

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**CGS SECTION 8-24 REFERRAL FROM THE TOWN COUNCIL TO
TOWN PLAN AND ZONING COMMISSION FOR
ACCEPTANCE OF LAND DONATION
LOT S-7 ECHO LANE-ESTATE OF CALVIN CARINI
MEETING DATE: JULY 7, 2020**

REGULAR MEETING
ITEM# 4 7-7-20 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
July 2, 2020

8-24 Review
Land Donation

Planning Area
Fringe-Suburban

REVIEW

Included for Commission review are the following:

- A memorandum from Richard J. Johnson, Town Manager, dated June 24, 2020 regarding **Land Donation –CGS Sec.8-24**
- Location map of the parcel

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DESCRIPTION

A .7 acre parcel of land has been offered to the Town of Glastonbury as a land donation. This parcel is located at the end of the cul-de-sac of Echo Lane. It adjoins Smut Pond to the south and a conservation easement to the west and southwest. The parcel also is bisected by an intermittent stream.

COMMISSION REVIEW

Pursuant to Section 8-24 of the Connecticut General Statutes, the Commission’s role is to review the pending action of the Town Council referred to the Commission for a determination of consistency of the action with the Town’s Plan of Conservation and Development (POCD).

CONSISTENCY WITH THE POCD

The acceptance of the land donation of the Echo Lane parcel is consistent with the following goals and policies in the POCD:

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CONSISTENCY WITH THE *POCD* CONTINUED....

To:
Town Plan and Zoning
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◆ **Town-wide Policy:**

Preserve large tracts of land, which ideally would connect to adjacent existing open space or undeveloped parcels, as opposed to small, scattered, fragmented areas.

From:
Office of Community
Development Staff

◆ **Resource Category Policy-Streambelts, Greenways and Trails**

While providing public walkways in appropriate areas, continue to protect the flood channels, streambelts and the habitat integrity of the Connecticut River and other important watercourse systems.

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Create continuous linear buffers along major watercourses, ... and to provide public pathways within some of these greenway buffers. Preservation of linkages to form a continuous streambelt along Roaring Brook, Salmon Brook and other streams and tributaries to provide greenbelt preservation.

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◆ **Resource Category Policy –Open Space for Natural Resource Preservation**

The Town's goal is to continue to receive land in fee by donation or purchase, or to protect with conservation easements land containing unique, significant or fragile natural resources; and furthermore, to link these lands, where appropriate, with adjacent and nearby open space lands, stream valleys, greenways and forestlands.

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CONSISTENCY WITH THE *POCD* CONTINUED....

To:
Town Plan and Zoning
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◆ **Resource Category Policy-Streambelts, Greenways and Trails**

Maintain adequate preservation buffers around wetlands and water-courses and, where appropriate, protect these areas by conservation easements or acquisition.

From:
Office of Community
Development Staff

◆ **Planning Area 2 Policies-Streambelts, Greenways and Open Space**

Maintain adequate buffers around wetlands and vernal areas and pre-serve vegetation/habitat transition zones through open space purchase, donation or conservation easements.

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Continue protection of Roaring Brook and other watercourses with available preservation tools.

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MOTION OF APPROVAL

RESOLVED, that the Plan and Zoning Commission of the Town of Glastonbury approves the following action pursuant to Section 8-24 of the General Statutes of Connecticut:

Acceptance of the donation of a .7-acre property located at Lot S-7 Echo Lane. This action is pursuant to Section 8-24 of the General Statutes of Connecticut as the acceptance of the donation of this parcel is consistent with the policies of the Town of Glastonbury Plan of Conservation and Development.

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LOCATION OF PARCEL
FOR LAND DONATION

