

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

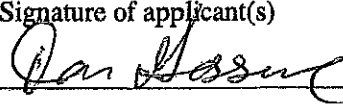
*(If there are rear lots, a Section 6.8 Special Permit will be required)

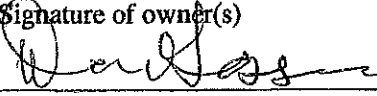
7. Zone in which subdivision is proposed Rural Residence (RR)

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.

TO: Glastonbury Town Plan and Zoning Commission
FROM: Alter & Pearson, LLC
DATE: November 3, 2020 (*revised December 3, 2020*)
RE: Stallion Ridge Open Space Subdivision, 524 Bell Street

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, with 9.9862 acres required and 14.787 acres provided.
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 (*see last sheet of plan set*).
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 recently acquired by the Town for Open Space. This 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 Section 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.*”

The Conservation Commission recommended that the open space be privately owned and placed in a Private Conservation Easement with the Town.

At the Town Council’s meeting held on November 10, 2020, the Town Council reviewed the Stallion Ridge Subdivision Plan and specifically discussed potential open space and public access to the continuous Town owned property. The Town Council came to a

consensus with the Chairman stating that they, “insist that the town does not own the property but has an easement with public access through that property to the MDC land.” The Town Council recommended that it was not in public interest that the Open Space be dedicated as public open space; however, it is the Town Plan and Zoning Commission that makes the final determination. If the Commission finds that the public interest is better served by the Open Space not becoming town-owned, then other ownership options can be considered.

In accordance with the Town Council’s recommendation the Applicant revised the plan to indicate that the open space is private, but a public access easement is provided to connect to the adjacent Town owned open space.

Attached please find a Memo from Richard J. Johnson, Town Manager to Khara Dodds, Director of Planning/Land Use Services dated November 16, 2020, together with the minutes from the Town Council meeting.

6. Pursuant to section 6.7.9, after determining 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. Based on the recommendations from both the Conservation Commission and the Town Council, the Applicant is proposing that the open space be privately owned by each individual lot owner and encumbered by a Private Conservation Easement with the Town. The Private Conservation easements would follow the Town’s standard template with provisions for invasive species control as outlined in the permit issued by the Inland Wetlands and Watercourses permit.

In addition, as a belt and suspenders approach to ensure that the open space would perpetually remain as open space, the property owner/developer will form a homeowner’s association, which membership will be proportionate to the total number of lots in the subdivision. In accordance with a Declaration that would be recorded on the land records, the open space would be restricted as open space in perpetuity. *Attached please find a draft Declaration.*

If the Commission finds that the above-referenced belt and suspenders approach of both a Private Conservation Easement and perpetual open space restriction is redundant and unnecessary, then it would need to make a finding that only the Private Conservation Easement satisfies the requirements of section 6.7.9.

MEMORANDUM

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

From: Richard J. Johnson, Town Manager

Date: November 16, 2020

Re: Town Council Action – Stallion Ridge Subdivision

At its meeting of Tuesday, November 10, 2020, the Council reviewed the plan for the Stallion Ridge Open Space Subdivision. Specifically, potential open space and public access to adjoining Town-owned lands. The review was to formulate a recommendation to the Town Plan and Zoning Commission as applicable. By consensus, the Council supports the proposed private conservation easements with a homeowner's association established to manage the conservation restrictions.

Additionally, a public access easement to adjoining Town-owned lands is recommended. This would extend from the proposed cul-de-sac. To my understanding, the proposed drainage system will be accessed through an easement from the cul-de-sac. The suggestion is to include public access through this easement with appropriate signs so indicating.

Please forward this information to the Commission as it considers the Stallion Ridge Open Space Subdivision.

RJJ/sal

4. **Old Business.** *None*

5. **New Business.**

- a. **Action on proposed funding for purchase of Fire Department – Self-Contained Breathing Apparatus (refer to Board of Finance; set public hearing).**

Motion by: Ms. Carroll

Seconded by: Mr. Osgood

BE IT RESOLVED, that the Glastonbury Town Council hereby refers to the Board of Finance the request for a \$400,000 appropriation and transfer for purchase of self-contained breathing apparatus and schedules a public hearing for 8:00 p.m. on Tuesday, December 1, 2020 through Zoom Video Conferencing, as described in a report by the Town Manager dated November 6, 2020.

Disc: Mr. Johnson explained that this equipment needs to be replaced for the volunteer firefighters in town. Since the project will not receive federal grant funding, the balance would be proposed as part of the July 1, 2021 capital program. Fire Chief Michael Thurz advised of the potential to achieve cost savings at an estimated \$80,000. The vendor is making this offer, provided that the town can place the order by the end of the year. Mr. Johnson noted that tonight's funding proposal will be almost identical to that of the air conditioning project.

Mr. Osgood asked about the length of the reimbursement process. Mr. Johnson explained that it could be either a one- or two-year process. Mr. Cavanaugh noted that this is the second time that Chief Thurz came in with an opportunity to save the town money. He then asked Chief Thurz if they were replacing the 120 canisters with an equal number of harnesses. Chief Thurz explained that they are replacing 75 air packs, which each come with two cylinders, for a total of 150 cylinders.

Result: Motion passed unanimously {8-0-0}.

- b. **Status report and discussion on proposed Stallion Ridge Subdivision (Tabled from January 14, 2020 meeting).**

Mr. Johnson explained that, back in January, the concept was an open space subdivision with about 15 acres to be donated to the town. This decision falls under the purview of the Town Plan and Zoning Commission, but when there are significant costs that might accrue to the town, the Council typically will present its thoughts to the commission. At the time, there was a concern about the sidewalks accruing significant costs to the town, which has been addressed. There was also a discussion about whether or not this open space provides a public benefit. For that reason, the matter was tabled, and the subdivision was not pursued because of the pandemic. It is back before the TPZ now, and the applicant has amended the application to provide for 15 acres as part of private conservation easements, which will be regulated by a homeowner's association.

Mr. Gullotta recalled this being originally two parcels of land. Mr. Johnson explained that there is one parcel that is surrounded by the proposed homes and a separate parcel that is generally

consistent with the original proposal but does not allow for public access to the adjacent town-owned land. Mr. McChesney asked for clarification on the second parcel. Mr. Johnson explained that it is currently not proposed with an access easement. Mr. McChesney stated that he is in favor of having an access easement on that parcel to the town-owned land that joins it. Mr. Gullotta and Ms. Carroll concurred. Mr. Osgood asked the TPZ to assure that there is public access through town-owned lands to existing town-owned parcels on Bell Street. Ms. Cavanaugh is concerned about the potential of traffic in the summer and suggested restricting parking as an option. Ms. LaChance likes the idea of having access to the property they purchased from MDC. Mr. Cavanaugh would rather have access from the cul de sac than Bell Street because there is a sharp turn there. Ms. Tanski agreed with Mr. Cavanaugh's suggestion that it makes the most sense to come in off the cul de sac.

Attorney Peter Alter explained that there will be a gravel road which the Town can use to access the detention basins. Mr. Osgood's desire to provide access to the MDC land could be accomplished within the same easements that are already going to be granted to the town for stormwater drainage. The open space to the right of the property is significantly impacted by wetlands, so it would be difficult to create a pathway coming off of Bell Street. The open space on the north of the new roadway has some issues that the CC/IWWA commission has asked them to address. These conservation easements will run with individual lots, but they will be under the control of the homeowner's association.

Ms. LaChance asked what the tax implications are for having a conservation easement to the homeowners. Mr. Alter stated that because each homeowner will own a full building lot that is not subject to the conservation easement, it will not be an overly significant tax deduction. Mr. Cavanaugh likes the access off the cul de sac, which would be controlled by the homeowner's association with access for the public. Mr. Gullotta stated that there is an invasive species on the land which needs to be cleared up over several years. He asked if the homeowner's association will post a bond or is the town trusting their goodwill to accomplish this. Mr. Alter clarified that it is the developer's responsibility, not the homeowners. It takes several years to resolve phragmites because they are a very durable invasive plant. Ms. LaChance asked that it be made clear with signage that people can go down the shared driveway.

Mr. Gullotta suggested they insist that the town does not own the property but has an easement with public access through that property to the MDC land. There was a consensus by the Council.

c. Action on continued public hearing concerning proposed amendment to Building Zone Regulations – Building Heights.

Mr. Johnson explained the history behind this proposed amendment, which is to increase some of the building heights in town. He stated that the Council can either let the public hearing lapse and schedule it for more normal conditions or set the public hearing on November 24 or December 1 and act accordingly.

Mr. Gullotta stated that he sees no reason in delaying this any further, and if Mr. Fauci's predictions are correct, COVID-19 will be around through 2021. Ms. LaChance agreed. Mr. Osgood stated that the reason for the postponement was so that members of the public could attend a hearing in person. He believes that they should let the public hearing lapse. Ms. Tanski

Return to:

Alter & Pearson, LLC
P.O. Box 1530
Glastonbury, CT 06033

DECLARATION OF STALLION RIDGE HOMEOWNERS' ASSOCIATION

DECLARATION (the "Declaration") made this ___ day of _____, 20___, by **DEPENDABLE CONSTRUCTION LLC**, by Daniel Gassner, its member duly authorized, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain premises shown on a map or plan entitled:

OVERALL SITE PLAN PREPARED FOR DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY CIVIL ENGINEERS & LAND SURVEYORS 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 0646 PHONE: (860)-529-6812, FAX: (860)721-7709 scale 1" = 80' DATE: JUN. 23, 2020 JOB No.: 3134 CHECKED BY: JPC DRAWN BY: JM[ACAD FILE; 3134-OA SHEET: 1 OF 28 REVISIONS: 08/11/20 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 10/07/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT;

WHEREAS, Declarant wishes to establish an unincorporated homeowners' association for the purpose of enhancing and protecting the areas of natural and scenic open space within the open space subdivision; and

WHEREAS, Declarant desires to confirm in perpetuity that each owner of a lot within the Stallion Ridge Open Space Subdivision is aware of the importance of maintaining the declared open space in its natural and scenic condition and that by doing so imposes on each lot owner the continuing obligation of the preservation of the open space as more particularly described in Private Conservation Easements as of record appear; and

WHEREAS, Declarant has encumbered the lots within the subdivision with Private Conservation Easements that create permanent restrictions and obligations upon the Declarant and all successive owners of the lots and vests in the Glastonbury Conservation Commission the authority to enforce the terms and conditions of the Private Conservation Easement; and further desires to impose certain covenants and restrictions upon the use, operation and maintenance of the Private Conservation Easement Areas;

WHEREAS, the Declarant further desires to impose certain covenants and restrictions upon the use, operation and maintenance of the areas of the Private Conservation Easement Areas;

WHEREAS, Declarant in addition to the Declaration of Private Conservation Easements that imposes the permanent obligation of preservation and protection of the open space on the individual lot owners, the Declarant desires to impose the continuing, permanent obligation of preservation and protection of the open space upon the Homeowners Association and its lot owners.

NOW, THEREFORE, Declarant hereby submits all of the lots within the Stallion Ridge

Open Space Subdivision (“Subdivision”) to the following:

I. DECLARATION.

Declarant hereby grants and declares, to the extent described herein, for the benefit of all of the lots within the Subdivision, this Declaration which requires that each owner of a lot within the subdivision shall be a member of the unincorporated association and that each lot shall be entitled to one vote in any action to be taken by the association. Membership in the homeowners’ association shall be appurtenant to and for the benefit of the lots in the Subdivision.

Until a majority of the lots in the Subdivision are conveyed by the Declarant, the Declarant shall be solely responsible for the performance of the obligations of the homeowners’ association. Upon the transfer of title of the majority of the lots to individual lot owners, the homeowners’ association shall be turned over to the lot owners at a meeting organized by the Declarant at which meeting the members shall elect a President and Secretary and a board of directors consisting of not less than three members of the association. Thereafter the association shall have an annual meeting on the first Saturday of June of each year as may be noticed by the President and/or Secretary of the association. Meetings shall also be held if requested in writing by three lot owners and delivered to the President, who shall then notice a meeting within fifteen days of receipt of the request, with said meeting to occur within thirty days of its being noticed. All notices may be made by electronic methods or by regular mail in the determination of the Secretary of the association. Roberts Rules shall govern the activities at all meetings of the association.

II. ASSOCIATION AUTHORITY

The Association shall not possess any direct enforcement powers with respect to the preservation and protection of the open space. The enforcement power to take any and all actions to protect and preserve the open space shall be as declared in the Private Conservation Easements. The Glastonbury Conservation Commission is recognized as the enforcement agent of the Private Conservation Easement. The association shall have the right to communicate with its members as to best management practices to preserve the open space, to cooperate with and communicate with the Glastonbury Environmental Planner to protect and preserve the open space and, if necessary, to refer matters of possible violations to the Glastonbury Conservation Commission for possible enforcement action.

III. PERMANENT DECLARATION.

The Declaration created herein shall be permanent and shall bind the Declarant, all subsequent lot owners, their heirs, successors and assigns.

IV. COVENANTS, AGREEMENTS AND RESTRICTIONS.

The covenants, agreements and restrictions set forth herein shall be effective as of the date hereof and shall continue in full force and effect in perpetuity. The covenants, agreements and restrictions herein may not be terminated nor modified without the approval of the Glastonbury

Conservation Commission and the Glastonbury Town Plan and Zoning Commission following a majority vote of the members of the association.

V. MISCELLANEOUS.

The covenants, agreements and restrictions contained herein shall be covenants running with and for the benefit of and/or burden upon all of the lots within the subdivision and shall be binding upon and inure to the benefit of the lot owners thereof, and their respective heirs, successors and assigns

IN WITNESS WHEREOF, the designated Declarant, **DEPENDABLE CONSTRUCTION LLC**, by **Daniel Gassner, its member duly authorized**, has hereunto caused its hand and seal to be set this ____ day of _____, 20__.

Signed, Sealed and Delivered
in the presence of:

DECLARANT:
DEPENDABLE CONSTRUCTION LLC

By: Daniel Gassner, Its Member
Duly Authorized

STATE OF CONNECTICUT :
: ss. Glastonbury _____, 20__
COUNTY OF HARTFORD :

Personally appeared Daniel Gassner, its Member, duly authorized of **DEPENDABLE CONSTRUCTION LLC** as aforesaid, signer of the foregoing instrument, and acknowledged the same to be his free act and deed as said Member, and the free act and deed of said limited liability company, before me.

Commissioner of the Superior Court
Notary Public
My Commission Expires:

SCHEDULE A

**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.

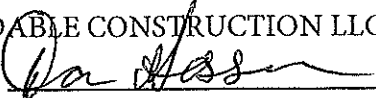
Applicant	Property Owner
Name <u>Dependable Construction LLC</u>	Name <u>same as applicant</u>
Address <u>1 River Park Drive</u> <u>Cromwell, CT 06416</u>	Address _____
Telephone <u>860-918-4271</u>	Telephone _____
Fax _____	Fax _____


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 
Applicant or Authorized Representative
By: Daniel Gassner, its Manager
Date 11/11/2020

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

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 _____

**TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT
STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED**

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Special Permits
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00 collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant	Dependable Construction LLC
Address	1 River Park Drive, Cromwell, CT 06416
Name of Project	Stallion Ridge Open Space Subdivision
Address	524 Bell Street, Glastonbury, CT

Type of Application:

Special Permit Section Number	6.8 (Rear Lots)
Subdivision and Resubdivision	x
Change of Zone	_____
Planned Area Development	_____
Final Development Plan and/or Zone Change	_____
Inland Wetlands and Watercourses Permit	_____
Special Exceptions and Variances	_____

Date Fee Received _____ By _____

Project Number _____