



# Town of Glastonbury

## Community Development

TO: Town Plan & Zoning Commission

PREPARED BY: Gary Haynes, Planner

DATE: November 15, 2024

RE: **TPZ Site Plan Review for 267 and 273 Williams St East to allow Inventory Vehicle Storage**

### Proposal

Applicant is in need due to current marketing trends in automotive sales to expand their inventory vehicle storage area. The COVID-19 pandemic, market instability of electric vehicles, and increase in vehicles having their catalytic converter removed have caused a need to increase inventory vehicle storage areas. The dealership is in a Planned Commerce Zone and does not allow for "Retail Trade-Automotive". The applicant approached the Town Council to amend the regulations in the Planned Commerce Zone to allow for increase in inventory vehicle storage area to accommodate the need for storage of overstock vehicles. The Town Council was reluctant to amend the regulations of the Planned Commerce Zone as it would open the possibility on every parcel in the Planned Commerce Zone.

The applicant received approval for applying for a use variance from the Zoning Board of Appeals to Section 4.15.1 of the Building Zoning Regulations to allow inventory vehicle storage of overstock vehicles on two parcels zoned Planned Commerce Zone on September 9, 2024. Both parcels are located directly across the street from 767 New London Turnpike where Monaco Ford runs their automotive dealership. The two parcels are located adjacent to Enterprise Car Rental. The applicant proposes storing maximum of 74 vehicles at 267 Williams St East (.53 acres) and 273 Williams St East (.40 acres).

At the request of ASDRC review the applicant has added plantings to the Williams Street East side and the New London Tpk/Rte 17 Off Ramp side to help buffer the parking area. Applicant is not proposing outdoor lighting as parking area is only for overflow storage and no customers will be allowed on site.

### Recommendation

If TPZ approves the site plan to allow for storage of overstock vehicles (maximum 74) at 267 and 273 Williams St East located in a Planned Commerce Zone, the following motion is offered for TPZ consideration:

*"MOVED, that the Glastonbury Town Plan & Zoning Commission hereby approve site plan in regard to the proposed use variance to allow storage of a maximum of 74 overstock vehicles at 267 and 273 Williams St East in a Planned Commerce Zone, with the following recommended conditions."*

1. *Adherence to Health Dept Memo dated November 15, 2024, Engineering Dept Memo dated November 14, 2024, Police Dept Memo dated November 12, 2024, and Fire Marshal Memo dated November 8, 2024.*
2. *Recommends TPZ Site Plan approval be limited to 2-year period, in which the applicant would need to come in for renewal.*
3. *Add note to finalized plans that use variance be limited to inventory vehicle storage of overstock vehicles and not to be interpreted as allowing for use of automotive sales.*



## Memo

November 15, 2024

**To:** Shelley Caltagirone, Director of Community Development

**Fr:** Wendy S. Mis, Director of Health 

**Re:** 267 & 273 Williams Street East  
Site Plan for Monaco Ford Overflow Parking

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This office has reviewed plans for proposed overflow parking the above-referenced properties.

No public health concerns are identified with this activity. Environmental survey reports for the homes on these properties were received and approved prior to demolition of the structures. The reports documented proper handling and removal of identified hazards.

Approval with respect to CT Public Health Code is forwarded for Commission consideration.

November 14, 2024

**MEMORANDUM**

To: Town Plan and Zoning Commission  
Shelley Caltagirone, Director of Community Development

From: Daniel A. Pennington, P.E. Town Engineer / Manager of Physical Services



Re: 267 and 273 Williams Street East - Monaco Ford Overflow Parking  
Site Plan Review

The Engineering Division has reviewed the application materials for the proposed grass overflow parking lot for Monaco Ford located at 267 and 273 Williams Street East prepared by Megson, Heagle and Friend Civil Engineers and Land Surveyors, LLC revised November 1, 2024 and offers the following comments:

1. The proposed grass lot creates the potential for tracking of mud and dirt on to Williams Street East during wet weather conditions depending on the volume of traffic in and out of this facility. Applicant should be required to monitor the conditions and sweep Williams Street East on as-needed basis to manage this condition as it arises.
2. Some level of lighting would seem appropriate for this facility both for safety of staff accessing the property and for security and should be considered further by the applicant.



# Town of Glastonbury


GLASTONBURY POLICE DEPARTMENT • TEL (860) 633-8301 • FAX (860) 652-4290

CHIEF OF POLICE  
Marshall S. Porter

CAPTAIN  
Mark Catania

## MEMORANDUM

TO: Town Plan and Zoning Commission

FROM: Marshall S. Porter, Chief of Police 

DATE 11/12/24

RE: 267 and 273 Williams St East for Monoco Ford Overflow Parking.

Members of the Police Department have reviewed the proposal for an overflow lot to be used by Monoco Ford for vehicle storage at 267 and 273 Williams St East. The Police Department has no objection to the proposal.

MSP/ns





# Town of Glastonbury

FIRE MARSHAL'S OFFICE • (860) 652-7526 • [FireMarshal@glastonbury-ct.gov](mailto:FireMarshal@glastonbury-ct.gov)

TO: Gary Haynes; Planner

FROM: Michael Makuch; Fire Marshal

DATE: November 8, 2024

RE: November 19, 2024 TP&Z Meeting-267 & 273 Williams St

The Fire Marshal's Office has done a review of submission and has determined that the proposed project does not fall under the jurisdiction of this office.

Respectfully,

*MM Makuch*

Michael Makuch  
Fire Marshal

**TOWN PLAN AND ZONING COMMISSION  
GLASTONBURY, CT  
APPLICATION FOR SITE PLAN**

**Application for:**

           **Section 7.12 Outdoor Dining**  
           **CSG 8-30g Affordable Housing Development**  
  X   **Other - Use Variance (Approved by ZBA on 9/9/24) with Site Plan Approval**

**Application and fee (see page 2) to be submitted with 14 sets of plans.** The Development Plan Review Checklist will be required for CSG 8-30g applications.

<b>Applicant</b>		<b>Property Owner</b>	
Name	<u>Monaco Realty, LLC</u>	Name	<u>Monaco Realty, LLC</u>
Address	<u>767 New London Turnpike Glastonbury, CT 06033</u>	Address	<u>767 New London Turnpike Glastonbury, CT 06033</u>
Telephone	<u>860-652-3000 ext. 271 860-652-3000 ext. 235</u>	Telephone	<u>860-652-3000 ext. 271 860-652-3000 ext. 235</u>
Email	<u>mikem@monacofordinc.com chrissym@monacofordinc.com</u>	Email	<u>mikem@monacofordinc.com chrissym@monacofordinc.com</u>

**Address of proposed use** 267 & 273 Williams Street East, Glastonbury, CT 06033

**Map/Street/Lot** E6 / 7622 / N015CC      **Zoning District of proposal** Planned Commerce  
E6 / 7622 / N015DD

**Nature of request, including type of use, reasons for application, etc.** (continue on attached sheets as needed)

Site Plan approval following approval of a use variance by the Zoning Board of Appeals. See attached narrative and plan for additional information.

\_\_\_\_\_

\_\_\_\_\_

Signature   
Applicant or Authorized Representative  
Monaco Realty, LLC

Signature   
Owner or Authorized Representative  
Monaco Realty, LLC

Date 11/4/2024

Date 11/4/2024

**Permit Type:**

**Fees:**

Sec. 7.12 Outdoor Dining

\$100.00 + \$60.00 State of Connecticut Fee = \$160.00

CSG 8-30g Affordable Housing Development

\$100.00 + \$100.00 Public Hearing Notice Fee + \$60.00  
State of Connecticut Fee = \$260.00

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**For Office Use**

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Cash / Check

Public Hearing Scheduled \_\_\_\_\_

Public Hearing Advertised (1) \_\_\_\_\_

(2) \_\_\_\_\_

Action \_\_\_\_\_

Notice of Action \_\_\_\_\_



**TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT  
STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED**

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty-dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Special Permits
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00) collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

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Please provide the following information and submit this form and the sixty-dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant Monaco Realty, LLC  
Address 767 New London Turnpike, Glastonbury, CT 06033

Name of Project Site Plan associated with Use Variance Approved by ZBA on 9/9/24  
Address 267 & 273 Williams Street East, Glastonbury, CT 06033

Type of Application:

Site Plan	<u>X</u>
Special Permit Section Number	_____
Subdivision and Resubdivision	_____
Change of Zone	_____
Planned Area Development	_____
Final Development Plan and/or Zone Change	_____
Inland Wetlands and Watercourses Permit	_____
Special Exceptions and Variances	_____

Date Fee Received \_\_\_\_\_

By \_\_\_\_\_

Project Number \_\_\_\_\_

**TO:** Town Plan & Zoning Commission

**FROM:** ALTER, PEARSON & HOPE, LLC

**DATE:** November 4, 2023

**RE:** Attachment to Site Plan Application Associated with Approved Use Variance from §4.15.1 Permitted Uses – 267 & 273 Williams Street East (Planned Commerce Zone)

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The Applicant, Monaco Realty LLC, through its members Mike Monaco and Chrissy Monaco DiMauro, are the property owners of 267 and 273 Williams Street East (the “Site”). The Site is comprised of two contiguous parcels, 267 Williams Street East (0.466± acres) and 273 Williams Street East (0.354± acres), located on the north side of Williams Street East approximately 217± feet westerly of the five-way intersection of New London Turnpike/Oak Street/Williams Street East/CT Route 17 exit ramp. The Site is bounded by Enterprise Rent-A-Car<sup>1</sup> to the east, single family homes to the south and west (284,<sup>2</sup> 296 and 263 Williams Street East) and the CT Route 17 exit ramp to the north. The Site was previously improved with two single family homes; however, in 2021, the homes were demolished, and topsoil was spread on the Site before it was re-seeded with grass.

#### **Use Approved by Zoning Board of Appeals**

Following a positive recommendation from the Town Plan and Zoning Commission at its meeting on August 20, 2024, the Zoning Board of Appeals, at its meeting on September 9, 2024, unanimously approved a use variance from §4.15.1 to allow for a “Retail Trade – automotive” use for the storage of vehicles. In its variance application to the Zoning Board of Appeals, the Applicant agreed to present a site plan to the Town Plan & Zoning Commission for its review and approval, following the approval of the use variance. Therefore, the Applicant has submitted this Site Plan Application. The approval letter from the Zoning Board of Appeals has been striped onto the Site Plan.

#### **Site Plan Application**

The Applicant is proposing to leave the Site in its current grassed condition. The vehicles will be arranged in five (5) rows that would begin approximately 35± feet from the front property line (for context the buildings at 257, 263 and 289 Williams Street East are approximately 20± feet off the front property line). Drive aisles between the vehicle storage rows are proposed at a width of twenty-four (24) feet. The existing row of arborvitaes along the Site’s westerly property line would remain. Two existing canopy trees along Williams Street East would also remain, are noted on the plan. The Applicant is proposing additional plantings along Williams Street East, consisting of deciduous and evergreen shrubs, together with an additional street tree. To buffer the view of the stored vehicles from Oak Street and New London Turnpike, the Applicant’s landscaper Jarrod Sansoucy from General Landscaping, LLC, walked along the Route 17 off ramp and determined that extending plantings in a westerly direction from the existing maple trees located on the north side of Enterprise Rent-A-Car, would be the most effective way to buffer the view of the stored vehicles from those locations.

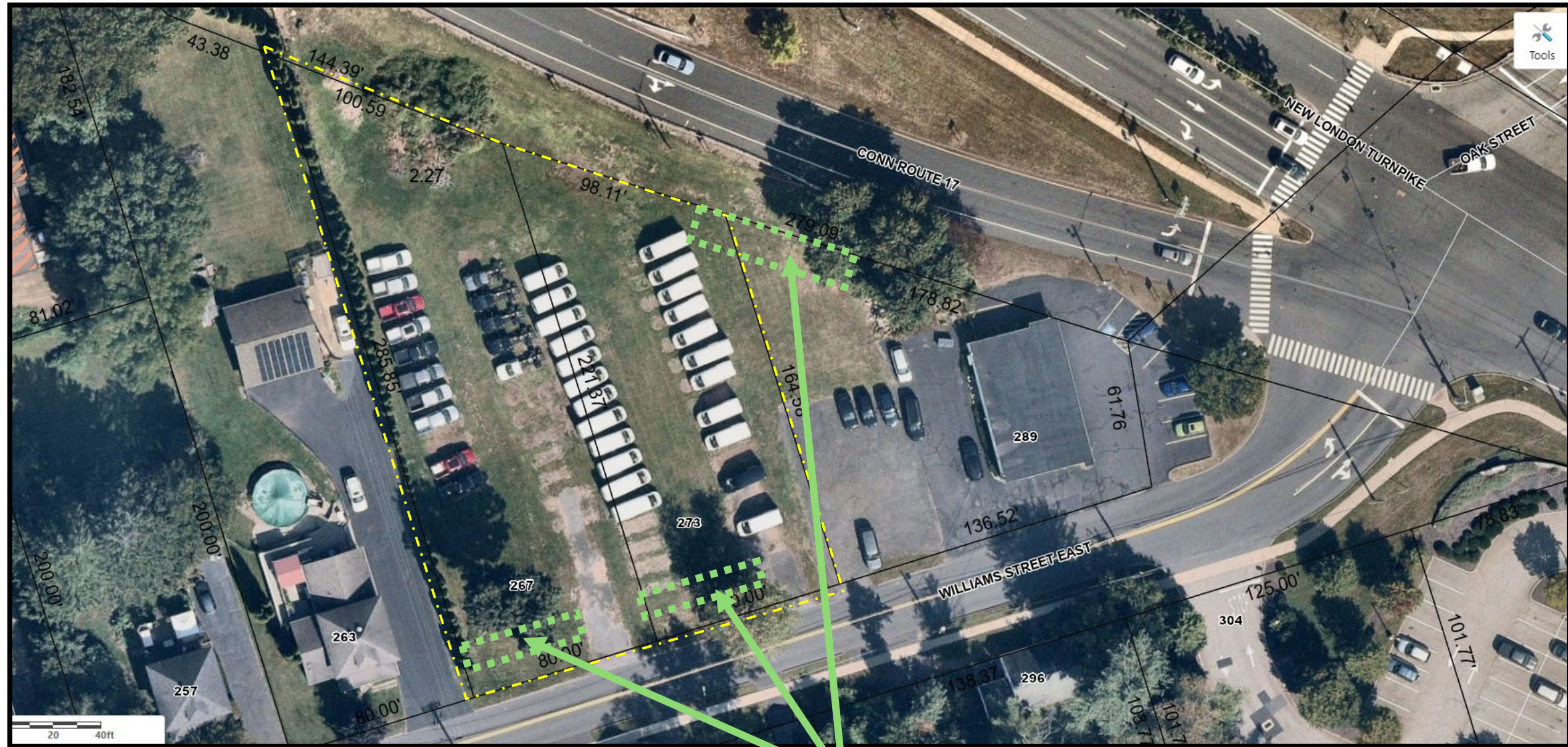
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<sup>1</sup> Monaco Realty LLC is the property owner and landlord of 289 Williams Street East, and Enterprise Rent-a-Car is the tenant.

<sup>2</sup> Monaco Realty LLC is the property owner and landlord of 284 Williams Street East, a single-family home that is currently rented.

As previously noted in the variance application, the Applicant recognizes that there is a level of volatility in the automotive industry and expects that at some point the requested storage may not be needed on the Site. Further, in the future when the CT Route 17 exit ramp is abandoned by the State, the Applicant plans to redevelop the Site together with the Enterprise-Rent-A-Car site, at which time the vehicle storage use would cease and a new use would be established. The Applicant would consent to return to the Town Plan & Zoning Commission every two (2) years to review the proposed use.





Proposed Landscaping Areas



**PLANTING SCHEDULE**

SYMBOL	NAME	QTY	SIZE	NOTES
SHRUB, DECIDUOUS				
	MYRICA, NORTHERN BAYBERRY	5	5 GAL.	CONTAINER NATIVE
	HYDRANGEA, QUERCIFOLIA-OAK LEAF HYDRANGEA	4	5 GAL.	CONTAINER NATIVE
	HAMAMELIS VIRGINIANA-WITCHHAZEL	3	5 FT.	B&B NATIVE
SHRUB, EVERGREEN CONIFER				
	THUJA OCCIDENTALIS, TECHNY ARBORVITAE	6	4/5 FT.	CONTAINER
	PINUS STROBUS-EASTERN WHITE PINE	3	7/8 FT.	B&B NATIVE
TREE, DECIDUOUS				
	PLATANUS OCCIDENTALIS-AMERICAN SYCAMORE	3	2.5-3"	B&B NATIVE
TREE, EVERGREEN				
	JUNIPERUS VIRGINIANA, EASTERN RED CEDAR	4	5/6 FT.	B&B NATIVE

PLANTING PLAN DESIGNED BY GENERAL LANDSCAPING

**LEGEND**

- EXISTING TREE LINE
- EXISTING SHRUB ROW
- EXISTING CONTOUR
- GUIDE RAIL
- TRAFFIC SIGN
- FENCE
- UTILITY LIGHT
- UTILITY POLE



I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.  
 JONATHAN H. SZUREK  
 P.E. # 26858

Return to:  
 Alter & Pearson, LLC  
 P.O. Box 1530  
 Glastonbury, CT 06033

**Town of Glastonbury**  
 BUILDING INSPECTION/ZONING ENFORCEMENT • (860) 652-7521 • BuildingInspectionStaff@glastonbury-ct.gov

September 16, 2024

Monaco Realty LLC  
 767 New London Turnpike  
 Glastonbury, CT 06033

Re: 267 & 273 Williams Street East, Planned Commerce Zone

Dear Mr. Monaco,

During a public hearing on August 5, 2024, concerning your application, the following resolution was passed:

*The Glastonbury Zoning Board of Appeals approves the application by Monaco Realty LLC, at 267 & 273 Williams Street East, Planned Commerce Zone, for a use variance from Section 4.15.1 to allow a "retail trade- automotive" use on the conditions: 1) the use will be limited to the storage of no more than 74 vehicles; 2) if lighting is installed, there will be no light spillage, the hardship being that the regulations prevent a reasonable use to the property owner. The standards of Section 13.9 are satisfied.*

This approval will become effective when it is recorded in the Town Clerk's Office and receipt of this filing is given to the Building Official/Zoning Enforcement Officer. The decision is based upon, and subject to, representations made, and evidence produced, at the public hearing. Please be advised that prior to the issuance of a building permit for the activity approved herein, review or approval may be required by the Glastonbury Health Department, Inland Wetlands and Watercourses Agency, Town Plan and Zoning Commission and other local or State agencies.

Please note that to record this letter with the Town Clerk there is an additional fee payable only by cash or check at the time of filing.

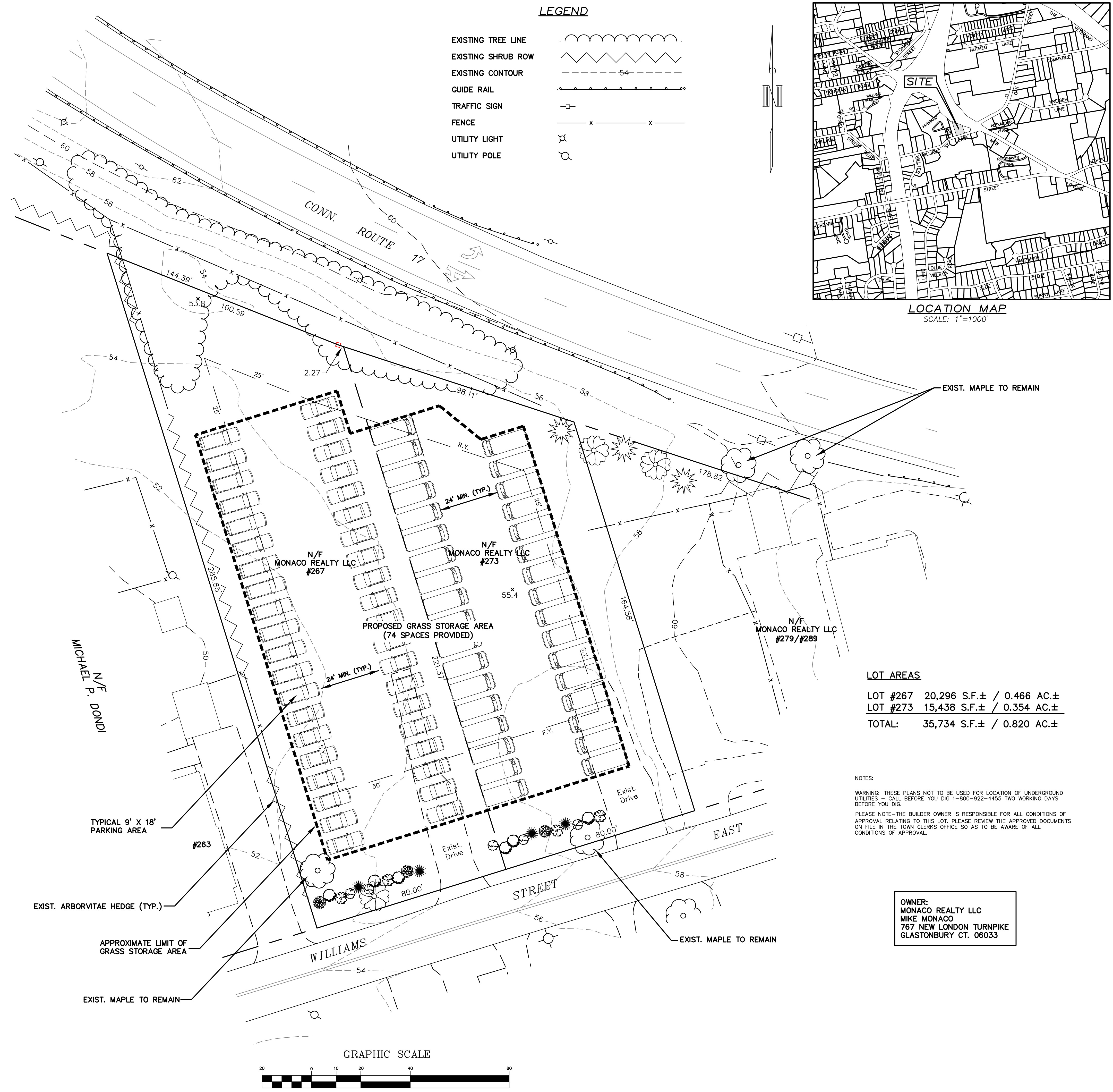
Glastonbury Zoning Board of Appeals  
 for the Secretary

Lincoln White  
 Building Official  
 /ny

cc: Attorney Meghan A. Hope

INSTR # 2024005285  
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 RECORDED 09/20/2024 12:22:03 PM  
 MICHELLE KRAWPITZ  
 TOWN CLERK - GLASTONBURY CT

2155 Main Street | P.O. Box 6523 | Glastonbury, CT 06033-6523 | [www.glastonburyct.gov](http://www.glastonburyct.gov)  
 Affirmative Action / Equal Opportunity Employer

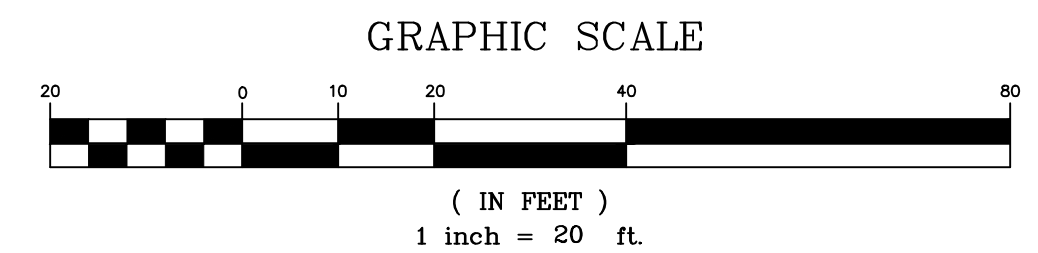


**LOT AREAS**

LOT #267	20,296 S.F.±	/ 0.466 AC.±
LOT #273	15,438 S.F.±	/ 0.354 AC.±
<b>TOTAL:</b>	<b>35,734 S.F.±</b>	<b>/ 0.820 AC.±</b>

NOTES:  
 WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.  
 PLEASE NOTE-THE BUILDER OWNER IS RESPONSIBLE FOR ALL CONDITIONS OF APPROVAL RELATING TO THIS LOT. PLEASE REVIEW THE APPROVED DOCUMENTS ON FILE IN THE TOWN CLERKS OFFICE SO AS TO BE AWARE OF ALL CONDITIONS OF APPROVAL.

OWNER:  
 MONACO REALTY LLC  
 MIKE MONACO  
 767 NEW LONDON TURNPIKE  
 GLASTONBURY CT. 06033



**BOUNDARY, TOPOGRAPHY, AND EXISTING FEATURES SHOWN PER GLASTONBURY GIS DATA.**

**THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.**

THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS D SURVEY IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY

SANDS E. AESCHLIMAN L.S. # 14201

**MEGSON, HEAGLE & FRIEND**  
 CIVIL ENGINEERS & LAND SURVEYORS, LLC  
 81 RANKIN ROAD  
 GLASTONBURY, CONN. 06033  
 PHONE (860)-659-0567

VEHICLE STORAGE PLAN  
 267 & 273 WILLIAMS STREET EAST  
 PREPARED FOR  
**MONACO REALTY LLC**  
 GLASTONBURY, CONN.

REV. 11-1-24 PLANTINGS SHOWN

CK. BY:	JHS
DRW. BY:	SAM
DATE:	10-28-24
SCALE:	1"=20'
SHEET	1 OF 1
MAP NO.	95-24-1

P:\2024\p\0\09524.dwg 09524\_P1\_10-29-24.dwg 10/29/2024 8:24:06 AM EDT