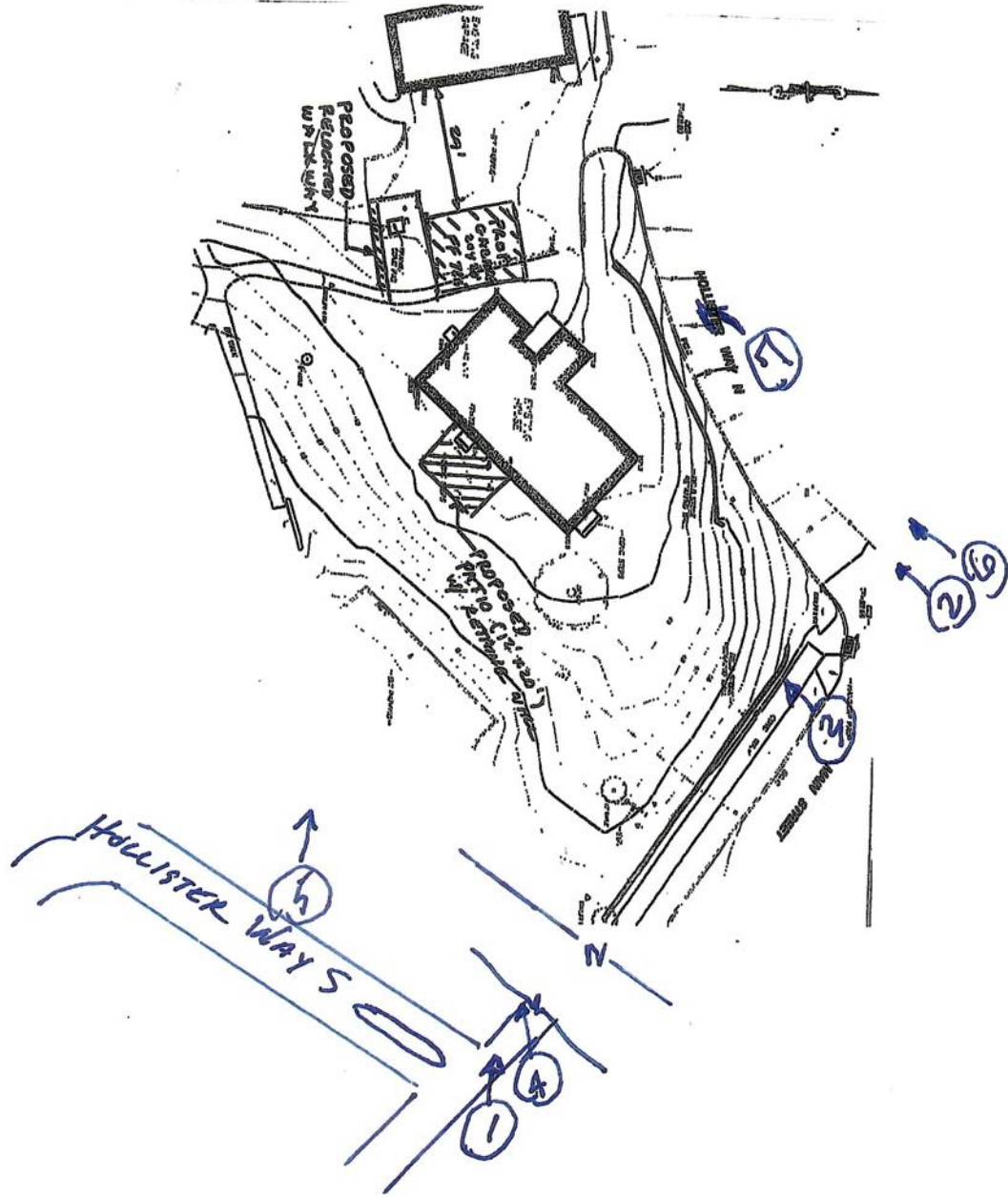
# Photo Analysis

Comp. by: \_\_\_\_\_ Date: \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_

Chkd. by: \_\_\_\_\_ Date: \_\_\_\_\_ Job No. \_\_\_\_\_

Project: \_\_\_\_\_

Element: PHOTO KEY LOCATION



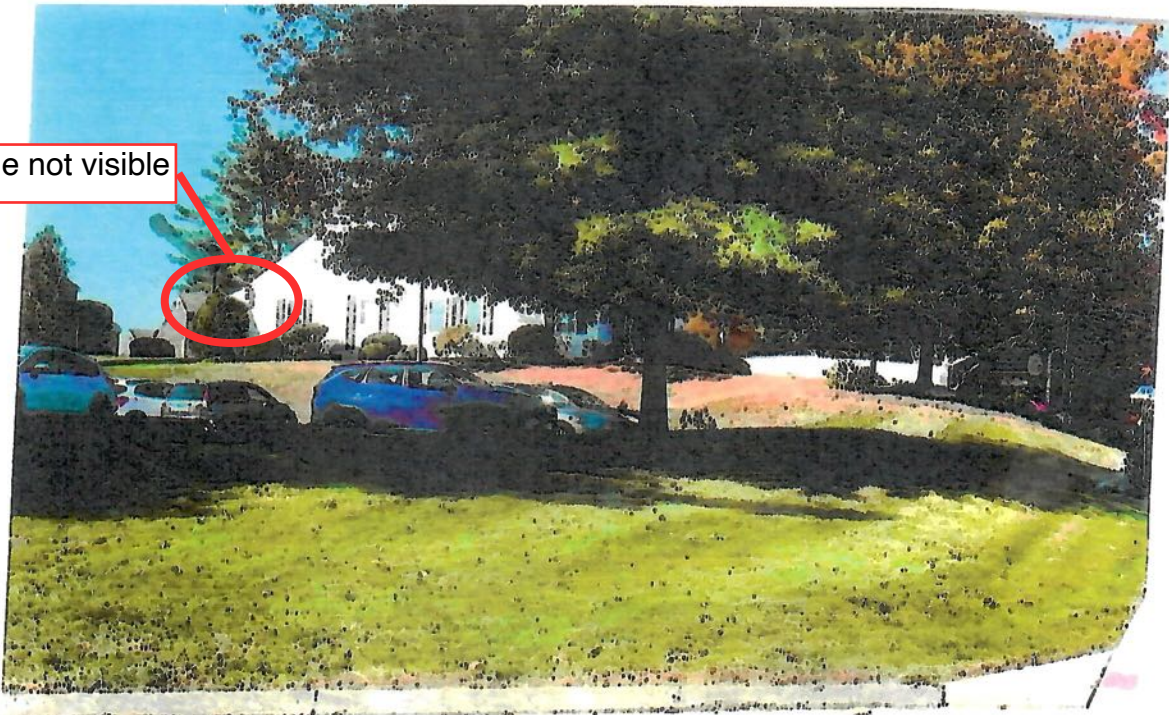




Existing - South Entrance - Main street and Hollister Way South at the front of the island



Garage not visible



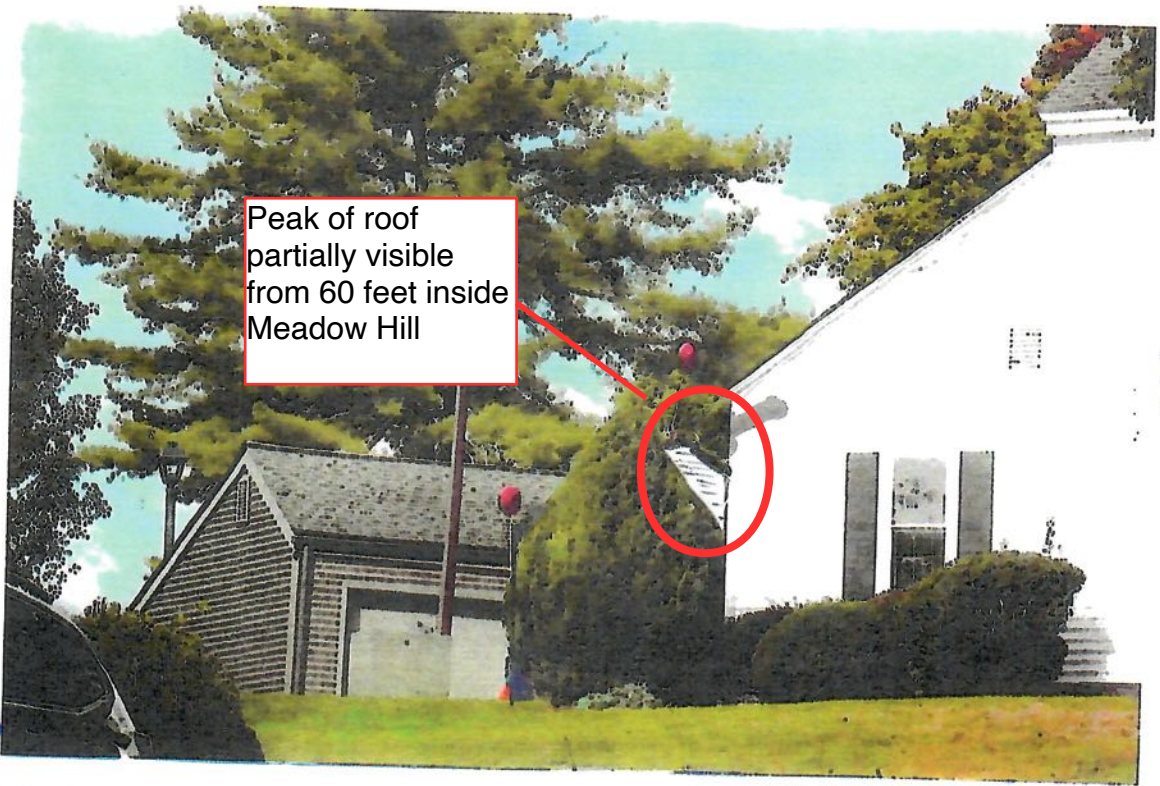
AFTER

South entrance - Main street at Hollister Way South front of the island  
(proposed garage not visible)



BEFORE

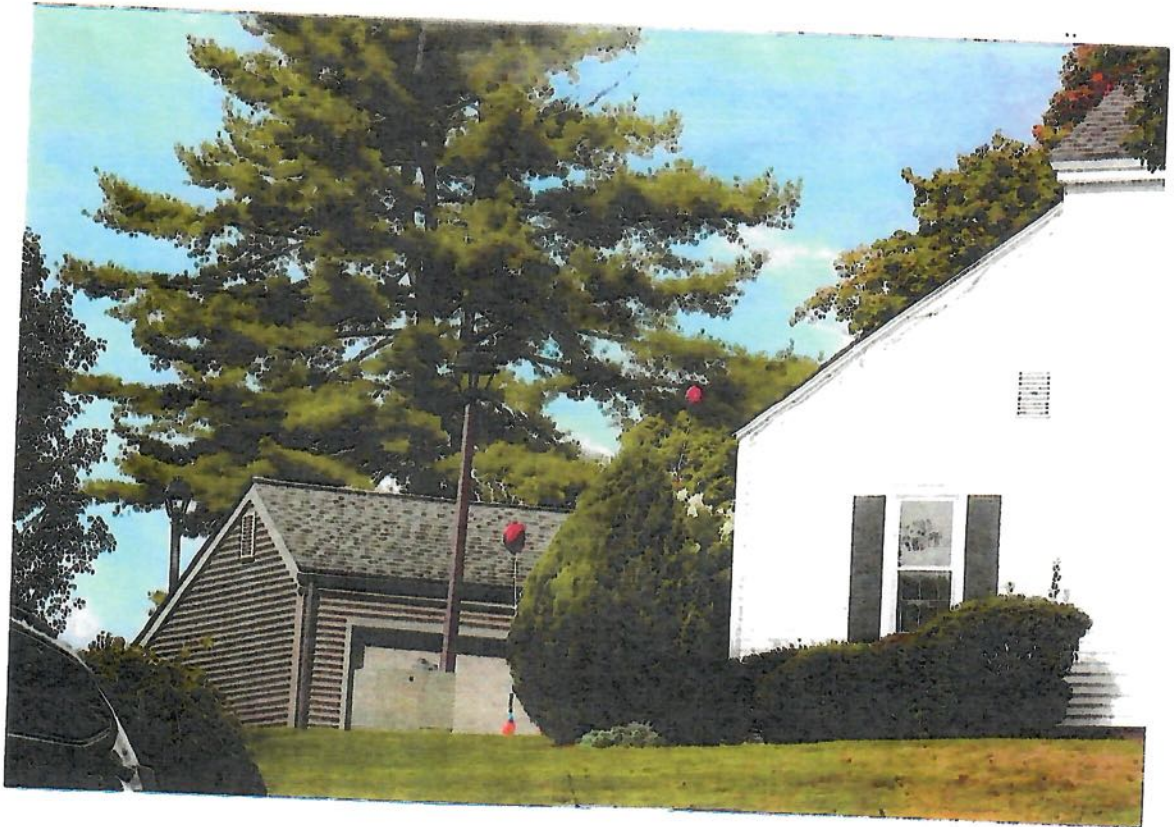




Peak of roof  
partially visible  
from 60 feet inside  
Meadow Hill

AFTER

South Entrance - Hollister Way South 60 feet inside the complex  
(garage slightly visible at teh peak of the garage roof)



BEFORE

5





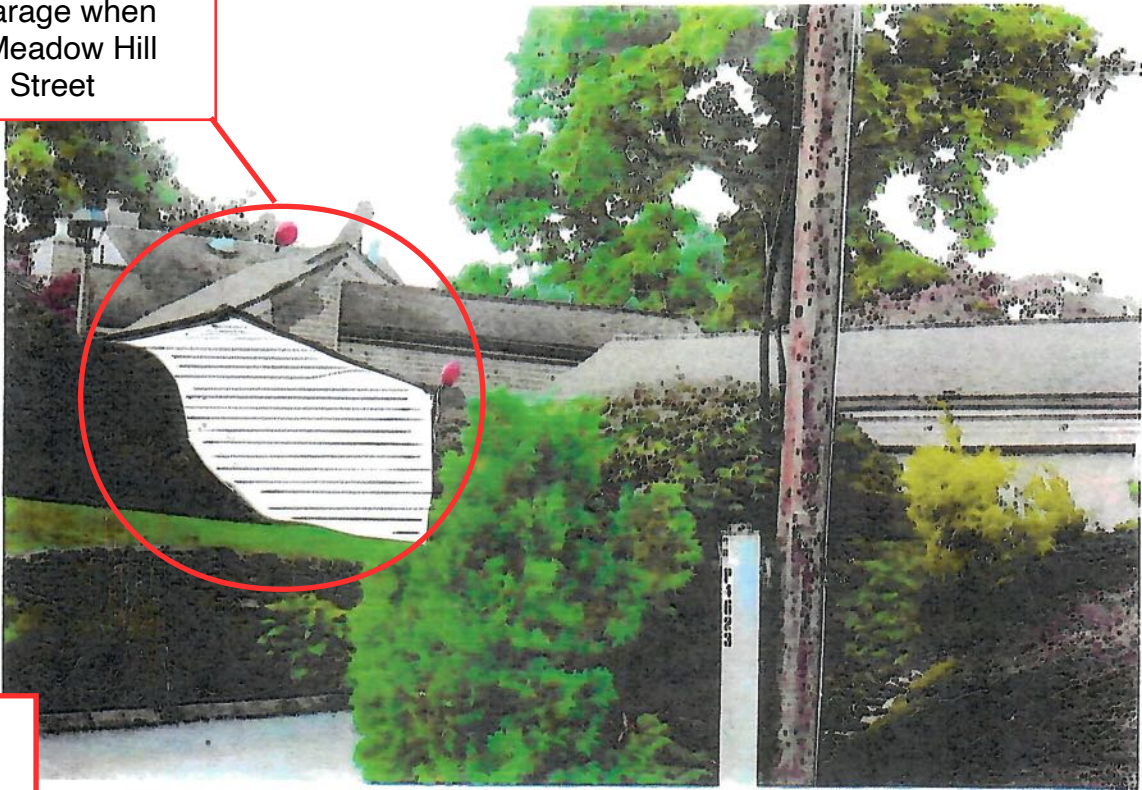
Main Street and Hollister Way West - proposed garage is not visible



Existing - North Entrance -Main Street and Hollister Way West



View of garage when entering Meadow Hill from Main Street



AFTER

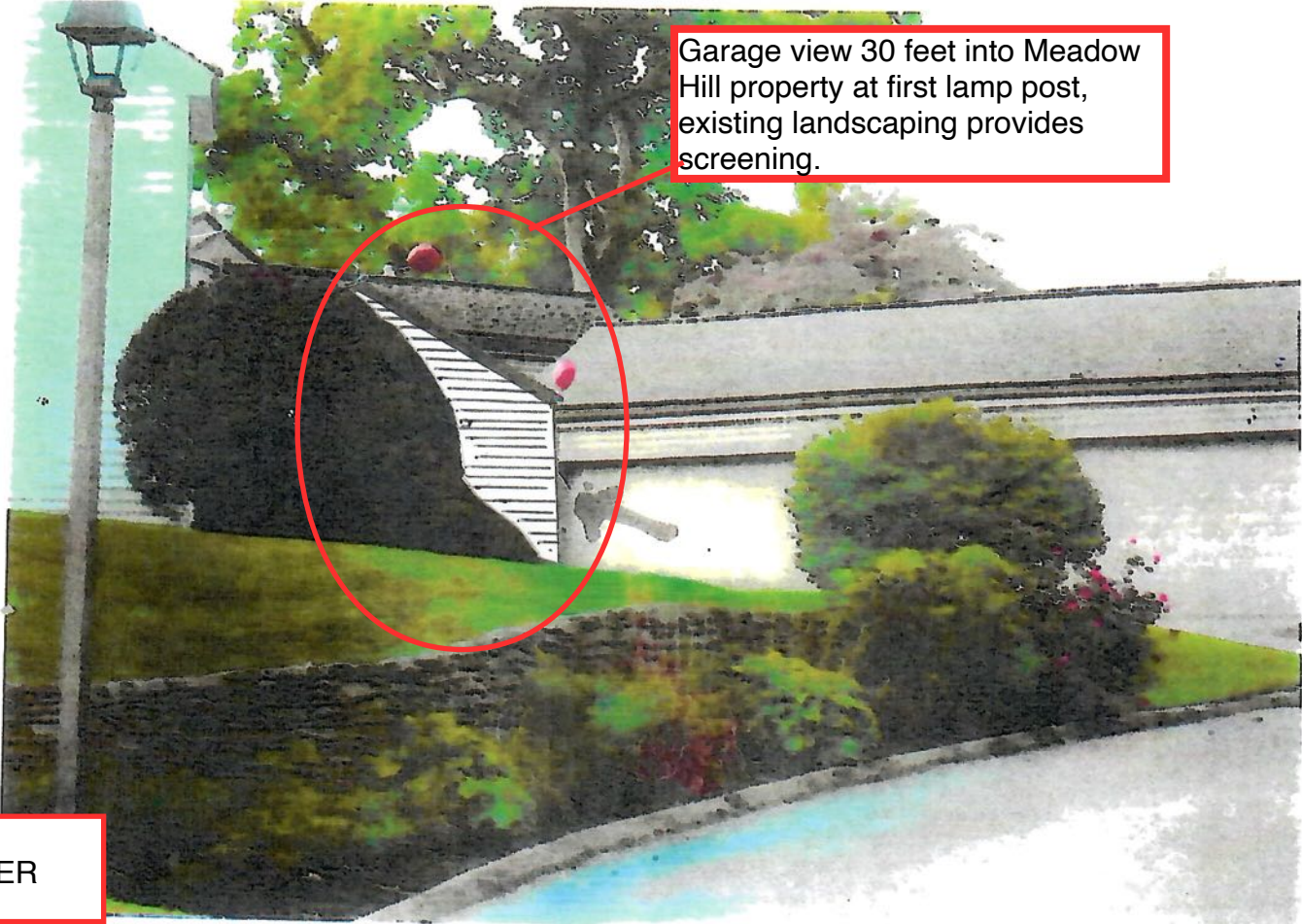
North Entrance - Main Street and Hollister Way West - garage visible



BEFORE



Garage view 30 feet into Meadow Hill property at first lamp post, existing landscaping provides screening.



AFTER

North Entrance Hollister Way North at first lamp post 30 feet inside the complex (garage partially visible and screened by existing landscaping)

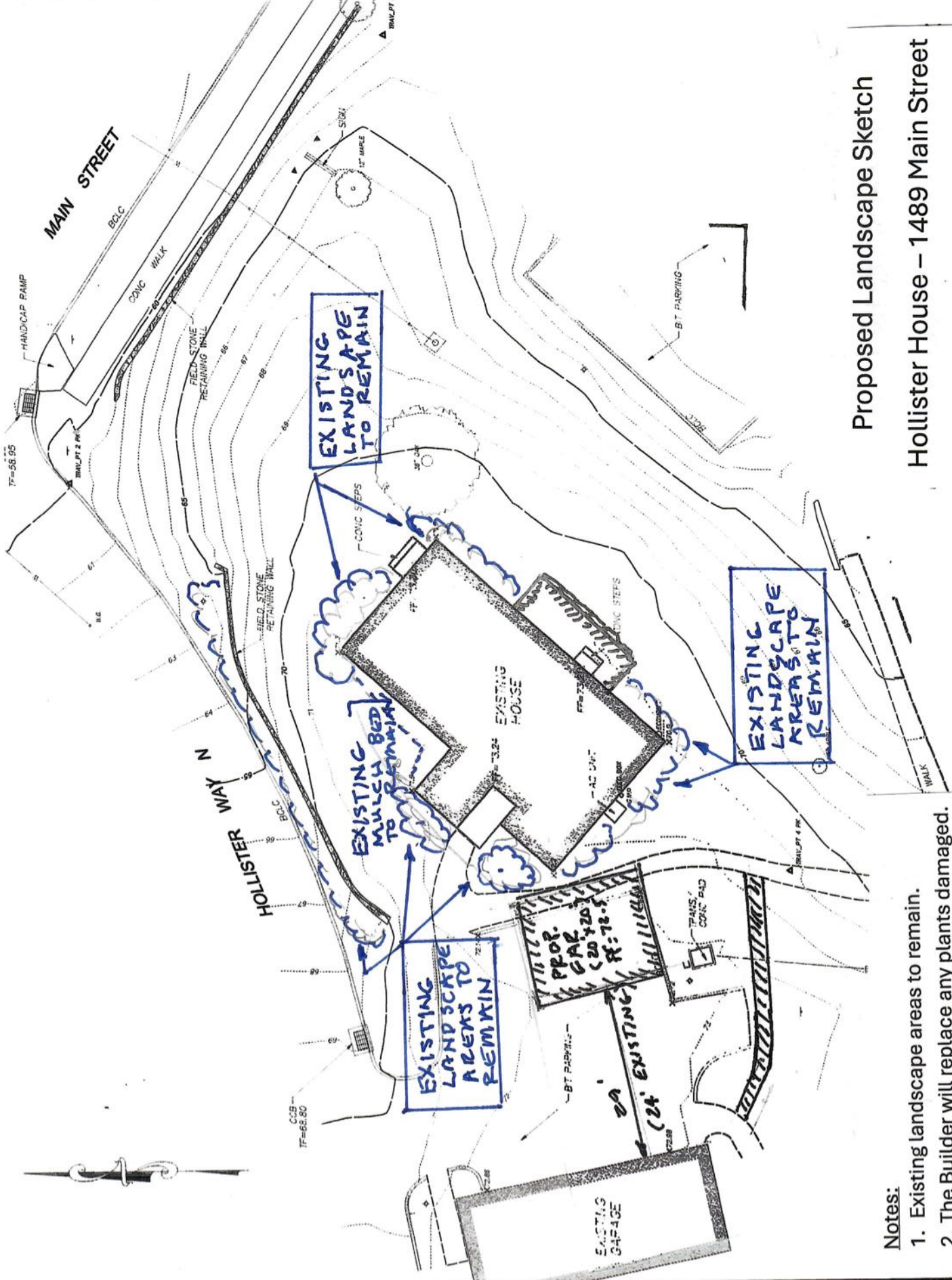


BEFORE



Landscape Plan





Proposed Landscape Sketch

Hollister House – 1489 Main Street

Glastonbury, Connecticut

November 7, 2024. Not To Scale

Notes:

1. Existing landscape areas to remain.
2. The Builder will replace any plants damaged.
3. Replacement plants are subject to the approval of the Meadow Hill Executive Committee and the Grounds Committee.

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**SITE PHOTOS OF LANDSCAPING  
AROUND THE HOLLISTER HOUSE**

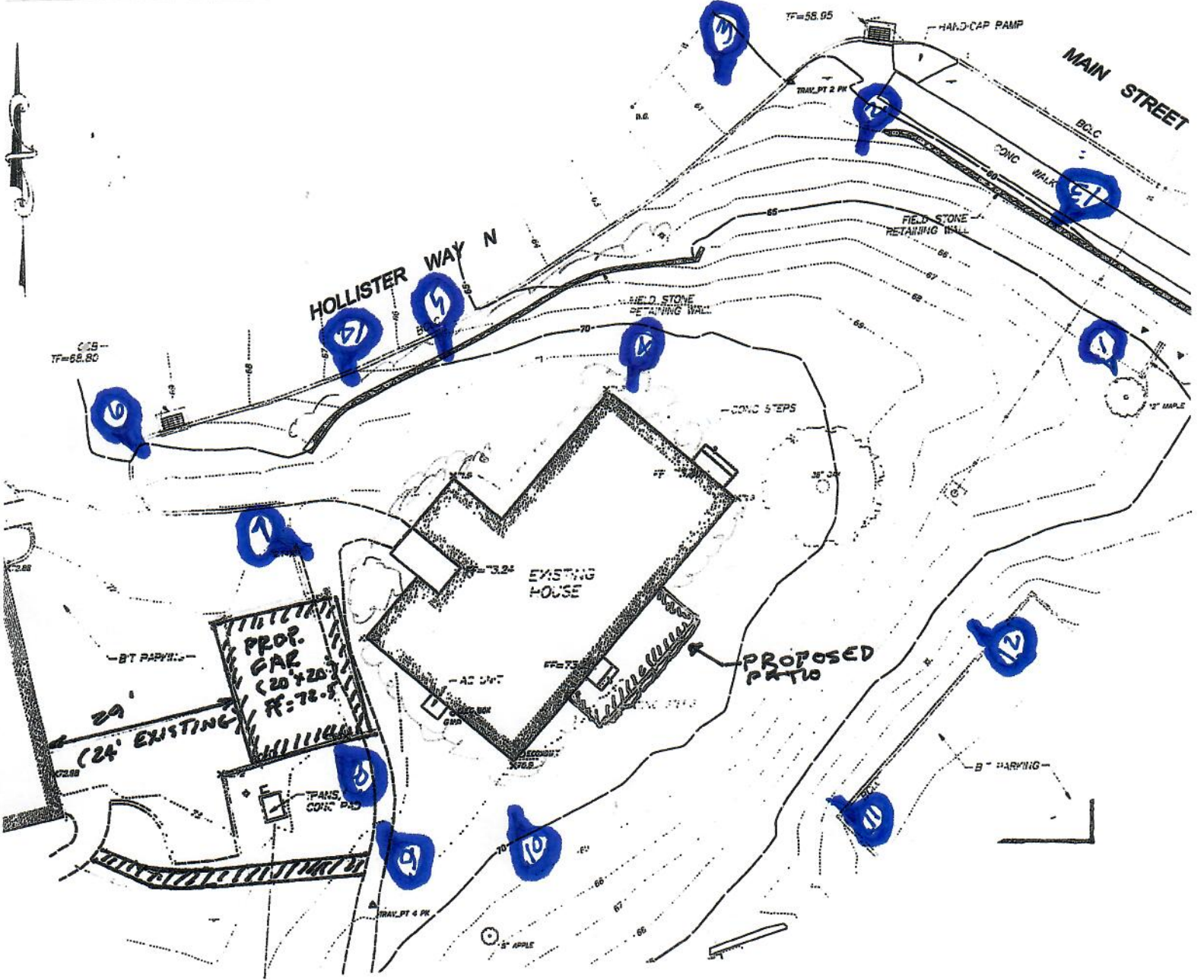


PHOTO INDEX





EAST VIEW

2



FRONT SIGNATURE SIGN – MAIN STREET

1





4

EAST VIEW CLOSE-UP



3

EAST AND NORTH VIEW FROM HOLLISTER WAY NORTH AND MAIN ST





6

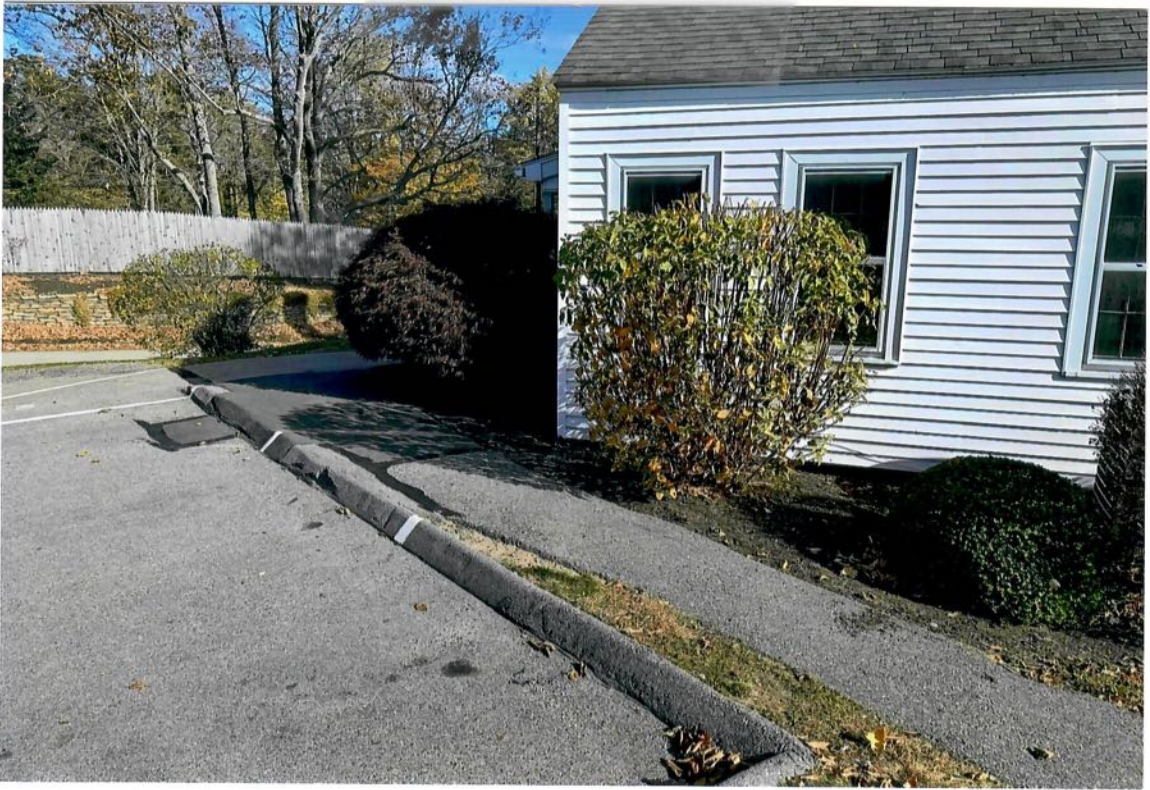
AREA OF PROPOSED GARAGE



HOLLISTER WAY NORTH VIEW 60 FEET FROM MAIN STREET

7





8

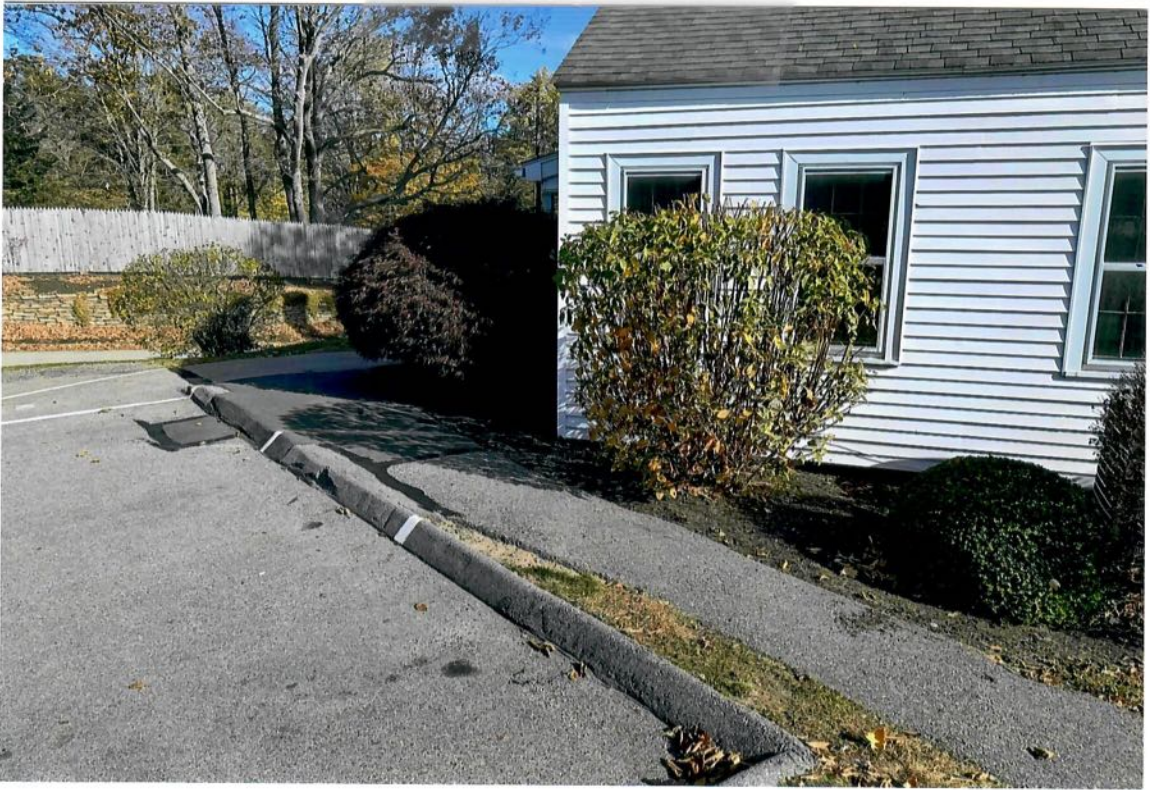
REAR OF HOLLISTER HOUSE AND PROPOSED GARAGE AREA



7

FRONT ENTRANCE TO HOLLISTER HOUSE





8

REAR OF HOLLISTER HOUSE AND PROPOSED GARAGE AREA



FRONT ENTRANCE TO HOLLISTER HOUSE

7





10

REAR OF HOLLISTER HOUSE



9

REAR OF HOLLISTER HOUSE AND PROPOSED GARAGE AREA





12

SOUTH VIEWS AND LOCATION OF THE PROPOSED BLUESTONE PATIO



SOUTH VIEWS AND LOCATION OF THE PROPOSED BLUESTONE PATIO 11





14

SITE RETAINING WALL ALONG HOLLISTER WAY NORTH

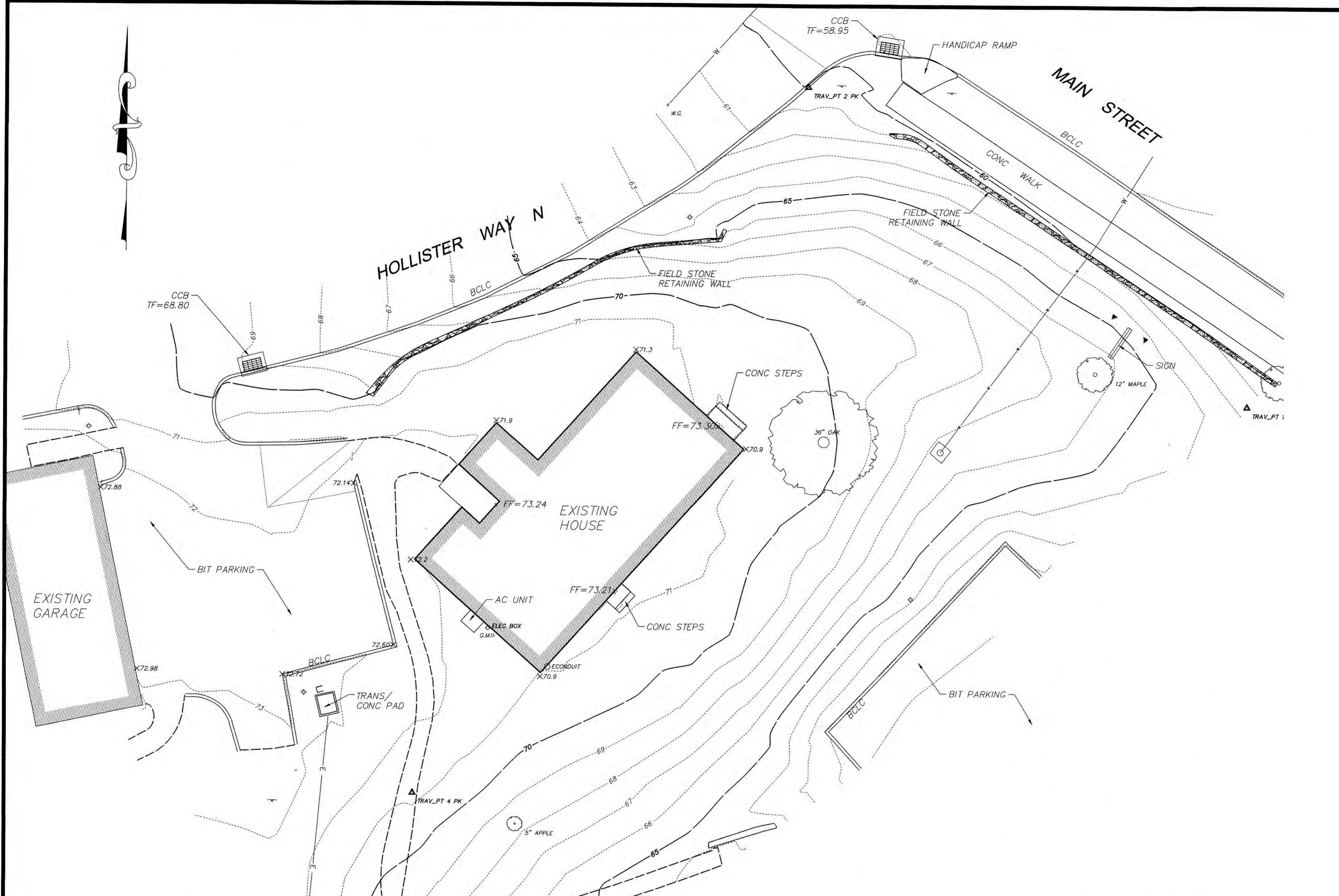


SITE RETAINING WALL ALONG MAIN STREET

13



PAPER SPACE LAYOUT NAME:  
 TWSVIEW:  
 VIEWNAME:  
 LAYERNAME:  
 PLOT TABLE: TB



LEGEND		SYMBOL LEGEND		ABBREVIATIONS	
<b>UTILITY SERVICES (UNDERGROUND OR OVERHEAD)</b>		<b>UTILITY SERVICES (UNDERGROUND OR OVERHEAD)</b>		<b>UTILITY SERVICES (UNDERGROUND OR OVERHEAD)</b>	
E	ELECTRIC SERVICE	□	CATCH BASIN	A/C	AIR CONDITIONER
G	GAS PIPES	○	ROUND DRAIN	AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
SAN	SANITARY SEWER PIPES	○	STURMUS	BLK	BLACK
---	STORM WATER PIPES (LESS THAN 12")	○	STORM DRAIN MANHOLE	CB	CATCH BASIN
---	STORM WATER PIPES (12" OR LARGER)	○	ELECTRIC MANHOLE	COM	COMMUNICATION
STM	STEAM PIPES (SUPPLY & COND.)	○	SANITARY MANHOLE	CON	CONCRETE
T	TELEPHONE SERVICE	○	STEAM MANHOLE	CNG	CONNECTICUT NATURAL GAS
W	WATER PIPES	○	TELEPHONE MANHOLE	CL	CENTERLINE
COM	COMMUNICATION/FIBER OPTIC SERVICE	○	WATER MANHOLE	CL&P	CONNECTICUT LIGHT & POWER COMPANY
FP	FIRE PROTECTION PIPES	○	MANHOLE (OF UNKNOWN TYPE)	CP	CONTROL POINT
UG	UNKNOWN UTILITY SERVICE	○	HAND HOLE (SD / REC.)	DEC	DECIDUOUS
OH	OVERHEAD WIRES	○	W.G.	E	EAST OR ELECTRIC
<b>PROPERTY/BOUNDARY LINES</b>		○	GAS VALVE	EL	ELECTRIC
---	PROPERTY/BOUNDARY LINES (CLASS A-2)	○	HYDRANT	ELEV	ELEVATION
---	PROPERTY/BOUNDARY LINES (CLASS D)	○	COMBO STANDPIPE	EMH	ELECTRIC MANHOLE
---	EASEMENT LINES	○	FOUND	FL	FLOW LINE
<b>FEATURE LINES</b>		○	DUTY WIRE	FRD	FRONT
---	CURBED ROADWAY	○	SIGN (SINGLE POST)	GRAN	GRANITE
---	EDGE OF PAVED ROAD/DRIVE	○	SIGN (DOUBLE POST)	GSTC	GRANITE STONE CURB
---	BUILDING ROOFLINE (AERIAL PHOTOS)	○	BORING (AS DRILLED)	HELCO	HARTFORD ELECTRIC COMPANY
---	RETAINING WALL	○	BORING (AS STAKED)	HYD	HYDRANT
---	STOCKADE FENCE	○	SPOT ELEVATION	L.P.	LIGHT POLE
---	CHAIN LINK/WIRE FENCE	○	WETLANDS FLAG	MH	MANHOLE
---	TREE/VEGETATION LINE	○	PROPERTY MONUMENT	M	METER
---	STONE WALL	○	UTILITY MONUMENT (SET AS 2" OFFSET)	M.W.	MONITOR WELL
---	SURFACE WATER (WATERCOURSE)	○	IRON PIPE OR REBAR FOUND	N	NORTH
---	WETLANDS LIMIT	○	IRRIGATION CONTROL BOX	NAD	NORTH AMERICAN DATUM
---	EDGE OF LANDSCAPING	○	EMERGENCY PHONE	NADV	NATIONAL AMERICAN VERTICAL DATUM
---	INTERMEDIATE CONTOUR	○	TRAFFIC CONTROLLER CABINET	NE	NORTHEAST
---	INDEX CONTOUR	○	UTILITY POLE W/ LIGHT	NW	NORTHWEST
		○	STREET LIGHT	PVC	POLYVINYL CHLORIDE
		○	LIGHT POST	P.V.V.	POST INDICATOR VALVE
		○	BOLLARD LIGHT	RET.	RETAINING
		○	BOULDER / ROCK	RCF	REINFORCED CONCRETE PIPE
		○	CONIFER SHRUB	RL	RANK LEADER
		○	DECIDUOUS SHRUB	S	SOUTH OR SUPPLY
		○	DECIDUOUS TREE (SAPLING)	SE	SOUTHEAST
		○	DECIDUOUS TREE	SNW	SOUTHWEST
		○	CONIFER TREE	SN	SANITARY
		○		SMH	SANITARY MANHOLE
		○		SNET	SOUTHERN NEW ENGLAND TELEPHONE
		○		SO	SQUARE
		○		STM	STEAM
		○		T.M.H.	TELEPHONE MANHOLE
		○		TEL	TELEPHONE
		○		T.F.	TOP OF FRAME
		○		UNK	UNKNOWN
		○		W	WATER OR WEST
		○		W.G.	WATER GATE

**SURVEY NOTES**

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS, AS AMENDED OCTOBER 26, 2019".
- THE ACCURACIES ARE AS FOLLOWS:
 

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "D" (COMPILED)
TOPOGRAPHY	CLASS "T-2"
- UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESECH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESECH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
- THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 2755 PAGE 179 OF THE TOWN OF GLASTONBURY LAND RECORDS.
- THE PROPERTY IS LOCATED IN THE "PAD" ZONE PER TOWN.

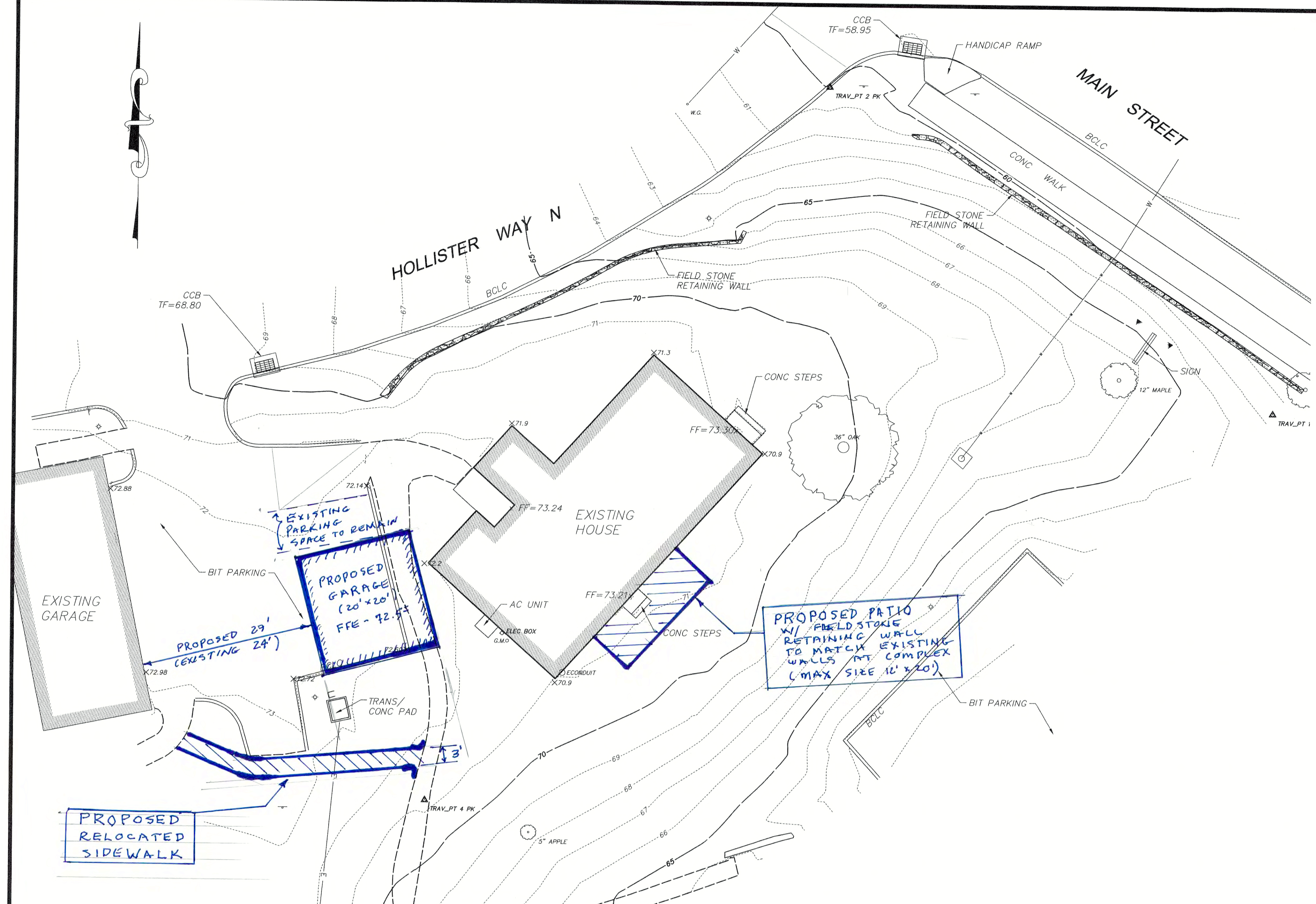


TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

*David A. Caricchio* 9/20/2024  
 DAVID A. CARICCHIO, P.L.S. No. 70036 DATE  
 ALFRED BENESECH & COMPANY, GLASTONBURY, CONNECTICUT  
 (not valid without original signature and embossed seal)

SURVEY BOOK: 06 SURVEYOR: JK77 DRAWN: 777 CHECKED: 777 APPROVED: 777	REVISIONS No. DATE DESCRIPTION
	SCALE: HORIZ.: 1" = 10' VERT.: 1" = 7' SURVEY DATUM: HORIZ.: NAD 1927 NAD 1983 ASSUMED VERT.: NGVD 1929 NAVD 1983 ASSUMED GRAPHIC SCALE
<p>Alfred Benesch &amp; Company          120 Main Street, 2nd Floor          Glastonbury, Connecticut 06033          Phone (860) 633-3341, Fax (860) 633-1068          www.benesch.com</p>	
TOPOGRAPHIC SURVEY PREPARED FOR <b>MEADOW HILL CONDOMINIUMS</b> 1489 MAIN STREET GLASTONBURY CONNECTICUT	
PROJ.No.: 0725-500032 DATE: SEPT 2024	
<b>SV.01</b>	





PROPOSED  
RELOCATED  
SIDEWALK

PROPOSED PATIO  
w/ FIELD STONE  
RETAINING WALL  
TO MATCH EXISTING  
WALLS AT COMPLEX  
(MAX SIZE 10' x 20')

PROPOSED GARAGE  
(20' x 20')  
FFE = 72.5'

**LEGEND**

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)		SYMBOL LEGEND		ABBREVIATIONS	
E	ELECTRIC SERVICE	●	CATCH BASIN	A/C	AIR CONDITIONER
G	GAS PIPES	○	ROUND DRAIN	AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
SAN	SANITARY SEWER PIPES	■	SQUARE DRAIN	BFC	BIRMINGHAM
---	STORM WATER PIPES (LESS THAN 12")	⊗	STORM DRAIN MANHOLE	BLK	BLACK
---	STORM WATER PIPES (12" OR LARGER)	⊙	ELECTRIC MANHOLE	CB	CATCH BASIN
---	STEAM PIPES (SUPPLY & COND.)	⊕	SANITARY MANHOLE	COM	COMMUNICATION
T	TELEPHONE SERVICE	⊖	CONCRETE	CON	CONIFER
W	WATER PIPES	⊗	CONNECTICUT NATURAL GAS	CONC	CONCRETE
COM	COMMUNICATION/FIBER OPTIC SERVICE	⊕	CL	CNC	CONNECTICUT NATURAL GAS
FP	FIRE PROTECTION PIPES	⊖	CLAP	CL	CENTERLINE
UG	UNKNOWN UTILITY SERVICE	⊕	CON	CLF	CHAIN LINK FENCE
OH	OVERHEAD WIRES	⊖	CP	CLP	CONNECTICUT LIGHT & POWER COMPANY
PROPERTY/BOUNDARY LINES		⊖	CP	CP	CONTROL POINT
---	PROPERTY/BOUNDARY LINES (CLASS A-2)	⊖	DEC	DEC	DECEASED
---	PROPERTY/BOUNDARY LINES (CLASS D)	⊖	DMH	DMH	DRAINAGE MANHOLE
---	EASEMENT LINES	⊖	E	E	EAST OR ELECTRIC
FEATURE LINES		⊖	EL	EL	ELECTRIC
---	CURBED ROADWAY	⊖	ELEV	ELEV	ELEVATION
---	EDGE OF PAVED ROAD/DRIVE	⊖	EMF	EMF	ELECTRIC MANHOLE
---	BUILDING ROOFLINE (AERIAL PHOTOS)	⊖	F.L.	F.L.	FLOW LINE
---	RETAINING WALL	⊖	FL	FL	FOUR
---	STOCKADE FENCE	⊖	FR	FR	FRONT
---	CHAIN LINK/WIRE FENCE	⊖	GRAN	GRAN	GRANITE
---	TREE/VEGETATION LINE	⊖	GRANITE STONE CURB	GRAN	GRANITE
---	STONE WALL	⊖	HELCO	HELCO	HARTFORD ELECTRIC COMPANY
---	SURFACE WATER (WATERCOURSE)	⊖	HYD	HYD	HYDRANT
---	WETLANDS LIMIT	⊖	H.W.	H.W.	HAND HOLE
---	EDGE OF LANDSCAPING	⊖	L.P.	L.P.	LIGHT POLE
---	INTERMEDIATE CONTOUR	⊖	M	M	MANHOLE
---	INDEX CONTOUR	⊖	M	M	METER
		⊖	M.W.	M.W.	MONITOR WELL
		⊖	N	N	NORTH
		⊖	NAD	NAD	NORTH AMERICAN DATUM
		⊖	NAV	NAV	NATIONAL AMERICAN VERTICAL DATUM
		⊖	NE	NE	NORTHEAST
		⊖	NW	NW	NORTHWEST
		⊖	NW	NW	NOW OR FORMERLY
		⊖	PVC	PVC	POLYVINYL CHLORIDE
		⊖	PLV	PLV	POST INDICATOR VALVE
		⊖	RET	RET	RETAINING
		⊖	RCP	RCP	REINFORCED CONCRETE PIPE
		⊖	RAN	RAN	RAIN LEADER
		⊖	S	S	SOUTH OR SUPPLY
		⊖	SE	SE	SOUTHEAST
		⊖	SN	SN	SANITARY
		⊖	SNM	SNM	SANITARY MANHOLE
		⊖	SNET	SNET	SOUTHERN NEW ENGLAND TELEPHONE
		⊖	SO	SO	SQUARE
		⊖	STW	STW	STEAM
		⊖	TMH	TMH	TELEPHONE MANHOLE
		⊖	TEL	TEL	TELEPHONE
		⊖	T.F.	T.F.	TOP OF FRAME
		⊖	UNK	UNK	UNKNOWN
		⊖	W	W	WEST
		⊖	W.C.	W.C.	WATER OR WEST
		⊖	W.C.	W.C.	WATER GATE

**SURVEY NOTES**

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018.
  - THE TYPE OF SURVEY IS A TOPOGRAPHIC AND GENERAL LOCATION SURVEY.
  - THE ACCURACIES ARE AS FOLLOWS:
 

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "D" (COMPILED)
TOPOGRAPHY	CLASS "T-2"
- THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON SEPT 2024 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
- UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESECH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESECH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
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- THE PROPERTY IS LOCATED IN THE "PAD" ZONE PER TOWN.

**Proposed Site Plan**  
**Hollister House – 1489 Main Street**  
**Glastonbury, Connecticut**  
**November 7, 2024. Not To Scale**

NO.	DATE	DESCRIPTION

REVISIONS	DESCRIPTION

SCALE: HORIZ.: 1" = 10'  
 VERT.: 1" = 7'  
 SURVEY DATUM: HORIZ.: NAD1927 NAD 1983 ASSUMED  
 VERT.: NAVD 1929 NAVD 1988 ASSUMED  
 GRAPHIC SCALE: 0 20 40

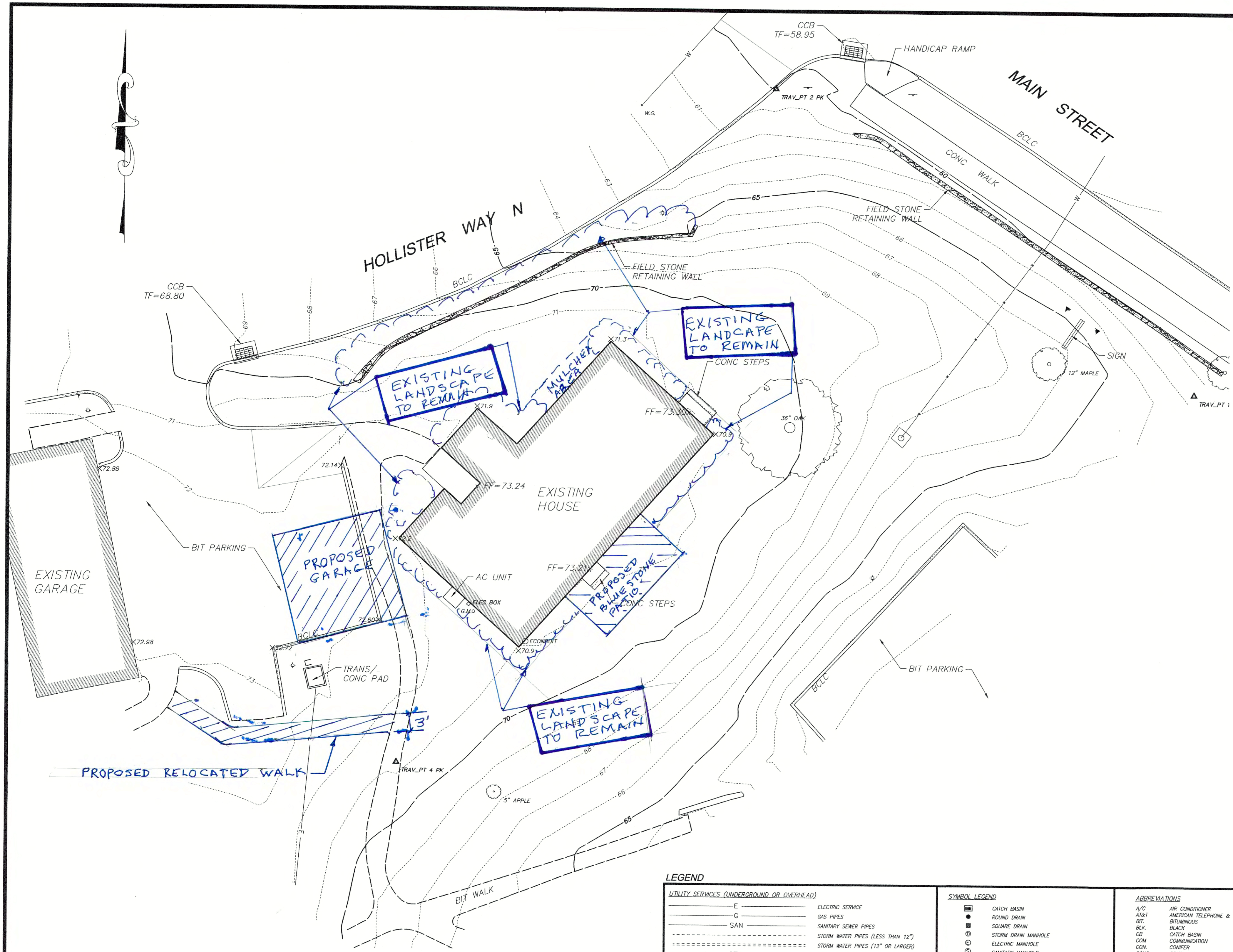
Prepared By:  
**benesch**  
 Alfred Benesch & Company  
 1489 Main Street  
 Glastonbury, Connecticut 06033  
 Phone (860) 633-8341, Fax: (860) 633-1089  
 www.benesch.com

TOPOGRAPHIC SURVEY  
 PREPARED FOR  
**MEADOW HILL CONDOMINIUMS**  
 1489 MAIN STREET  
 GLASTONBURY  
 CONNECTICUT

PROJ# 0725-500032  
 DATE: SEPT 2024  
**SV.01**

PAPER SCALE LAYOUT NAME:  
 TWEETNAME:  
 VIEWNAME:  
 LAYER/MANAGER NAME:  
 PLOT TABLE: TB





1. Existing landscape areas to remain.
2. The Builder will replace any plants damaged.
3. Replacement plants are subject to the approval of the Meadow Hill Executive Committee and the Grounds Committee.

**SURVEY NOTES**

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS, AS AMENDED OCTOBER 26, 2018.
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5. THE PROPERTY IS LOCATED IN THE "PAD" ZONE PER TOWN.

**LEGEND**

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)	SYMBOL LEGEND	ABBREVIATIONS
E ELECTRIC SERVICE	● CATCH BASIN	A/C AIR CONDITIONER
G GAS PIPES	○ ROUND DRAIN	AMT AMERICAN TELEPHONE & TELEGRAPH COMPANY
SA/SAN SANITARY SEWER PIPES	□ SQUARE DRAIN	B.T. BUTENBUSCH
----- STORM WATER PIPES (LESS THAN 12")	⊕ STORM DRAIN MANHOLE	BLK BLACK
----- STORM WATER PIPES (12" OR LARGER)	⊕ ELECTRIC MANHOLE	CB CATCH BASIN
----- STEAM PIPES (SUPPLY & COND.)	⊕ SANITARY MANHOLE	COM COMMUNICATION
----- TELEPHONE SERVICE	⊕ STEAM MANHOLE	CON CONCRETE
----- WATER PIPES	⊕ TELEPHONE MANHOLE	CNC CONCRETE
COM COMMUNICATION/FIBER OPTIC SERVICE	⊕ WATER MANHOLE	CONC CONNECTICUT NATURAL GAS
FP FIRE PROTECTION PIPES	⊕ MANHOLE (OF UNKNOWN TYPE)	CL CENTERLINE
UG UNKNOWN UTILITY SERVICE	⊕ HAND HOLE (SD / REC.)	CLP CONNECTICUT LIGHT & POWER COMPANY
OH OVERHEAD WIRES	⊕ W.C. WATER VALVE	CP CONTROL POINT
	+ G.C. GAS VALVE	DEC DECIDUOUS
	HYDRANT	DMH DRAINAGE MANHOLE
	COMBO STANDPIPE	E EAST OR ELECTRIC
	SOFT WIRE	EL ELEVATION
	SIGN (SINGLE POST)	EMH ELECTRIC MANHOLE
	SIGN (DOUBLE POST)	FL FLOW LINE
	BORING (AS DRILLED)	FOUN FOUND
	BORING (AS STAKED)	GRAN GRANITE
	SPOT ELEVATION	G.C. GRANITE STONE CURB
	WETLANDS FLAG	HELCO HARTFORD ELECTRIC COMPANY
	PROPERTY MONUMENT	HYD HYDRAUNT
	UTILITY MONUMENT (SET AS 2' OFFSET)	H.H. HAND HOLE
	IRON PIPE OR REBAR FOUND	L.P. LIGHT POLE
	IRRIGATION CONTROL BOX	MH MANHOLE
	EMERGENCY PHONE	M METER
	TRAFFIC CONTROLLER CABINET	M.W. MONITOR WELL
	UTILITY POLE	N NORTH
	UTILITY POLE W/ LIGHT	NAD NORTH AMERICAN DATUM
	STREET LIGHT	NAD/NAD NATIONAL MICHIGAN VERTICAL DATUM
	LIGHT POST	NE NORTHEAST
	BOLLARD LIGHT	N/W NOW OR FORMERLY
	BOULDER / ROCK	NW NORTHWEST
	CONCRETE SHURB	PVC POLYVINYL CHLORIDE
	DECIDUOUS SHRUB	P.V.V. POST INDICATOR VALVE
	DECIDUOUS TREE (SAPLING)	RET. RETAINING
	CONFIR TREE	RCP REINFORCED CONCRETE PIPE
		R.L. RAIN LEADER
		S SOUTH OR SUPPLY
		SE SOUTHEAST
		SW SOUTHWEST
		SW SANITARY
		SMH SANITARY MANHOLE
		SNET SOUTHERN NEW ENGLAND TELEPHONE
		SQ SQUARE
		STW STEAM
		TMH TELEPHONE MANHOLE
		TEL TELEPHONE
		T.F. TOP OF FRAME
		UNK UNKNOWN
		W WATER OR WEST
		W.G. WATER GATE

**Proposed Landscape Sketch**  
**Hollister House – 1489 Main Street**  
**Glastonbury, Connecticut**  
**November 7, 2024. Not To Scale**

NO.	DATE	DESCRIPTION

SCALE: HORIZ.: 1" = 10'  
 VERT.: 1" = 2'  
 SURVEY DATUM: HORIZ.: NAD 1927 NAVD 1983 ASSUMED  
 VERT.: NGVD 1928 NAVD 1988 ASSUMED  
 CHECKED: ???  
 APPROVED: ???

**Prepared By:**  
  
 Alfred Benesch & Company  
 120 Hebron Avenue - 2nd Floor  
 Glastonbury, CT 06033  
 Phone (860) 633-8471, Fax (860) 633-1068  
 www.benesch.com

**TOPOGRAPHIC SURVEY**  
**PREPARED FOR**  
**MEADOW HILL CONDOMINIUMS**  
**1489 MAIN STREET**  
**GLASTONBURY**  
**CONNECTICUT**

PROJ No.: 0725-500032  
 DATE: SEPT 2024  
**SV.01**

PAPER SPACE LAYOUT NAME:  
 TWISTVIEW:  
 LAYER MANAGER NAME:  
 PLOT TABLE: TB