

**MEMORANDUM**

**OFFICE OF COMMUNITY DEVELOPMENT**

**APPLICATION FOR APPROVAL OF 2-LOT SUBDIVISION WITH  
A SECTION 6.8 REAR LOT SPECIAL PERMIT  
181A MAIN STREET—DOROTHY’S PLACE  
MEETING DATE: JULY 21, 2020**

**PUBLIC HEARING #1**  
07-21-2020 AGENDA

**To:**  
Town Plan and Zoning  
Commission

**From:**  
Office of Community  
Development Staff

**Memo Date:**  
July 17, 2020

**Zoning District:**  
Rural Residence (RR)  
Zone

**GWP Zone:**  
1 & 2

**Applicant / Owner:**  
Guaranteed Maintenance & Development,  
LLC

**EXECUTIVE SUMMARY**

- The applicant is proposing 2-lot residential subdivision with both lots being rear lots.
- The proposed rear lots will be accessed by an approximately 650-foot long, 16-foot wide, shared driveway.
- The applicant is proposing a subsurface infiltration systems and level spreaders to provide on-site stormwater management.
- The lot will be served by MDC water and will have an on-site septic system.
- There are no wetlands on the site.
- The Conservation Commission forwarded a positive recommendation for the proposal to the Town Plan and Zoning Commission on June 11, 2020.
- The applicant has requested a waiver for sidewalk installation.

**REVIEW**

Included for Commission review are the following:

- Site Plans
- Memoranda from Town Staff



**Aerial View of 181A Main Street**

### **ADJACENT USES**

This parcel is surrounded by single-family residential on all sides.

### **SITE DESCRIPTION [Please refer to plan sheet 2 entitled “Site Development Plan”]**

The site consists of approximately 4.3 acres located on the west side of Main Street. Soils on the site include Hartford Sandy Loam, 0% to 3%, slopes, Manchester Gravely Sandy Loam 3% to 15% slopes. The lot slopes slightly downward from east to west. The lot is landlocked and access to the two rear lots will be over an easement on 181 Main Street in favor of the rear lots.

### **PROPOSAL [Please refer to plan sheet 1 entitled “Subdivision Plan” and sheet 2 entitled “Site Development Plan”]**

The applicant proposes to create at 2 rear lot, residential subdivision. The rear lots will be accessed by an approximately 650-foot long, 16-foot wide shared driveway off Main Street. The driveway will be located along the southern property lines of 181 and 181A Main Street in a 25-foot wide perpetual easement in favor of rear lots 1 and 2.

**WETLANDS (Please refer to plan sheet 2 entitled “Site Development Plan”)**

There are no wetlands on the site. The Conservation Commission reviewed the plans and provided a favorable recommendation to the TPZ at their June 11, 2020 meeting.

**DRAINAGE (Please refer to plan sheet 1 entitled “Site Development Plan” & Sheet 3 entitled “Details & Soils Data”)**

On-site drainage each of the lots will include roof drains that will send storm-water runoff to a level spreader on lot 1 and a subsurface infiltration chamber on lot 2. The driveway will be pitched to sheet flow stormwater into the level spreader to the north of the driveway at the low point on lot 1 for infiltration.

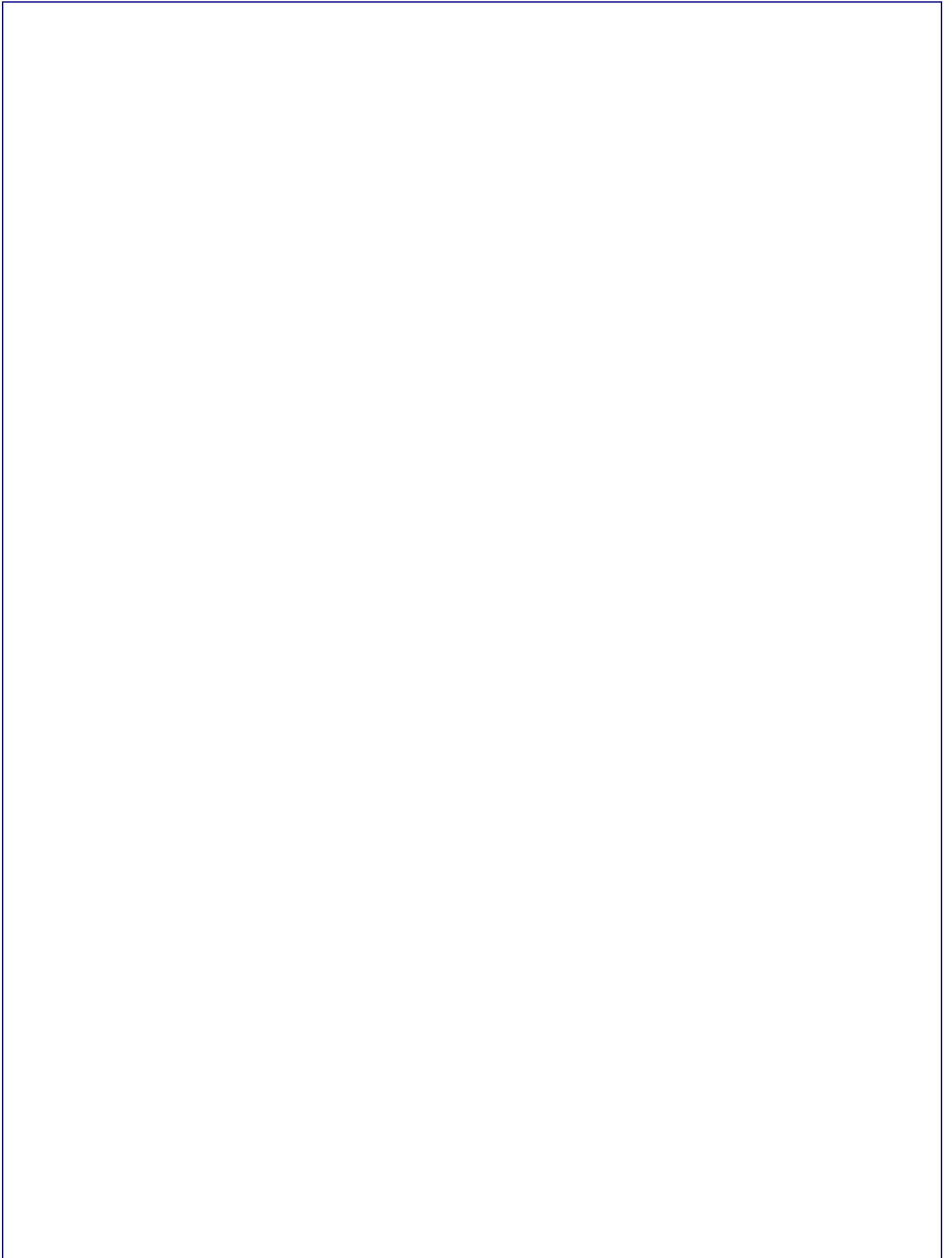
**UTILITIES (Please refer to plan sheet 2 entitled “Site Development Plan”)**

The proposed rear lots will be served by MDC water and have on-site septic systems.

**PLANNING AND ZONING ANALYSIS**

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

Pertinent staff correspondence and draft motions are attached.



TOWN PLAN AND  
ZONING COMMISSION

SUBDIVISION APPROVAL &  
A SECTION 6.8 REAR LOT SPECIAL PERMIT

APPLICANT/  
OWNER:

GUARANTEED  
MAINTENANCE &  
DEVELOPMENT, LLC  
P.O. BOX 327  
SOUTH GLASTONBURY, CT  
06073-0327

FOR:

DOROTHY'S PLACE  
181A MAIN STREET

MOVED, that the Town Plan and Zoning Commission approve the application of Guaranteed Maintenance and Development, LLC (Paul Jacques) for subdivision approval and a Section 6.8 Rear Lot Special Permit and a sidewalk waiver request – proposed 2-lot Dorothy's Place Subdivision - 181A Main Street – Rural Residence Zone and Groundwater Protection Zone 1, in accordance with the following plans:

To be quoted

And

1. In compliance with:
  - a. The conditions set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission at their Regular Meeting of June 11, 2020.
  - b. The standards contained in a report from the Fire Marshal, File 20-030, plans reviewed 07-14-2020.
2. In adherence to:
  - a. The Assistant Town Engineer's memorandum dated July 15, 2020.
  - b. The Police Chief's memorandum dated June 25, 2020.
  - c. The Sanitarian's memorandum dated June 8, 2020.
3. This is a Subdivision approval with 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  
JULY 21, 2020

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ROBERT J. ZANLUNGO JR., CHAIRMAN

TOWN PLAN AND  
ZONING COMMISSION

WAIVER OF SIDEWALK CONSTRUCTION

APPLICANT/  
OWNER:

GUARANTEED  
MAINTENANCE &  
DEVELOPMENT, LLC  
POST OFFICE BOX 327  
SOUTH GLASTONBURY, CT  
06073-0327

FOR:

DOROTHY'S PLACE  
181A MAIN STREET

MOVED, that the Town Plan and Zoning Commission approve the request of Guaranteed Maintenance & Development, LLC for waiver of sidewalk construction in conjunction with the 2-lot Dorothy's Place Subdivision at 181A Main Street.


APPROVED: TOWN PLAN & ZONING COMMISSION  
JULY 21, 2020

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ROBERT J. ZANLUNGO, JR., CHAIRMAN

## MEMORANDUM

To: Town Plan & Zoning Commission

From: Thomas Mocko, Environmental Planner 

Date: June 16, 2020

Re: Recommendations to the Town Plan & Zoning Commission for subdivision approval and a Section 6.8 (rear lot) Special Permit concerning the proposed 2-lot Dorothy's Place Subdivision – 181-A Main Street (west side) – Rural Residence Zone and Groundwater Protection Zone 1 – Richard F. Mihok, P.E. – Guaranteed Maintenance and Development, LLC (Paul Jacques), landowner/applicant

During its Regular Meeting of June 11, 2020, the Conservation Commission recommended to the Town Plan and Zoning Commission subdivision approval and approval of a Section 6.8 (rear lot) Special Permit concerning the proposed 2-lot Dorothy's Place Subdivision at 181-A Main Street. The attached motion was approved by the Commission.

TM:gfm

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services  
Peter R. Carey, Building Official  
Richard F. Mihok, P.E.  
Paul Jacques

**APPROVED RECOMMENDATION TO  
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission subdivision approval and a Section 6.8 (rear lot) Special Permit concerning Guaranteed Maintenance and Development, LLC's (Paul Jacques) proposed Dorothy's Place (2 rear lots) Subdivision located at 181-A Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to the Health Department's memorandum dated June 8, 2020.
2. The following Agricultural Caveat shall be **boldly** noted on all plan sheets filed on the Glastonbury land records and on each plot plan for a building permit:

**Agricultural Caveat**

**Please Note:** Agricultural activities occur on properties near this subdivision site. Potential lot owners should be aware that these activities include use of heavy farming equipment/machines at early morning hours and weekends and application of pesticides, fertilizer and manure.

3. Dry wells shall be designed and installed to facilitate the roof runoff in order to attenuate increased flows to downgradient receiving water and provide recharge to the groundwater. Such dry well design shall appear on the site plan submitted for a building permit. An as-built statement from the contractor that constructed the dry wells shall be required for obtaining a certificate of occupancy.
4. 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
5. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
6. 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.
7. 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.


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July 15, 2020

**MEMORANDUM**

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

From: Stephen M. Braun, Assistant Town Engineer 

Re: Dorothy's Place II Subdivision  
180 Main Street

The Engineering Division has reviewed the construction plans and related stormwater management computations for the proposed Dorothy's Place II Subdivision located at 180 Main Street prepared by Richard F. Mihok P.E., L.S., last revised April 27, 2020 and offers the following comments:

1. Work within the right-of-way of Route 17 will require an encroachment permit from the Department of Transportation District 1 office. A copy of this permit shall be provided to the Engineering Division for our records prior to the start of construction.
2. If the applicant intends to have the common driveway associated with this subdivision named as a private road for purposes of addressing the lots, such road name must be shown on the final plans and approved by the Town Plan and Zoning Commission. A private road name is not shown on the plans reviewed to date, as such lots will be addressed from Route 17 / Main Street unless otherwise approved by the TPZ.
3. An additional plan sheet should be added to the set to include the approval motions with conditions of approval from each town commission.
4. Applicant shall submit PDF copies of final signed and sealed plans and drainage computations to the Engineering Division for our records.



# *Town of Glastonbury*

## *Health Department*

### MEMORANDUM

Date: June 8, 2020

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian

Re: Dorothy's Place I, 181-A Main Street

The Department has been involved in the investigation of this property since the spring of 2016. Test pits were observed May 19, 2016 and percolation tests were conducted May 20, 2016. Groundwater monitoring was not required since the soil testing occurred during the spring. The soil in the area is described as Manchester gravelly sandy loam with 3 to 15 percent slopes and Hartford sandy loam with 0 to 3 per cent slopes. Indicators of seasonal high groundwater were not detected in any of the test holes. Areas suitable for on-site sewage disposal were identified and are shown on plans revised April 27, 2020 by Richard F. Mihok, P.E.

The Department recommends approval of this proposal using on-site sewage disposal with water supplied by the MDC 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.

Revised 9-22-17



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

PROJECT: **Dorothy's Place**

LOCATION: **181A Main Street**

NEW CONSTRUCTION

CHANGE OF USE  SUBDIVISION  COMMERCIAL

PROPOSED FIRE PROTECTION: **via MDC water main & GFD**

ENGINEER'S PLAN: **4-27-2020** INITIAL PLAN REVISION PLAN:  REVISED PLAN:

ENGINEER: **Richard F. Mihok, P.E**

ADDRESS: **18 Laurel Lane Marlborough CT 06447**

PHONE: **860-295-9049**

DATE PLANS RECEIVED: **7-14-2020** DATE PLANS REVIEWED: **7-14-2020**

COMMENTS: **Address numerals shall be provided according to state and local regulation. Numerals shall be posted at the intersection of the common driveway and Main Street and at the bifurcation of each individual drive and the common driveway.**

**The driveway width shall be maintained without encroachment by any objects including the tree canopy width and height.**

**The developer shall inform all property owners and contractors that the disposal of construction materials or waste by open burning is not permitted. This includes vegetation that might be cleared as part of the proposal.**

**The use of and the location of temporary fuel tanks utilized for construction purposes shall be reviewed by this office.**

**#20-030**

REVIEWED BY: \_\_\_\_\_

**Deputy Chief Chris Siwy –Fire Marshal**

PAGE 1 OF 1

cc: Applicant  
File



# GLASTONBURY POLICE DEPARTMENT

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

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## MEMORANDUM

To: Town Plan and Zoning Commission

From: Marshall S. Porter; Chief of Police

Date: June 25, 2020

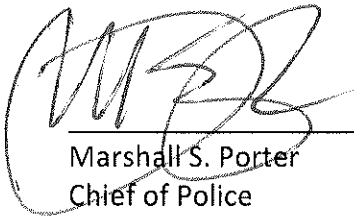
Subject: 181 A Main Street- 6.8 Rear lot Special Permit and Subdivision Approval

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Members of the Police Department have reviewed the site development plan as submitted by Guaranteed Maintenance and Development, LLC (Paul Jacques) for a subdivision approval and a Section 6.8 Rear Lot Special Permit- proposed 2-lot Dorothy's Place Subdivision- 181A Main Street Rural Residence Zone and Groundwater Protection Zone 1- Richard F Mihok, P.E.

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.



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Marshall S. Porter  
Chief of Police

JPH:jph