

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**CGS SECTION 8-24 REFERRAL FROM THE TOWN COUNCIL TO
THE TOWN PLAN AND ZONING COMMISSION
FOR POTENTIAL LAND ACQUISITION
MEETING DATE : OCTOBER 6, 2020**

REGULAR MEETING
ITEM#4 10-06-2020 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
October 2, 2020

REVIEW

Included for Commission review is a memorandum from Richard J. Johnson, Town Manager and a location map of the parcel.

DESCRIPTION

The Town is considering the purchase of a 1.01-acre site off Cotton Hollow Road to preserve the remaining walls of the Cotton Hollow Mill.

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 purchase of land pursuant to the Town's ordinance establishing a Reserve for Land Acquisition is consistent with the following goals and policies in the POCD:

Town-wide Policy:

- Protect and continue to support the preservation of historic structures, neighborhoods and streetscapes found in the Glastonbury Historic Districts and throughout the Town.
- South Glastonbury (Village) Center -Planning Area Five
- Continue to support the preservation of historic structures including foundations, walls and dams, neighborhoods and streetscapes

CONSISTENCY WITH THE POCD CONTINUED....

- 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.
- Resource Category Policy-Streambelts, Greenways and Trails
 - Maintain adequate preservation buffers around wetlands and watercourses and, where appropriate, protect these areas by conservation easements or acquisition.
- Planning Area 2 Policies-Streambelts, Greenways and Open Space
 - Maintain adequate buffers around wetlands and vernal areas and preserve vegetation/habitat transition zones through open space purchase, donation or conservation easements.
 - Continue protection of Roaring Brook and other watercourses with available preservation tools.

MOTION

RESOLVED, that the Plan and Zoning Commission of the Town of Glastonbury forwards a favorable recommendation, pursuant to Section 8-24 of the General Statutes of Connecticut, regarding the following:

Purchase of a 1.01-acre site off Cotton Hollow Road to preserve the remaining walls of the Cotton Hollow Mill. This action is pursuant to Section 8-24 of the General Statutes of Connecticut as the purchase of this parcel is consistent with the policies of the Town of Glastonbury Plan of Conservation and Development.

MEMORANDUM

To: Khara Dodds, Director of Planning/Land Use Services

From: Richard J. Johnson, Town Manager

Date: September 30, 2020

Re: **Town Council Action – Potential Land Acquisition – CGS Sec. 8-24**

The Town Council is considering purchase of a 1.01-acre site off Cotton Hollow Road to preserve the remaining walls of the Cotton Hollow Mill. The Mill dates back to the early 1800s and was recently in danger of being dismantled. The site proposed for Town purchase is outlined on the attached page and adjoined by the Preserve to the east. Subject to purchase, the Town will work with the Historic Society to stabilize and improve the remaining walls, place protective fencing and landscaping. The goal is to preserve this part of Glastonbury's history, but not provide direct public access to the site.

By action at its meeting of Tuesday, September 22, 2020, the Council referred this matter to the Town Plan and Zoning Commission per CGS Section 8-24. Please schedule for the Commission meeting of October 6, 2020. Should you have any questions, please let me know.

RJJ/sal
Attachment

