

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**APPLICATION FOR APPROVAL OF 4-LOT SUBDIVISION WITH
A SECTION 6.8 REAR LOT SPECIAL PERMIT
180 MAIN STREET—DOROTHYS PLACE 2
MEETING DATE: JULY 21, 2020**

PUBLIC HEARING # 2
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) &
Country Residence
(CR) Zones

GWP Zone:
1 & 2

Applicant / Owner:
Guaranteed Maintenance & Development,
LLC

EXECUTIVE SUMMARY

- The applicant is proposing a 4-lot residential subdivision with two rear lots and two frontage lots.
- The existing structure and leaching field will be removed as part of this proposal.
- The proposed rear lots will be accessed by an approximately 350-foot long, 16-foot wide shared driveway.
- The applicant is proposing 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.
- While there are wetlands on the site, there will be no regulated activity within the 100-foot upland review area.
- The rear lots will be encumbered with conservation easements on the eastern portions of the lots.
- 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 180 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 8.88 acres located on the east side of Main Street. Soils on the site include Hartford Sandy Loam 0% to 3% slopes, Manchester Gravely Sandy Loam 3% to 15% slopes, Scarborough Muck and Hollis-Chatfield-Rock Outcrop Complex 15% to 45% slopes. The western portion of the lot fronting on Main Street where the existing house is located is mostly flat. From there the lot slopes upward to the east to a highpoint of elevation 190. The lot then slopes downward to the east to a low point of elevation 160 where the wetlands are located. The wetlands area runs approximately 161 feet east to west and from the southern property line to the northern property line. The lot then slopes moderately up to the east to a high point of elevation 219.

PROPOSAL (Please refer to plan sheet 1 entitled “Subdivision Plan” and sheet 2 entitled “Site Development Plan”)

The applicant proposes to create a 4-lot residential subdivision. Lots 1 and 2 will be frontage lots and lots 3 and 4 will be rear lots. The rear lots will be accessed by an approximately 350-foot long, 16-foot wide, shared driveway off Main Street. The driveway will be located in a 25-foot wide strip of land that is part of lot 4 that will be encumbered with a perpetual access easement in favor of rear lot 3. The southern frontage lot (lot 2) will share the same curb cut as the shared rear lot driveway while the northern frontage lot will have its own curb cut at the center of the lot.

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

There is a large wetland area behind the building areas for the rear lots. The area is approximately 161 feet wide and runs from the southern property line of lot 4 to the northern property line of lot 3. No wetlands will be disturbed and no work will occur in the upland review area for this project. The wetlands will also be included in a proposed private conservation easement area on the eastern portions of both lots. The conservation easement area will be approximately 4.5 acres. 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 2 entitled “Site Development Plan” & Sheet 3 entitled “Details & Soils Data”)

Each of the lots will include roof drains that will send stormwater runoff to level spreaders for infiltration. The driveway will be pitched to sheet flow stormwater into a riprap lined swale to the north of the driveway for infiltration. Excess runoff at the bottom of the driveway will be captured by a subsurface infiltration chamber at the bottom of the driveway at the west end of the riprap swale.

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.

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 and Country Residence Zones, and the requirements of the Subdivision Regulations. The proposal also utilizes infiltration for on-site stormwater quality management and will preserve significant trees.

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND
ZONING COMMISSION

SUBDIVISION WITH SECTION 6.8 REAR LOT
SPECIAL PERMIT

APPLICANT/

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

FOR: DOROTHY'S PLACE II
180 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 4-lot Dorothy's Place II Subdivision - 180 Main Street – Rural Residence Zone and Groundwater Protection (overlay) Zones 1 & 2, 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 20-029, 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 July 1, 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

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 2
180 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 a 4-lot Dorothy's Place 2 Subdivision at 180 Main Street.

APPROVED: TOWN PLAN & ZONING COMMISSION
JULY 21, 2020

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 4-lot Dorothy's Place II Subdivision – 180 Main Street (east side) – Rural Residence Zone and Groundwater Protection (overlay) Zones 1 & 2 – 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 4-lot Dorothy's Place II Subdivision at 180 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 approval of a Section 6.8 (rear lot) Special Permit concerning Guaranteed Maintenance and Development, LLC's (Paul Jacques) proposed Dorothy's Place II Subdivision (2 frontage and 2 rear lots) located at 180 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 March 6, 2020.
2. 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 foot 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.
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.
8. In order to protect the physical, chemical and biological characteristics of the wetlands and watercourses and water quality, the following conditions shall apply:
 - a. Pesticides and herbicides shall not be disposed of within the designated conservation easement areas;
 - b. Pesticides and herbicides shall only be applied by homeowners utilizing best management practices for integrated pest management; and
 - c. The developer agrees to recite these conditions in the deeds to the individual residential properties.
9. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
10. Tree stumps and blasted rock material shall not be buried at the site.
11. Prior to any action being taken by the Town Plan & Zoning Commission, the site plans shall be revised to the satisfaction of the Town's Environmental Planner in order to:
 - a. Provide a specified 3-year, invasive plant control program, especially for the species *Cardamine impatiens* aka Narrowleaf Bittercress; and
 - b. Locate the specimen trees within the lots' areas (potentially) to be disturbed for house lot construction activities.

Such revisions shall be included on the plans to be recorded in the Town Clerk's Office.

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: July 1, 2020

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian

Re: Dorothy's Place II, 180 Main Street

The Department has been involved in the investigation of this property since the spring of 2018. Test pits were observed in the spring of 2018 and percolation tests were conducted in the fall of 2019. Groundwater monitoring was not required since most of 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. The location shown for a leach field on lot 3 is 21' from the proposed house. Drains (i.e. footing drains) cannot be closer than 25' (upgradient) to a septic system.
4. Sanitary "as-built" drawings are to be submitted to the Health Department prior to the issuance of a Certificate of Occupancy.
5. A pre-demolition survey and lead TCLP analysis will have to be provided to the Health Department for any structures that are to be demolished. Any lead and/or asbestos containing materials will have to be disposed of appropriately.
6. The existing well will have to be abandoned by a licensed well driller.
7. The existing septic tank and any hollow structures associated with the septic system will need to be pumped and appropriately abandoned.

Revised 9-22-17



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

PROJECT: **Dorothy's Place II** LOCATION: **180 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 REVISED PLAN: **x**

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 driveways 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.

#20-029

REVIEWED BY: _____
Deputy Chief Chris 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

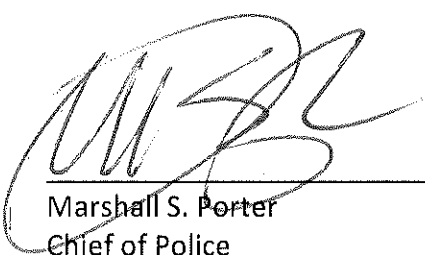
Date: June 25, 2020

Subject: 180 Main Street- 6.8 Rear lot Special Permit and Subdivision Approval

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 4-lot Dorothy's Place II Subdivision- 180 Main Street Rural Residence Zone and Groundwater Protection Zone 1 and 2- 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.



Marshall S. Porter
Chief of Police

JPH:jph