

APPLICATION FOR SUBDIVISION/RESUBDIVISION APPROVAL  
GLASTONBURY, CONNECTICUT

1. Name of Owner(s) Dependable Construction LLC 2. Address 1 River Park Drive, Cromwell, CT 06416

3. Name of Subdivider same as owner  
Address \_\_\_\_\_  
Telephone Number 860-918-4271  
Fax Number \_\_\_\_\_

4. Subdivision Name Stallion Ridge Open Space Subdivision  
5. Check one (x)  Conditional Approval ( ) Final Approval

6. No. of Frontage Lots 27 No. of Rear Lots\* 2

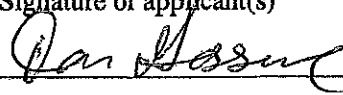
\*(If there are rear lots, a Section 6.8 Special Permit will be required)

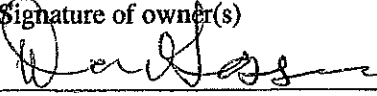
7. Zone in which subdivision is proposed Rural Residence (RR)

8. Legal description of parcel(s) of land involved  
Volume 3553/Page 0031 of the Glastonbury Land Records - attached

9. Is any portion of the property to be subdivided located within 500 feet of the Town boundary? ( ) Yes (x) No

The undersigned hereby applies for the approval of a plan for subdivision of the parcel described herein and confirms and attests that: The proposed subdivision and the plan, maps, and other documentation submitted meet all requirements of the Subdivision and Resubdivision Regulations of the Town of Glastonbury.

Signature of applicant(s)  Date 11/11/2020  
Dependable Construction LLC, by Daniel Gassner, its Manager

Signature of owner(s)  Date 11/11/2020  
Dependable Construction LLC, by Daniel Gassner, its Manager

Fee: \$300.00 (plus \$60 State of CT fee) = \$360.00 plus: \$250.00 for each lot  
Application and fee to be submitted with 14 sets of plans

Fee received \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

## PROPERTY DESCRIPTION

### SCHEDULE A

That certain real estate situated in the Town of Glastonbury, County of Hartford and State of Connecticut, designated as Parcel A on a Map entitled: "Survey Of MITCHELL FARM Bell Street Glastonbury, Conn, Hegson & Hyyppa Civil Engineers Glastonbury, Conn. Scale 1" = 80' Date 6-13-69 Map No. 114-69-1 Certified To Be Substantially Correct Harry K. Hegson", which said premises are more particularly bounded and described as follows:

Beginning at a granite merestone which granite merestone marks the southeasterly corner of the land herein described. Thence, N. 87° 44' 30" W along land now or formerly of Wilbur C. Howe, a distance of 191.50' to a point; thence, N 85° 42' 50" W along land now or formerly of Wilbur C. Howe, a distance of 538.00' to a point; thence, N 83° 42' 00" W, along land now or formerly of Robert T. Lang, a distance of 214.58' to a point, which point marks the Southwesterly corner of land herein described. Thence, N 5° 30' 00" E along land marked as Parcel B on said Map, a distance of 423.48' to a point; thence, N 51° 30' 00" W along land now or formerly of Philip E. and Fay J. Mitchell a distance of 200.00' to a point on the Easterly line of Bell Street; thence, N 42° 18' 20" E along said Easterly line of Bell Street, a distance of 258.99' to a point; thence, by an arc of a curve with a radius of 450.00' on the Easterly line of Bell Street, a distance of 285.50' to a point; thence, N 5° 57' 17" E along the Easterly line of Bell Street a distance of 534.92' to a point; thence N 3° 08' 55" E along the Easterly line of Bell Street a distance of 514.60' to a point on the Easterly line of Bell Street which point marks the Northwesterly corner of the land herein described. Thence, S 85° 06' 00" E along land now or formerly of Charles and Marion Herberger a distance of 614.55' to a point which point marks the Northwesterly corner of land now or formerly of the Water Bureau of the Metropolitan District and the Northeastly corner of the land herein described. Thence, S 2° 40' 30" E along land now or formerly of the Water Bureau of the Metropolitan District a distance of 2,057.34' to a point or place of beginning.

Excepting, however, from the above-described premises, that parcel of land conveyed to Thomas R. and Joan M. Hardy by Warranty Deed dated September 16, 1974 and recorded in Volume 202, Page 1009 of the Glastonbury Land Records.

November 2, 2020

To: Glastonbury Town Plan and Zoning Commission (for determination)

Re: Stallion Ridge Open Space Subdivision, Bell Street

Dear Commission Members:

In consideration of the above-referenced 29 lot Open-Space subdivision, in accordance with section 6.7 of the Building-Zone Regulations, the applicant-owner provides the following information with respect to the proposed Open Space to be provided within the subdivision.

1. The proposed Open Space is comprised of large sections of contiguous property that conserve natural and scenic resources, will offer passive recreational opportunities for residents and potential public access to adjacent town-owned Open Space and will promote smart growth by way of smaller lot development envelopes with larger, preserved green spaces.
2. The proposed Open Space areas far exceed the required minimum dedicated area in accordance with section 6.7.2.
3. The subdivision will be served by public water (MDC) and by public sanitary sewer as required by section 6.7.3.
4. A plan showing the same or lesser lot yield as Open Space subdivision as compared to a conventional subdivision has been provided as required by section 6.7.5.
5. The Commission is empowered by section 6.7.8 to determine if the Open Space should become dedicated Public Open Space owned by the Town of Glastonbury. The criteria for making this decision is as follows:
  - a. Does the Commission find that the public interest would be served by the dedication of the Open Space as Public Open Space? In this regard, the most compelling factor would appear to be that the proposed Open Space is contiguous to and shares a lengthy common boundary with a 100 Acre parcel of former MDC property that was recently acquired by the Town for Open Space as a part of the 700 Acres acquired. This particular contiguous piece already owned by the Town includes portions of Salmon Brook. The Town Plan of Conservation and Development (2018-2028) specifically speaks to town-wide policies regarding Open Space (see 1. C., Page 30) which states, in part, as a policy standard:

“Preserve large tracts of land, ideally those that connect to adjacent existing open space or undeveloped parcels, as opposed to small, scattered fragmented areas when possible.”

In more recent Open Space offerings, the Town Council has shown a reluctance to accept additional Open Space parcels. The Town Council has designated the Town Plan and Zoning Commission as the agency to make the final determination.

6. If the Commission does not make the finding that the public interest is better served by the Open Space becoming town-owned, then other ownership options can be considered. Pursuant to section 6.7.9, having determined that the Open Space is not best suited to be Public Open Space, the Commission is further empowered to determine in what manner the proposed Open Space should be owned. One ownership option is to determine that the Open Space shall be privately owned and maintained by the homeowners within the subdivision. The provisions of section 6.7.9 provide the guidelines for the creation of a unified plan for preservation and maintenance of the dedicated Open Space, under private ownership, if it is not to be Public Open Space.

In this alternative, as required by section 6.7.9, the developer would create a homeowners' association to which every homeowner would be required to belong and which homeowners' association would be obliged to oversee and enforce the preservation of the dedicated private Open Space. This method of ownership could entail either ownership of the Open Space within each conforming lot subject to a Declaration of Restrictions and Covenants imposed on each individual lot in perpetuity to be enforced by the Homeowners' Association and the Town of Glastonbury, or by deeding the Open Space into the ownership of the Homeowners' Association to be owned in perpetuity and maintained by the Association. In either ownership method approved by the Commission, the dedication of all Open Space in perpetuity would be assured and would be overseen by the Homeowners' Association which would be created by the developer and to which each lot owner in the subdivision would be required to belong.

Sections 6.7.9 outlines the requirements that the developer declarant must meet in creating private Open Space, all of which are satisfied in this proposal.

In more recent Open Space offerings, the Town Council has shown a reluctance to accept additional Open Space parcels. The Town Council as the zoning authority has designated the Town Plan and Zoning Commission as the agency to make the final determination.

There has been an effort to seek some consensus with the Town Council as to whether or not this property should become publicly owned Open Space or should be privately owned and under the control of a homeowners' association. It is my understanding that the Town Council will consider this matter at its November 10, 2020 meeting to make its opinion known to the Commission.

**TOWN PLAN AND ZONING COMMISSION  
GLASTONBURY, CT  
APPLICATION FOR SPECIAL PERMIT**

**Application for:**

- \_\_\_\_\_ Section 12 Special Permit with Design Review (SPDR)
- \_\_\_\_\_ Section 12.9 Minor Change to an approved Section 12 SPDR
- \_\_\_\_\_ Section 6.2 Excavation Special Permit
- X   Section 6.8 Rear Lot Special Permit
- \_\_\_\_\_ Section 4.11 Flood Zone Special Permit
- \_\_\_\_\_ Section 6.11 Accessory Apartment Special Permit\*\*
- \_\_\_\_\_ \*\* Applicant must submit addresses of property owners within 100 feet  
of the premises in accordance with Section 6.11.4 of the Building Zone Regulations
- \_\_\_\_\_ Other

Application and fee to be submitted with 14 sets of plans - see other side for fees.

Consult appropriate section(s) of the Glastonbury Building Zone Regulations to determine standards and criteria for application evaluation.

| Applicant  | Property Owner                |
|--|-------------------------------|
| Name <u>Dependable Construction LLC</u>                        | Name <u>same as applicant</u> |
| Address <u>1 River Park Drive</u><br><u>Cromwell, CT 06416</u> | Address _____                 |
| Telephone <u>860-918-4271</u>                                  | Telephone _____               |
| Fax _____  | Fax _____                     |

**Location of proposed use** 524 Bell Street, Glastonbury  
(include street address if applicable)

**Zoning District of proposal** Rural Residence (RR)

**Nature of request, including type of use, reasons for application, etc.**

In conjunction with an application to develop the property as an Open Space Subdivision, the owner/applicant is requesting a Section 6.8 Special Permit to allow 2 of the 29 lots to be rear lots.

DEPENDABLE CONSTRUCTION LLC  
Signature *Daniel Gassner*  
Applicant or Authorized Representative  
By: Daniel Gassner, its Manager  
Date 11/1/2020

DEPENDABLE CONSTRUCTION LLC  
Signature *Daniel Gassner*  
Owner or Authorized Representative  
By: Daniel Gassner, its Manager  
Date 11/1/2020

**Fees:**

**Special Permits:**

**Sec. 12 SPDR, Sec. 6.2, Sec. 6.8,  
Sec. 4.11, Sec. 6.11, Other**

**\$200.00  
plus \$60.00 State of Connecticut Fee = \$260.00**

**Sec. 12 SPDR - an additional fee of \$25 for each  
2,000 sq. ft. over 10,000 sq. ft. is required**

**Sec. 6.2 Excavation Special Permit - an additional fee of  
\$40 for each 5 acres or portion thereof in excess of 10 acres**

**Sec. 12.9 Minor Change**

**\$50.00  
plus \$60.00 State of Connecticut Fee = \$110.00**

---

**For Office Use**

**Date Received:** \_\_\_\_\_

**Fee Paid:** \_\_\_\_\_ **Cash / Check**

**Public Hearing Scheduled** \_\_\_\_\_

**Public Hearing Advertised (1)** \_\_\_\_\_

**(2)** \_\_\_\_\_

**Action** \_\_\_\_\_

**Notice of Action** \_\_\_\_\_

