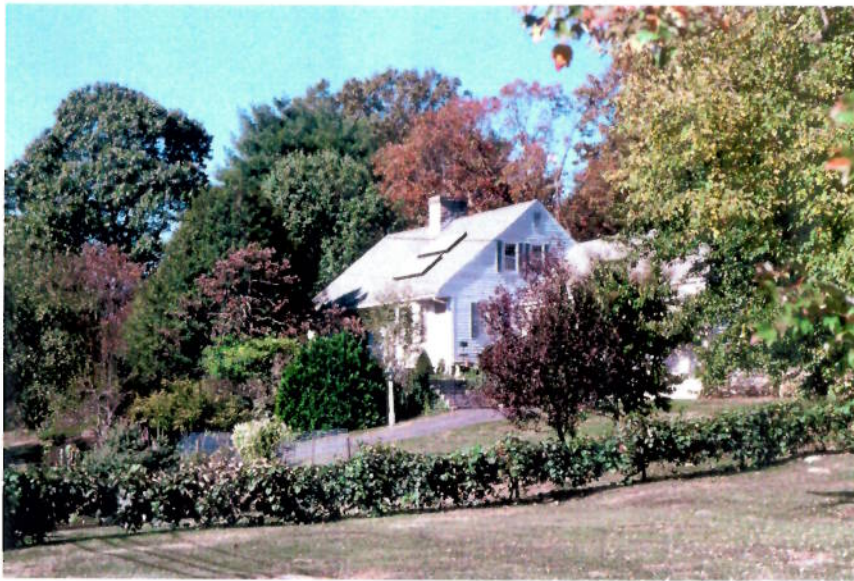


## Fringe Suburban (PLANNING AREA TWO)

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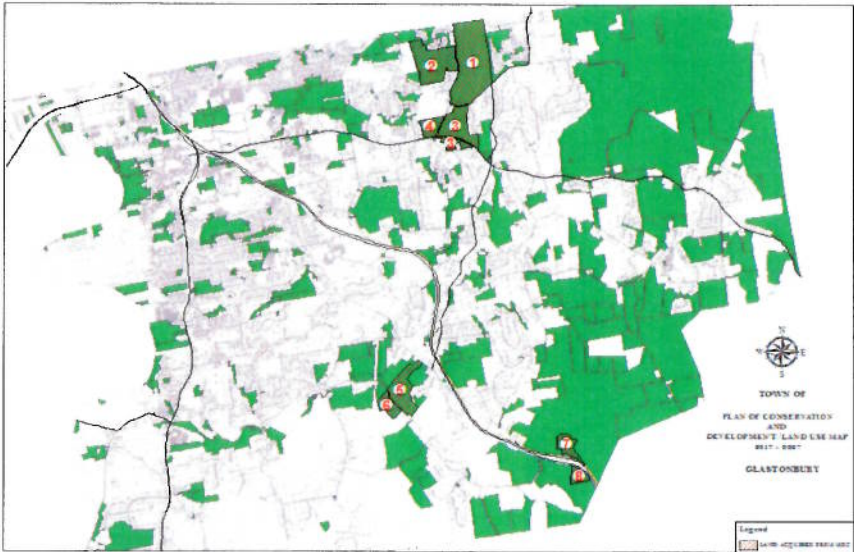
### *Definition*

Generally, central Glastonbury is characterized by one-acre single-family residential lots with limited or no public utilities. Extensive ledge running from northeast to southwest serves as a natural boundary between the suburban and fringe suburban areas. The fringe suburban area provides a transition from the valley lowlands in the west and the upland hills in the east. The topography throughout the fringe suburban area creates difficulties for extensions of gravity sewers and MDC water service.

Major public land holdings within this planning area include MDC property along Keeney Street, Coldbrook Road, Howe Road, and Hebron Avenue and Town lands in this planning area include at J. B. Williams Park, Cotton Hollow Preserve, and Shoddy Mill Park. In August, 2016 The Town of Glastonbury accomplished two major objectives for this planning area from the 2007 – 2017 POCD with the purchase of 9 parcels of land from the Metropolitan District Commission totaling 718 +/- acres. The parcels included 540 + acres located off Hebron Avenue, Keeney Street and Howe Road, the Coldbrook Reservoir

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lands and open space off Dickinson and Tollgate Roads.

Open Space Acquired from the Metropolitan District Commission (MDC) August 2016

The former Matson Hill industrial complex along Roaring Brook was functionally obsolete and not suitable for adaptive residential use. The land has been acquired by the Town for open space purposes and the buildings are almost entirely demolished. This open space shall provide for further preservation of the Roaring Brook Valley

The Glastonbury-Rocky Hill Ferry, accessed from the historic Nayaug neighborhood, is an important historic feature adjacent to this Planning Area. There are also some farmlands and orchards within this area. Continued preservation of conservation lands and agricultural land is considered a priority.

The existing convenience commercial centers at Buckingham and Bucks Corners provide important business services to residents of the central and easterly portion of the Town. Recognizing that there is limited area available for new development, commercial build-out for retail, restaurant, and professional purposes should be approximately 25,000 sq. ft. at Bucks Corners and approximately 50,000 sq. ft. at the Buckingham PAD, concentrated within

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the northeast quadrant.

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## Policies

### HOUSING

- 1) On larger parcels of land generally at least 10 acres in size where public water and/or sanitary sewer service is available, and where conservation of natural resource lands is a priority, encourage non-traditional residential development. Such designs may include open space subdivisions, and/or planned area developments, including detached single family homes, attached townhouses or condominiums.

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1)

- 2) If not in conflict with goals to protect flora and fauna, promote the utilization of solar resources by encouraging residential roadway and house layouts that maximize solar exposure and utilization. Encourage energy efficient house designs and construction techniques. Simultaneously, encourage overall development design which is compatible with acceptable Town engineering standards and environmental management policies.

2)

- 3) 3) Unless topographic and soils conditions allow otherwise, permit residential development without public water and sewer only on lots of 40,000 sq. ft. or larger. Allowances for higher density developments shall be dependent upon suitable infrastructure (e.g. sewer, water, road improvements) being in existence or funded and in progress.

- 4) 4) Consider streetscape impacts in the evaluation of residential developments.

- 5) In addition to traditional elderly housing, provide seniors with a variety of housing options including allowing people to age in place.

### ECONOMIC DEVELOPMENT

- 1) ~~The vacant Matson Hill industrial complex along Roaring Brook~~

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~~is functionally obsolete and is also not suitable for adaptive residential reuse, open space preservation along the Roaring Brook Valley, should be an integral component of any new residential development.~~

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~~1) 2) — The existing convenience commercial centers at Buckingham and Bucks Corners provide important business services to residents of the central and easterly portion of the Town. Recognizing that there is limited area available for new development, commercial build-out for retail, restaurant, and professional purposes should be approximately 25,000 sq. ft. at Bucks Corners and approximately 50,000 sq. ft. at the Buckingham PAD, concentrated within the northeast quadrant. The layout and design of new projects at existing convince commercial centers at Bucks Corner and the Buckingham PAD site should incorporate significant site upgrades in order to enhance compatibility with the surrounding neighborhood and to complement the historic character of each area. Any future developments should also provide adequate onsite parking.~~

## HISTORIC PRESERVATION

- 1) The historic structures and "streetscapes" including dams and bridges around East Glastonbury, Buckingham, Matson Hill, and Hopewell areas, and the Nayaug neighborhood in South Glastonbury, are significant to the Town's history and should be preserved. Structures of historic significance are found in various locales including: Manchester Road, near the intersections of Neipsic Road and Quarry Road; Cricket Lane and South Main Street.
- 2) Consider the establishment of a Nayaug Historic District with specific standards for construction to maintain the character of the neighborhood.

## TRANSPORTATION

~~1) 1) — Continue to improve collector roadways and bridges in accordance with an ongoing capital improvement program, with consideration given for the protection of historical features of significance.~~

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2) 2) — Review the Master Traffic Plan for necessary roadway upgrades and safety improvements.

3) 3) — ~~Continue to~~ support ~~funding for design and and~~ implementation of a ~~the~~ regional/Town bikeway network. Continue implementation of the comprehensive sidewalk construction program to eliminate existing gaps in the sidewalk network.

4) ~~Include Glastonbury's Complete Streets Policy (adopted February 2015) in all phases of street planning, design and construction, as a way to encourage pedestrian and bicycle activity.~~

5) 4) — Support the continuance of the State scenic road designation of Tryon Street from the Main Street Bridge at Roaring Brook south to and including Ferry Lane to the Glastonbury-Rocky Hill Ferry Landing.

6) 5) — Support the continued operation of the Glastonbury-Rocky Hill Ferry.

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## PUBLIC FACILITIES

- 1) ~~Continue to a~~ Acquire the MDC land and where appropriate, and with consideration of conservation and community goals, consider permitting a portion of the land for active recreational use. ~~Acquire Coldbrook Reservoir from MDC to expand and enhance the potential of the property.~~
- 2) Acquire land for future municipal uses in the vicinity of Bucks Corner.
- 3) Expand Smutt Pond open space and provide better public access.
- 4) Evaluate potential sites for expansion of ~~emergency service public~~ facilities ~~and schools.~~

Comment [jm111]: Town purchased parcels August 2016

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## STREAMBELTS, GREENWAYS AND OPEN SPACE

- ~~1) Actively pursue purchase of MDC lands at Keeney Street and Coldbrook Road as Town open space.~~
- 1) 2) — Maintain adequate buffers around wetlands and vernal areas and preserve vegetation/habitat transition zones via open space purchase, donation or conservation easements.
- 2) 3) — Continue protection of watercourses such as Roaring Brook with available preservation tools.
- 3) 4) — Provide for open space as detailed by policies in the Resource Categories section.

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Comment [jm114]: Town acquired parcels August 2016

## AQUIFERS

- 1) Protect the stratified drift aquifers including those which underlie Roaring Brook and Salmon Brook Valleys, with special attention for those areas occupied by industrial uses at Eastbury and Matson Hill, from pollution by encouraging the implementation of methods outlines in the Aquifer section and through application of the Town's Groundwater Protection

Regulations.

- 2) Evaluate areas not serviced by sanitary sewer but containing shallow ledge, (less than 10 ft from surface), steep slopes greater than 20%, stratified and bedrock aquifers, or extensive wetlands, for the necessity for increased lot sizes in order to protect underlying groundwater resources.

**STORMWATER MANAGEMENT** — Storm drainage systems to be upgraded or newly constructed should adhere to guidelines set forth in the Roaring Brook and Salmon Brook watershed master drainage studies.  
(See Town-wide Policies)

**AGRICULTURE** — Encourage policies established in the Agricultural section of Planning Area Three, Rural, in order to preserve the agricultural heritage of the Town.