

APPLICATION FOR APPROVAL OF A SECTION 6.8 REAR LOT SPECIAL PERMIT
84 REDWOOD LANE
MEETING DATE: JUNE 16, 2020

PUBLIC HEARING
06-16-2020 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
June 12, 2020

Zoning District:
Rural Residence (RR)
Zone

GWP Zone:
1 & 2

Applicant / Owner:
Matthew Coit

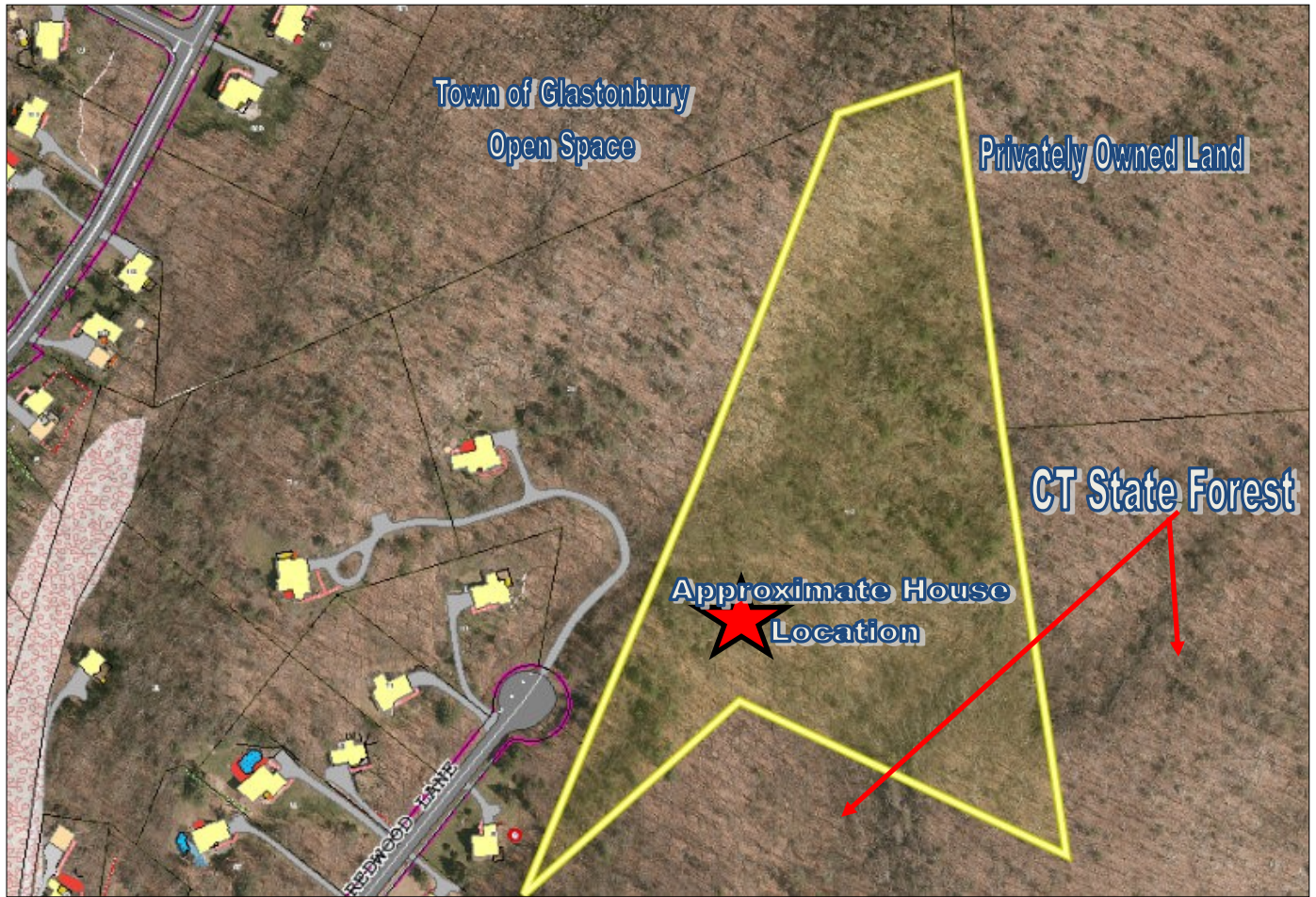
EXECUTIVE SUMMARY

- The applicant is proposing to construct a 4-bedroom, single-family house at the southwest corner of 84 Redwood Lane.
- The proposed rear lot will be accessed via an existing 12-foot wide shared driveway off of Redwood Lane.
- While there are no wetlands on the site, there is a seasonal brook located within 100 feet of the construction area.
- Approximately 9 acres of the northeast and southeastern portions of the lot will be encumbered with a conservation easement.
- The lot will be served by on-site well and a septic system.
- The Plans Review Subcommittee reviewed the proposal at their February 26, 2020 meeting; they had no issues with the plan.

REVIEW

Included for Commission review are the following:

- Site Plan
- Memoranda from Town Staff



Aerial View of 84 Redwood Lane

ADJACENT USES

- Single-family homes exist to the west.
- Connecticut State Forestland is located to the east and south.
- Town-owned open space and privately owned, undeveloped land are to the north.

SITE DESCRIPTION (Please refer to plan sheet 1 entitled “Plot Plan” and plan sheet 3 entitled “Property Survey”)

The site consists of approximately 12.3 acres located on the northeast side of the cul-de-sac at the end of Redwood Lane. Soils on the site include Hollis-Chatfield—Rock outcrop complex, 3% to 15% slopes and Hollis-Chatfield-Rock outcrop complex 14% to 45% slopes. The lot slopes steeply from the north down a ledge outcrop to an almost flat area where the proposed house will be located, at the southwestern corner of the site. From there the lot slopes gently to the south for approximately 190 feet where it then steeply slopes south to the



Above left—view from house location looking south
Above Right view from house location looking northeast
Right— view look southwest down driveway

southern and western property lines.

PROPOSAL (Please refer to plan sheet 1 entitled “Plot Plan”)

The applicant proposes to construct a four bedroom, single-family house at the southwestern corner of the lot. Access to the lot will be through an existing 12-foot wide shared driveway off Redwood Lane. The shared driveway was constructed in the early 1980s as part of the Toll Gate Acres Subdivision and was encumbered with an access easement to the lot at 84 Redwood Lane that was not part of the subdivision. The driveway is non-conforming because the minimum driveway width was 12 feet at the time the Toll Gate Acres Subdivision was ap-

proved. The proposed driveway for the house will be 12 feet wide from where it splits from the existing shared driveway to the property line for 84 Redwood Lane. From there the driveway will be 20 feet wide for approximately 60 linear feet to allow fire apparatus to pull off to the side and still allow vehicular movement. There will also be a turnaround area near the house.

WETLANDS (Please refer to plan sheet 1 entitled “Plot Plan”)

There are no wetlands on the site, however there will be disturbance within the 100-foot upland review area of the seasonal brook located to the west of the driveway. A staff-administered wetlands permit was issued by the Environmental Planner in his capacity as the Wetlands Agent for the Town of Glastonbury. The Environmental Planner also provided a memorandum with recommended conditions of approval on behalf of the Conservation Commission.

DRAINAGE (Please refer to plan sheet 1 entitled “Plot Plan” & Sheet 2 entitled “Details, Soils Data Construction and General Notes”)

On-site drainage will include roof drains and a foundation drain that will send stormwater runoff to a riprap outlet. The driveway will be pitched to sheet flow to the adjacent intermittent stream to the west of the driveway. There will also be a 1-foot deep stone swale that will run along the foot of the hill to the north of the proposed house location. The swale will have 3-inch stone to allow for infiltration.

UTILITIES (Please refer to plan sheet 1 entitled “Plot Plan”)

The proposed rear lot will have an on-site well and a septic system.

ZONING ANALYSIS

The applicant’s proposal has been reviewed by Town Staff and meets all the requirements of Section 6.8 - Rear Lots. The proposal also utilizes infiltration for on-site stormwater quality management.

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND
ZONING COMMISSION

SECTION 6.8 REAR LOT
SPECIAL PERMIT

APPLICANT

/OWNER: MATTHEW COIT
17 TOWN LINE ROAD
FRANKLIN CT, 06254

FOR: 84 REDWOOD LANE

MOVED, that the Town Plan and Zoning Commission approve the application of Matthew T. Coit for a Section 6.8 Rear Lot Special Permit – single family residence construction on a rear lot – 84 Redwood Lane – Rural Residence Zone, in accordance with the following plans:

TO BE QUOTED

And

1. In compliance with:
 - a. The standards contained in a report from the Fire Marshal, File 20-009R, plans reviewed 06-11-2020.
2. In adherence to:
 - a. The Town Engineer's memorandum dated June 12, 2020.
 - b. The Police Chief's memorandum dated June 9, 2020.
 - c. The Health Director's memorandum dated June 11, 2020.
3. This is a Section 6.8 Rear Lot Special Permit. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
JUNE 16, 2020

ROBERT J. ZANLUNGO JR., CHAIRMAN

MEMORANDUM

To: Town Plan & Zoning Commission

From: Thomas Mocko, Environmental Planner



Date: June 12, 2020

Re: Recommendation from the Environmental Planner to the Town Plan & Zoning Commission concerning the application of Matthew T. Coit for a Section 6.8 Rear Lot Special Permit – single family residence construction on a rear lot – 84 Redwood Lane – Rural Residence Zone

The Environmental Planner, on behalf of the Conservation Commission, recommends approval of the application of Matthew T. Coit for a Section 6.8 Rear Lot Special Permit concerning single family residence construction on a rear lot at 84 Redwood Lane, in the Rural Residence Zone, in accordance with plans on file on the Office of Community Development and in compliance with the following conditions:

1. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 feet intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal or long-lived wood posts with easement signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
2. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
3. Tree stumps and blasted rock material shall not be buried at the site.
4. In the event blasting is required for construction, pre-blast and post-blast surveys shall be required for nearby properties.

5. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
6. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.
7. All potential lot buyers and all contractors shall be informed by the Permittee that this property is within the home range of the State Endangered Timber Rattlesnake and that this is a protected species. Furthermore, this information shall be noted on final mylar plans, on the plot plan for building permit and recorded on deeds in the land records. All sightings during construction shall be reported to the Office of Community Development.
8. When a driveway is paved, it shall be paved the entire width in accordance with standards of Section 6.8 of the Building-Zone Regulations.

TM:gfm

June 12, 2020

MEMORANDUM

To: Town Plan and Zoning Commission
Khara Dodds, Director of Planning and Land Use Services

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



Re: Matthew T. Coit; 84 Redwood Lane
Section 6.8 Rear Lot Special Permit

The Engineering Division has reviewed the plans for the 84 Redwood Lane Rear lot Special Permit prepared by McMinn Associates dated August 7, 2019 and offers the following comments:

1. It is recommended that the new rear lot driveway be graded such that water sheds to the north into a stone lined swale running adjacent to the driveway. The swale should be graded to drain to the existing watercourse where it enters the existing 30" pipe. The northerly riprap plunge pool should have an overflow graded to drain to the aforementioned swale.



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: Matthew & Megan Coit **LOCATION:** 84 Redwood Lane

DEVELOPER: S/A x NEW CONSTRUCTION 1970's legacy- SUBDIVISION

OCCUPANCY CLASSIFICATION: Group R **F.M.O. FILE #** 20-009

PROPOSED FIRE PROTECTION: none – via GFD tanker truck water shuttle & Mutual Aid

ENGINEER'S PLAN # 18-011 **INITIAL PLAN** **REVISED PLAN** 3-30-20

ENGINEER: McMinn Associates

ADDRESS AND PHONE: 171 Wilcox Road Milford CT 860 682-0163

DATE PLANS RECEIVED: 3-30-20 **DATE PLANS REVIEWED:** 3-30-20

COMMENTS: Drawings require design professionals seal.

There is no public water supply available for the purposes of fire protection in this area.

Access to the home by emergency services may be impaired or hampered due to seasonal conditions, wetlands crossings, drainage, and gradient slope of driveway, topography, acts of nature, snow removal, and right of way disputes – therefore emergency services might not be available under circumstances inherent to this lot.

Address numerals will need to be posted in accordance with state & local regulations

Driveway grade should be kept as near as practical to 10 percent.

The method and materials of retaining the driveway slope cut at the 20 foot width- not depicted.

The tree canopy clearance will need to be maintained for the entire driveway.

Blasting Activity will require appropriate coordination with this office.

The use of and location of temporary fuel tanks utilized for construction purposes will need to be reviewed by this office. Open burning of cleared vegetation is not permitted.

REVIEWED BY: 

Deputy Chief Christopher N. Siwy - Fire Marshal



GLASTONBURY POLICE DEPARTMENT

2108 MAIN ST./P.O. BOX 535/GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290

MEMORANDUM

To: Town Plan and Zoning Commission

From: Marshall S. Porter; Chief of Police

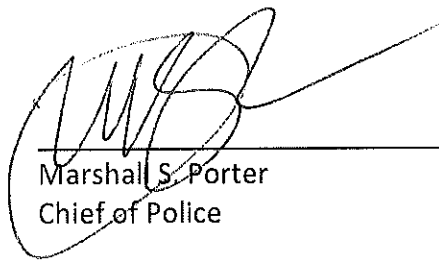
Date: June 9, 2020

Subject: 84 Redwood Lane- 6.8 Rear lot Special Permit

Members of the Police Department have reviewed the site development plan as submitted by Matthew T. Coit for the approval of a Section 6.8 Rear Lot Special Permit- single family residence construction on rear lot at 84 Redwood Lane-RR Zone.

The police department has no objection to this proposal provided that:

1. That upon completion of the construction the buildings must be properly enumerated to allow for easy identification by all public safety responders. Enumerations must conform to Section 17-19 of the Town Code. In particular, proper numbering at the street.



Marshall S. Porter
Chief of Police

JPH:jph



Town of Glastonbury

Health Department

MEMORANDUM

Date: June 11, 2020

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian

Re: 84 Redwood Lane,

The Department has been involved in the investigation of this property since 1988. Soiling testing was conducted in March 1988 but the locations were never identified on a map. In April 2018 further soil testing was performed. Groundwater monitoring was not required since the soil testing occurred during the spring. The soil in the area is described as Hollis-Chatfield rock outcrop complex. The 2018 soil testing revealed depth to ledge ranging from 2.3' to 10' and groundwater was observed just above the ledge in most test holes. Areas suitable for on-site sewage disposal were identified and are shown on plans prepared August 7, 2019 by Mark Reynolds, P.E.

The Department recommends approval of this proposal using on-site sewage disposal with water supplied by private well with the following requirements:

1. All sewage disposal systems are to be designed by a professional engineer licensed in the State of Connecticut.
2. Leach fields will be permitted only in the locations shown on the approved subdivision plan.
3. Sanitary "as-built" drawings are to be submitted to the Health Department prior to the issuance of a Certificate of Occupancy.
4. Results for the concentration of uranium and radon should be included with the standard water potability report.

Revised 9-22-17

TOWN PLAN AND ZONING COMMISSION
PLANS/REGULATIONS REVIEW SUBCOMMITTEE
Portion of MINUTES OF FEBRUARY 26, 2020 SPECIAL MEETING

The meeting commenced at 8:00 AM in Meeting Room A. 2nd Floor Town Hall

Present: Subcommittee Members, Michael Botelho, and Robert Zanolungo
Khara C. Dodds, AICP, Director of Planning and Land Use Services,
Jonathan E. Mullen, AICP, Planner

4 REDWOOD LANE – proposal for rear lot special permit to allow change in the width of the driveway – Rural Residence Zone – Matthew Coit, applicant/property owner

Khara Dodds explained that the proposal came to the attention of the Office of Community Development as a building permit approval. She stated that the proposal requires a Section 6.8 rear lot special permit and that normally these proposals do not come before the Subcommittee because they are straightforward. However, Ms. Dodds continued, the access driveway to the proposed lot is off of a common driveway easement on Redwood Lane; the paved driveway is only 13 feet wide instead of the minimum 16-foot width required by the Building-Zone Regulations.

Jonathan Mullen oriented the Subcommittee members to the proposed site plan. He explained that the main concern the Office of Community Development had was whether the 13-foot wide driveway would be adequate for fire and emergency vehicle access. Mr. Mullen stated that the Fire Marshal reviewed the plans and was of the opinion that the existing paved driveway from Redwood Lane to the applicant’s property line could remain 13 feet wide. The Fire Marshal recommended that the driveway on the applicant’s property be 20 feet wide, starting from the property line heading northeast for the first 60 linear feet. The Fire Marshal also recommended the remaining portion of paved driveway to the house be 16 feet wide. The Subcommittee had no issue with the proposal.
