

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**CGS SECTION 8-24 REFERRAL FROM THE TOWN COUNCIL TO
TOWN PLAN AND ZONING COMMISSION FOR POTENTIAL LAND ACQUISITION
OF 30 ACRES OF LAND ON HILL STREET
MEETING DATE : JANUARY 19, 2021**

REGULAR MEETING
ITEM# 01-19-2021 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
January 15, 2021

8-24 Review
Land Acquisition

Planning Area
Rural Residence Zone

REVIEW

Included for Commission review are the following:

- A memorandum from Richard J. Johnson, Town Manager, dated January 13, 2021 entitled, **“Town Council Action-Potential Land Acquisition-CGS Sec. 8-24”**
- Locational Map of **Parcels of Interest on Hill Street**

PROPOSAL

The proposal is to purchase 30 acres of the 34.1-acre collection of parcels owned by James and Rebekah Wright.

LOCATION

The property is located to the north of the terminus of Hill Street.

DESCRIPTION

The subject parcel is part of a 34.1 acre group of parcels owned by James and Rebekah Wright. There are steep slopes located at the northwest corner of the site. There is also a wetlands area and a watercourse located in the north central portion of the site. The site is bounded by Kongscut Land Trust owned land to the north and east and single family residential to the south and west.

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 conveyance of this parcel is consistent with the following goals and policies of the POCD:

Planning Area Designation—Rural Residence 1 Dwelling Unit/ 1-2 Acres

The parcel is located within the Rural Residence Planning Area and is consistent with the following Town-Wide Policy:

◆ Open Space

- ◆ 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.

This conveyance is also consistent with the following **Open Space for Natural Resources Policies:**

- ◆ Use the Town's land acquisition and preservation fund to continue the purchase of development rights and acquisition of strategic open space parcels to protect natural resources and create open space linkages.
- ◆ Provide and maintain adequate protection around wetlands, vernal pools and vegetation / habitat transition zones through open space purchase, purchase of development rights, donation or conservation easements.

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 30-acre site owned by James and Rebekah Wright located to the north of the eastern terminus of Hill Street . 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: January 13, 2021

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

By action at its meeting of Tuesday, January 12, 2021, the Council referred a proposed land purchase to the Town Plan and Zoning Commission per CGS Sec 8-24. The subject parcel is 30 acres of the 34.1-acre parcels owned by James and Rebekah Wright located off Hill Street as shown on the attached page. The 30 acres is adjoined by open space owned by the Kongscut Land Trust and Manchester Water Company.

The proposal satisfies goals and objectives of the Plan of Conservation & Development. Examples include:

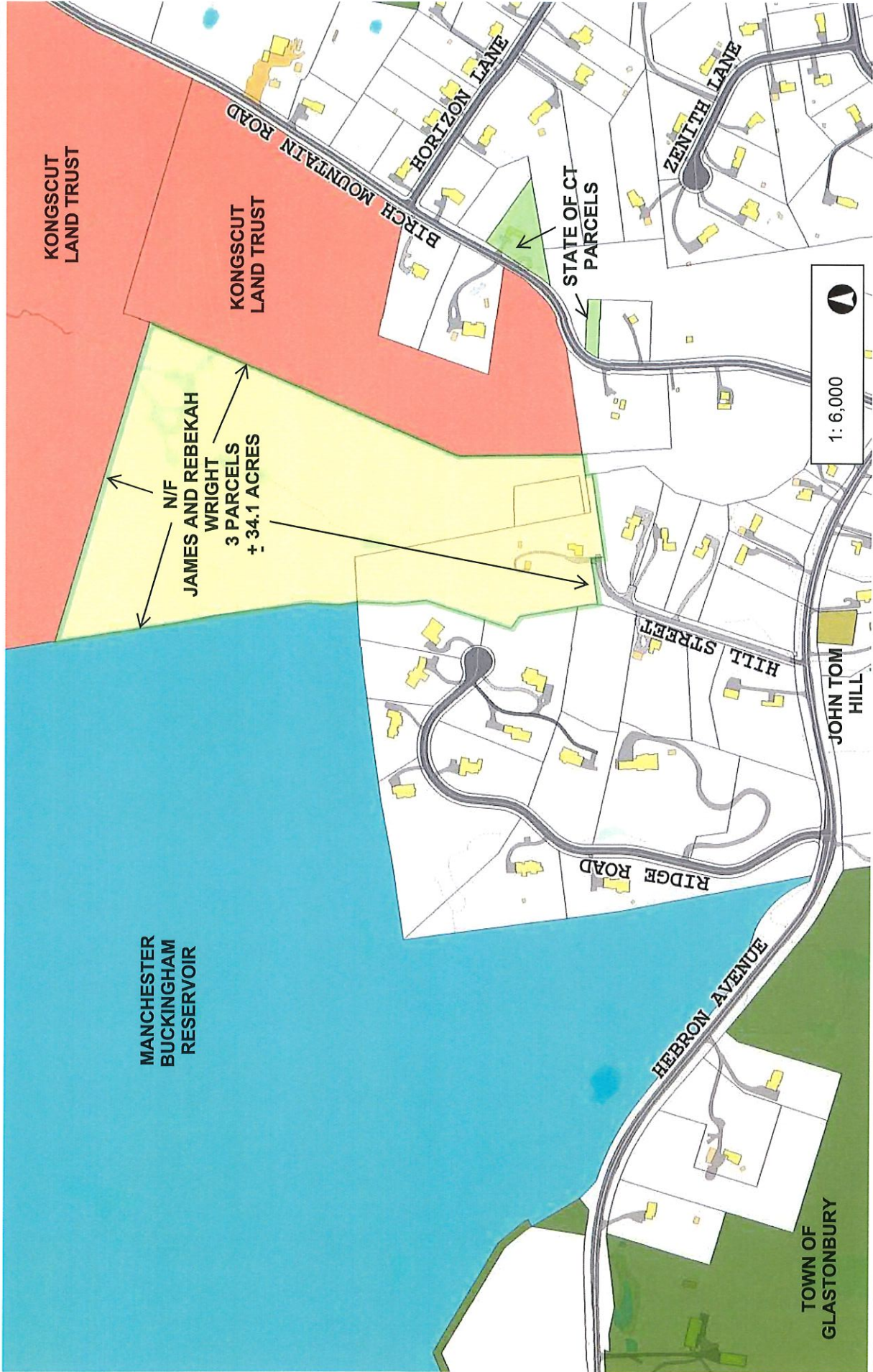
- Preserve large tracts of land, which connect to adjacent existing open space or undeveloped parcels, as opposed to small, scattered fragment areas.
- Help connect linkages with surrounding parcels of publicly and privately preserved open space.
- Connect with conservation easements, open space parcels, protect wetlands, vegetation, habitat, natural resources, etc.

Please schedule this matter for review by the Commission and advise accordingly. Should you have any questions, please let me know.

RJJ/sal
Attachment



MAP DEPICTING PARCELS OF INTEREST LOCATED ON HILL STREET GLASTONBURY CT



1,000
500
0
1,000 Feet

1: 6,000

This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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