

1/2

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z _____

Applicant Hearthstone Homes
Street 23 Valleyview Road Town Glastonbury
Telephone 860-657-4257
Legal Representative (if any) N/A
Address

Form with fields: Date Filed & Fee Paid, Date Hearing Scheduled, Sign Deposit Paid On, Will Post Own (checkbox), Sign Taken On, Sign Inspected on Site

Exact Location of Property Involved 880 Mott Hill Road Rural Residence
Assessor's Key # W-2C (If No Street # Indicated)
Legal Property Owner Brian Feery

Under the provisions of Section 8-7, Connecticut General Statutes, the undersigned hereby appeals:

- 1. For relief (a variance) from the restrictions imposed in Section(s) of the Glastonbury Zoning Regulations.
2. For a special exception as provided in Section of the Glastonbury Zoning Regulations.
3. From an adverse ruling by the Building Official, Glastonbury.
4. For the approval required by the State of Connecticut agency named below.

Describe in detail (in space provided on page 2 or on a separate sheet) what it is you want to do. State why this violates the Section(s) of the Glastonbury Zoning Regulations cited above.

We/I hereby depose and say that all the above statements contained in any papers submitted herewith are true to the best of my knowledge and belief.

Hearthstone Homes Applicant (Signature: Gerry Vito BF)

Brian Feery Owner, If Not Applicant (Required) (Signature: Brian Feery)

7-27-2020 Date

7-27-2020 Date

SEE PERTINENT INFORMATION ON NEXT PAGE

Include TEN (10) copies of everything submitted including the application and a map of the property involved. Locate all structures thereon and their relation to buildings on adjacent property and to the highway with approximate distances therefrom. Floor plans of buildings which you desire to erect or to alter must be provided in sufficient detail to make intelligent presentation of your plans. Also, include ten (10) copies of all supporting documentation.

FILING FEE OF \$185.00 tendered herewith. Applicants whose cases come under Section 14-55, 14-322, Connecticut General Statutes will be charged an additional fee to pay the cost of publication and the expenses of the public hearing.

DESCRIPTION IN DETAIL:

A special exception as provided in Section 7.1b.2.b.)1 of the Zoning Regulations is being requested to allow a fourth garage bay.

A house is proposed to be constructed containing less than 4500 S.F. that will have a two bay garage.

An existing two bay garage exists on the lot. The total number of garage bays will be four. This meets the requirements for a dwelling of less than 4500 S.F. of gross floor area in that the Zoning Board of Appeals may, as a Special Exception, and by meeting the requirements of Section 13.9, grant approval for one additional garage bay.

Ten copies of this Application and all supporting documentation are required

SANITARY SYSTEM DESIGN

NUMBER OF BEDROOMS	4	
PERCOLATION RATE	1.3	MIN./IN.
ABSORPTION AREA REQUIRED	577.50	S.F. (MIN.)
USE MANTIS 536-B UNITS	52.5	L.F. REQ'D (11.0 S.F./L.F.)
USE 1 ROW @	55.0	L.F. EACH
SEPTIC TANK CAPACITY	1,500	GAL.

*SEPTIC TANK CAPACITY INCLUDES INCREASE FOR GARBAGE DISPOSAL MLSS NEED NOT APPLY RESTRICTIVE LAYER > 60"

SEPTIC TANK CAPACITY SHALL BE INCREASED IF A LARGE CAPACITY TUB IS TO BE INSTALLED. FOR TUBS 100-200 GALLONS TANK SIZE WILL BE INCREASED BY 250 GALLONS. TUBS OVER 200 GALLONS WILL REQUIRE A 500 GALLON INCREASE IN TANK SIZE.

NOTE RISERS REQUIRED ON SEPTIC TANK WITHIN 1' OF FINISHED GRADE BENCHMARK TO BE SET IN AREA OF SEPTIC SYSTEM AT TIME OF STAKE OUT.

SOILS DATA

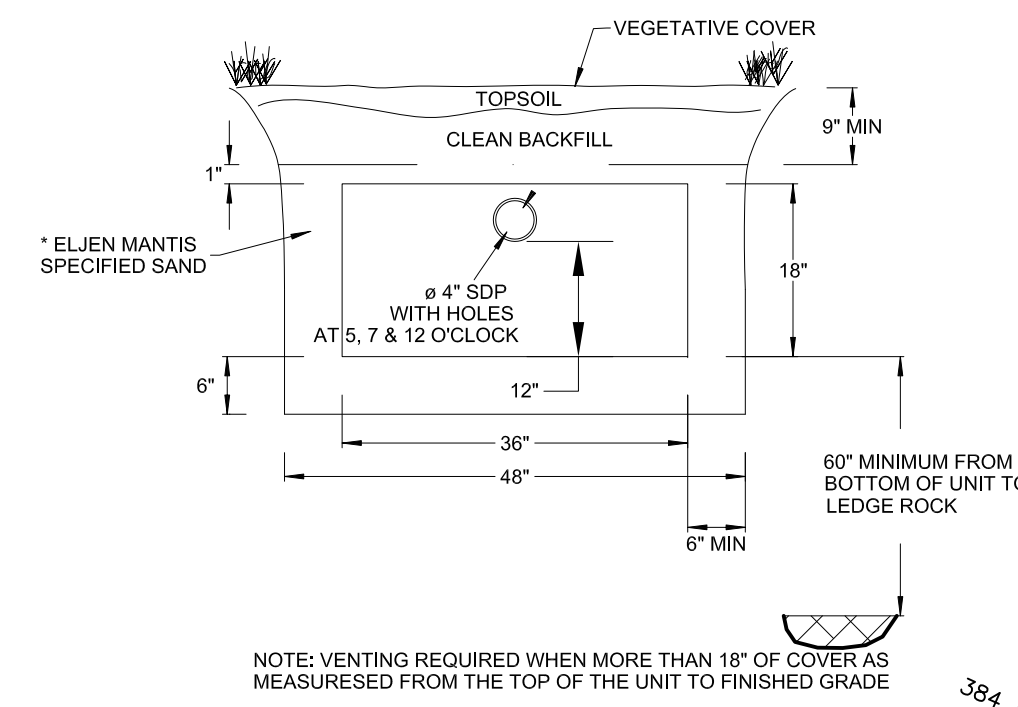
TEST PIT # 1	7-25-19	DATE:	TEST PIT # 3	7-25-19	DATE:
GROUNDWATER: NONE			GROUNDWATER: DESIGN FOR WATER @ 6.35		
MOTTILING: NONE			MOTTILING: NONE		
MATERIAL: 0.0 TO 0.5' TOPSOIL			MATERIAL: 0.0 TO 1.0' TOPSOIL		
0.5 TO 2.5' LIGHT BROWN FINE SANDY LOAM			1.0 TO 2.0' LIGHT FINE SANDY LOAM		
2.5 TO 8.0' COMPACT BROWN FINE SAND, GRAVEL, TILL (STANDPIPE)			2.0 TO 8.0' BROWN FINE SAND, GRAVEL, BOULDERS, TILL (STANDPIPE)		

PERC DATA

PERC: P1	DEPTH: 25 1/2"	RATE: 1.3 MIN./IN.
PERC: P2	DEPTH: 25"	RATE: 1.3 MIN./IN.

SANITARY SYSTEM ELEVATIONS

BOTTOM OF TRENCH	368.5
FL DISTRIBUTION LINE	369.5
DISTRIBUTION BOX OUTLET	369.7
DISTRIBUTION BOX INLET	369.8
SEPTIC TANK OUTLET	375.75
SEPTIC TANK INLET	376.00
FL 4" PVC @ FDN. WALL	376.55
TOP OF FOUNDATION	386.0
BASEMENT FLOOR	378.3±
TOP OF SEPTIC TANK	376.7±



MANTIS 536-8 DETAIL
NOT TO SCALE

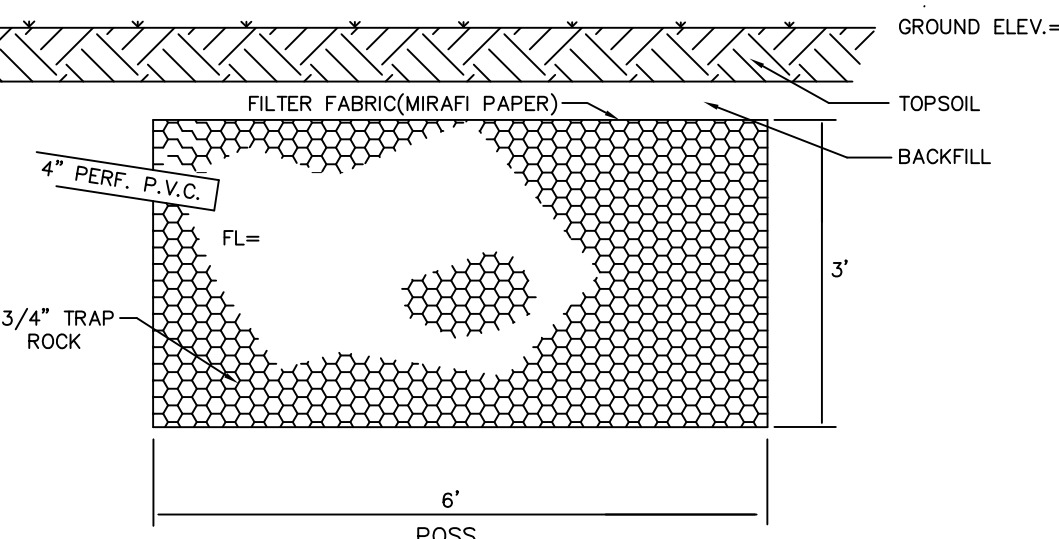
* THIS SAND IS MEDIUM TO COARSE TEXTURED, WASHED, SILICA SAND WITH LESS THAN 10% PASSING A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE BASED ON A WET SIEVE ANALYSIS.

CROSS SECTION A-A

SCALE: HORIZ. 1"=20'
VERT. 1"=4'



* NOTE: FOOTING DRAINS MAY BE REQUIRED IF SOIL CONDITIONS WARRANT. INSPECT AND DETERMINE NEED AT THE TIME OF FOOTING PLACEMENT. IF REQUIRED AND OUTLET INTO A DRYWELL, RIP RAP OUTLET OR STREET STORM DRAINAGE SYSTEM CANNOT BE ACHIEVED BY GRAVITY A SUMP PUMP WILL BE REQUIRED.



DRYWELL DETAIL
(FOR FDN./FTG. DRAIN ONLY)
NOT TO SCALE

* NOTE: SPECIAL EXCEPTION REQUIRED FOR FOURTH GARAGE BAY

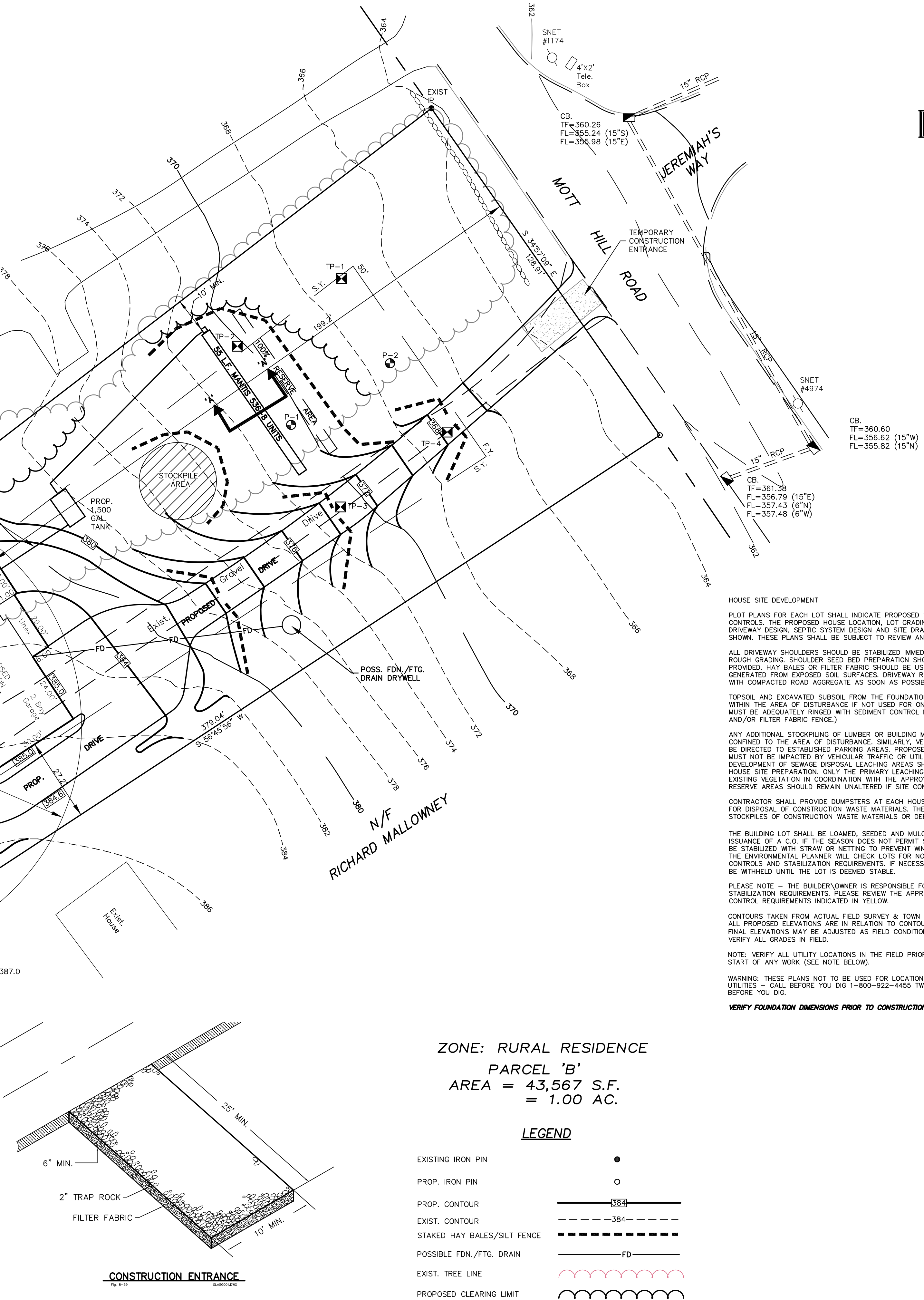
REFERENCE MADE TO MAP TITLED: "894 MOTT HILL ROAD PREPARED FOR OLGA MARGARET LANERI GLASTONBURY, CONN." BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY, CONN. DATE: 9-12-00 REV. 10-26-00 SCALE: 1"=40' MAP NO. 103-00-1

LOT MAY BE SUBJECT TO CL&P EASEMENT

* NO ZONING VIOLATIONS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. TYPE OF SURVEY: ZONING LOCATION SURVEY BOUNDARY DETERMINATION CATEGORY: RESURVEY CLASS OF ACCURACY: A-2

JOHN L. HEAGLE P.E. & L.S. # 9396



FLAT PLANS FOR EACH LOT SHALL INDICATE PROPOSED SEDIMENTATION AND EROSION CONTROLS. THE PROPOSED HOUSE LOCATION, LOT GRADING, LIMIT OF TREE CLEARING, DRIVEWAY DESIGN, SEPTIC SYSTEM DESIGN AND SITE DRAINAGE PLAN SHALL ALSO BE SHOWN. THESE PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN.

ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. SHOULDER SEED BED PREPARATION SHOULD FOLLOW THE GENERAL NOTES PROVIDED. HAY BALES OR FILTER FABRIC SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. DRIVEWAY ROADBEDS SHALL BE STABILIZED WITH COMPACTED ROAD AGGREGATE AS SOON AS POSSIBLE.

TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE REGRADING. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIALS (I.E. HAY BALES AND/OR FILTER FABRIC FENCE).

ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS. PROPOSED LEACHING SYSTEM AREAS MUST NOT BE IMPACTED BY VEHICULAR TRAFFIC OR UTILIZED AS PARKING AREAS. DEVELOPMENT OF SEWAGE DISPOSAL LEACHING AREAS SHOULD BE STAGED TO FOLLOW HOUSE SITE PREPARATION. ONLY THE PRIMARY LEACHING SYSTEM NEED BE CLEARED OF EXISTING VEGETATION IN COORDINATION WITH THE APPROVED SEPTIC SYSTEM DESIGN. RESERVE AREAS SHOULD REMAIN UNALTERED IF SITE CONDITIONS PERMIT.

CONTRACTOR SHALL PROVIDE DUMPSTERS AT EACH HOUSE SITE DURING CONSTRUCTION FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS. THERE SHALL BE NO OUTSIDE STOCKPILES OF CONSTRUCTION WASTE MATERIALS OR DEBRIS.

THE BUILDING LOT SHALL BE LOAMED, SEEDING AND MULCHED WITH STRAW PRIOR TO ISSUANCE OF A C.O. IF THE SEASON DOES NOT PERMIT SEEDING - THEN THE LOT MUST BE STABILIZED WITH STRAW OR NETTING TO PREVENT WINTER AND SPRING EROSION. THE ENVIRONMENTAL PLANNER WILL CHECK LOTS FOR NONCOMPLIANCE WITH EROSION CONTROLS AND STABILIZATION REQUIREMENTS. IF NECESSARY, THE C.O. WILL BE WITHHELD UNTIL THE LOT IS DEEMED STABLE.

PLEASE NOTE - THE BUILDER/OWNER IS RESPONSIBLE FOR ALL EROSION CONTROL AND STABILIZATION REQUIREMENTS. PLEASE REVIEW THE APPROVED PLOT PLAN FOR EROSION CONTROL REQUIREMENTS INDICATED IN YELLOW.

CONTOURS TAKEN FROM ACTUAL FIELD SURVEY & TOWN OF GLASTONBURY TOPOGRAPHIC MAPS. ALL PROPOSED ELEVATIONS ARE IN RELATION TO CONTOURS SHOWN. FINAL ELEVATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT. VERIFY ALL GRADES IN FIELD.

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

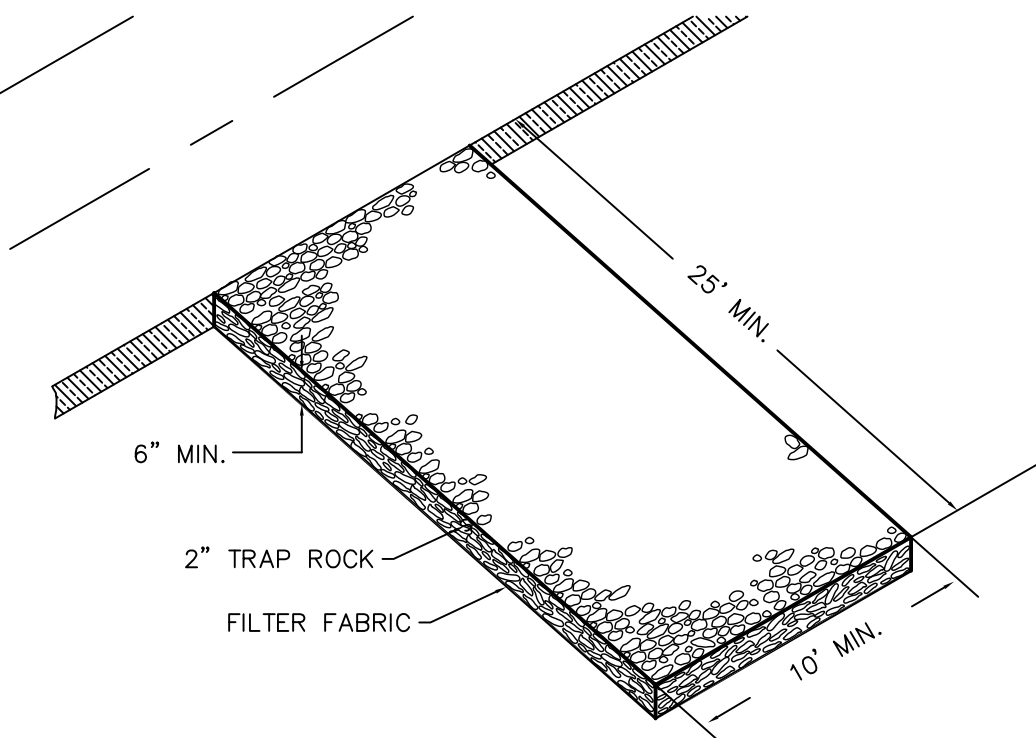
VERIFY FOUNDATION DIMENSIONS PRIOR TO CONSTRUCTION.

ZONE: RURAL RESIDENCE
PARCEL 'B'
AREA = 43,567 S.F.
= 1.00 AC.

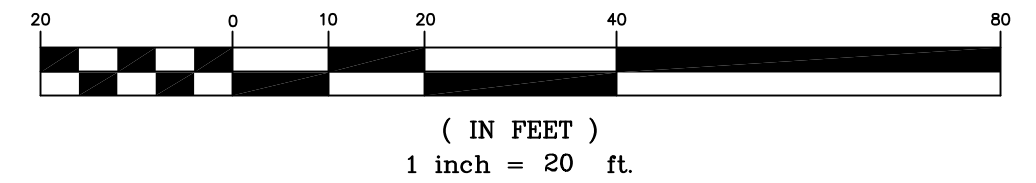
LEGEND

EXISTING IRON PIN	●
PROP. IRON PIN	○
PROP. CONTOUR	— 384 —
EXIST. CONTOUR	— 384 —
STAKED HAY BALES/SILT FENCE	--- ---
POSSIBLE FDN./FTG. DRAIN	— FD —
EXIST. TREE LINE	~~~~~
PROPOSED CLEARING LIMIT	~~~~~

CONSTRUCTION ENTRANCE



GRAPHIC SCALE



BUILDER:
HEARTHSTONE HOMES
23 VALLEYVIEW ROAD
GLASTONBURY, CONN. 06033
(860) 657-4257

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

PARCEL 'B' / W-2C
#880 MOTT HILL ROAD
PREPARED FOR
HEARTHSTONE HOMES
GLASTONBURY, CONN.

REV. 7-27-20 SPECIAL EXCEPTION NOTES

CK. BY:	JLH
DRW. BY:	PEJ
DATE:	7-14-20
SCALE:	1"=20'
SHEET	1 OF 1
MAP NO.	48-20-1PP