

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**APPLICATION FOR CONDITIONAL APPROVAL OF AN OPEN SPACE SUBDIVISION
AND OF A SECTION 6.8 REAR LOT SPECIAL PERMIT CONCERNING THE
29-LOT (2 REAR) STALLION RIDGE OPEN SPACE SUBDIVISION
524 BELL STREET
MEETING DATE : JANUARY 19, 2021**

PUBLIC HEARING
01-19-2021 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

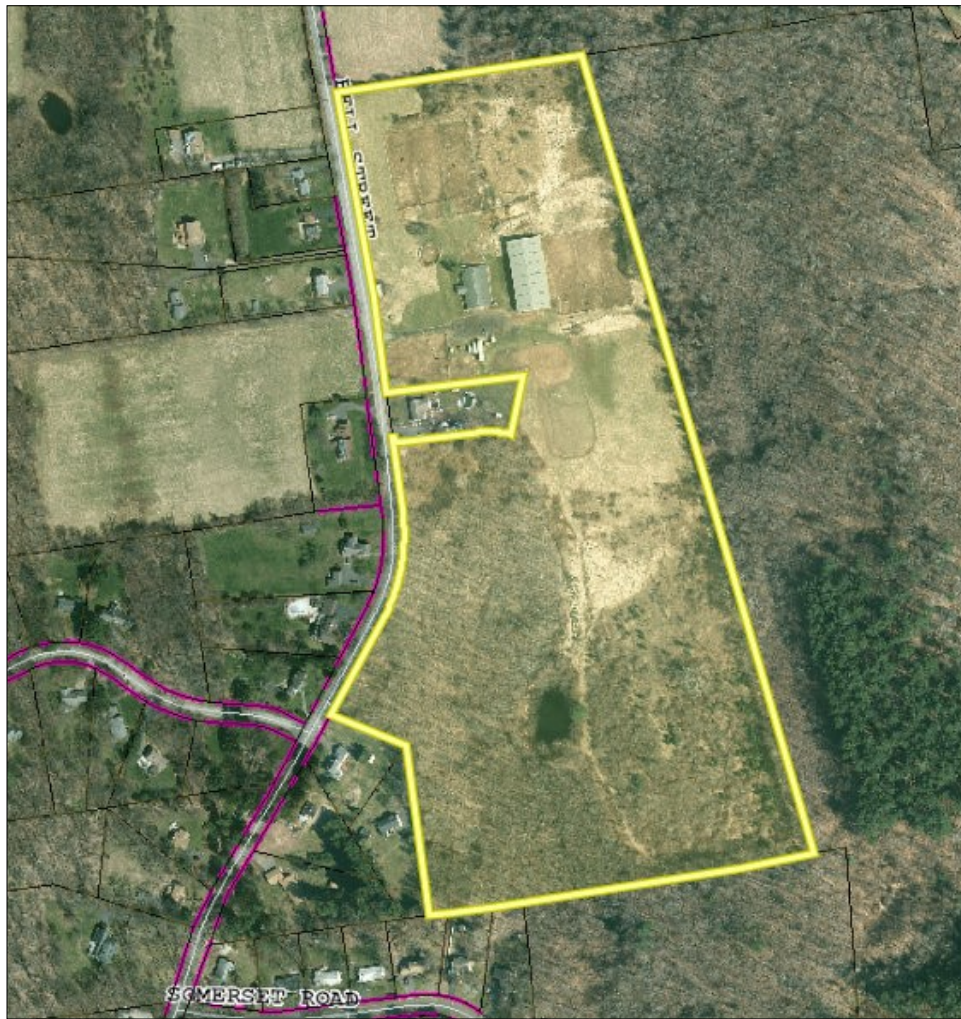
Memo Date:
January 15, 2021

Zoning District:
Rural Residence (RR)
and GWP Zone 1

Applicant:
Dependable Construc-
tion, LLC

EXECUTIVE SUMMARY

- The applicant is proposing at 29-lot open space subdivision at 524 Bell Street which is located in the Rural Residence Zone.
- The subdivision will have 27 frontage lots and 2 rear lots.
- A new 1,500± linear foot road with a permanent cul-de-sac will be constructed as part of the subdivision.
- In accordance with Section 6.7 of the Building-Zone Regulations, open space subdivisions can have reduced lot sizes as long as the number of lots proposed open space subdivision does not exceed the number of lots that would be permitted under a conventional subdivision.
- If a the location of a proposed subdivision is located within the boundary of the master sewer plan then the lot size, frontage and setback requirements may be reduced to no less than the requirements of the next higher density residential zone.
- The developer is proposing the same number of lots that would be permitted in the Rural Residence Zone with frontage and setback requirements as permitted in the Residence AA Zone.
- The area of open space set aside by the developer shall be “at least equal to the difference between the area of lots as permitted in the zone in which the proposed subdivision is located and the area of reduced lots.”
- The applicant is proposing 15.2± acres of open space to be preserved using conservation easements on the individual lots.
- At the developers’ request, the Town Council reviewed the subdivision proposal in terms of a potential open space dedication to the Town.
- At their November 10, 2020 meeting, the Town Council agreed that the Town should not own the open space but rather that it should have an easement with public access through the open space to the Town owned land to the immediate east of the subdivision formerly owned by the Metropolitan District Commission (MDC).
- The applicant proposes public access to the open space off the cul-de-sac at the south end of the proposed road.
- The lots will be served by town sewer and MDC water service.
- At their meeting of June 6, 2020, the Town of Glastonbury Water Pollution Control Authority (WPCA) approved the design and construction of sanitary sewers for the proposed subdivision.
- At their meeting of October 15, 2020, the Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit.
- At the same meeting, the Conservation Commission forwarded a favorable recommendation for the project to the Town Plan and Zoning Commission.
- The Plans Review Subcommittee reviewed the proposed subdivision on November 19, 2020 where they had concern regarding the dedication of open space and the proposed access point to the open space. They advised the applicant to provide examples of other open space subdivisions that are similar to the proposed subdivision.



Aerial View of 524 Bell Street

REVIEW

Included for Commission review are the following:

- The Subdivision Plans
- Project Narrative
- Memoranda from Town Staff
- Minutes of the November 10, 2020 Town Council Meeting
- Minutes from the November 19, 2020 Plans Review Subcommittee meeting

ADJACENT USES

Farmland exists to the north, town-owned open space is to the east and south and single-family housing is located to the west.

SITE DESCRIPTION [Please refer to plan set sheets 2, 3 & 4 entitled “Property/ Topographic Survey Showing Existing Conditions”]

The site consists of approximately 34-acres located on the east side of Bell Street between Somerset Road and the Glastonbury/Manchester town line in the Rural Residence Zone. Formerly a horse farm, the northern portion and part of the eastern portion of the site have been cleared and have low grass and shrubs. The northeastern corner of the lot has dense patches of invasive plant species. The southern and western portion of the site has shrubs and an approximately 300 year old oak tree on the east side. There are wetlands located at the northeast corner of the site and in the center of the site, south of 520 Bell Street extending to the southern property line. The northern portion of the site slopes moderately from west to east away from Bell Street. South of 524 Bell Street the site slopes to the center of the site to where the wetlands and a small pond and watercourse are located. Soils on the site include Wethersfield loam, 3 to 8 percent slopes, Wilbraham and Menlo soils, extremely stony, Ludlow silt loam, 0 to 3 percent slopes, Ludlow silt loam, 2 to 8 percent slopes, very stony, Wethersfield loam, 15 to 25 percent slopes, Manchester gravely sandy loam, 3 to 15 percent slopes, Scarboro muck and Wethersfield loam, 8 to 15 percent slopes.

PROPOSAL [Please refer to plan sheet 1 entitled “Overall Subdivision Plan” & plan set sheets 5, 6 & 7 entitled “Subdivision Plan”]

The applicant is proposing a 29-lot open space subdivision with 27 frontage lots and 2 rear lots. A 1,500± linear foot, permanent cul-de-sac, road will be constructed as a part of the subdivision. The proposed name for the road is “Stallion Drive.” Entrance to Stallion Drive will be on the east side of Bell Street approximately 128 linear feet north of the lot at 520 Bell Street. There will be 18 frontage lots on Stallion Drive and 2 rear lots. The 9 remaining frontage lots will be on Bell Street. The two rear lots will be located off the cul-de-sac at the southern end of Stallion Drive. Approximately 15 of the 29 acres in the proposed subdivision will be preserved as open space. The open space will be preserved by encumbering a portion of each lot with a conservation easement and the creation of a home owners association that will declare the encumbered land as open space. In accordance with Section 6.7 of the Building-Zone Regulations, in exchange for the dedicated open space, the developer can develop the lots using the Residence AA lot frontage and setback standards.

DRIVEWAYS [Please refer to plan sheet 1 entitled “Overall Subdivision Plan” & plan set sheets 8, 9 & 10 entitled “Subdivision Plan”]

Each frontage lot will have its own driveway with a turnaround. Access to the rear lots (lots 17 and 18) will be through a 25-foot wide section of lot 17 over which lot 18 will have an indefeasible access easement.

WETLANDS [See plan sheet set sheets 2, 3 & 4 entitled “Property/Topographic Survey Showing Existing Conditions”]

There are two wetland areas on the property. The first area is located at the northeast corner of the site and the second is in the center of the site south of 520 Bell Street to the southern property line. At their meeting of October 15, 2020, the Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit. At the same meeting, the Conservation Commission forwarded a favorable recommendation for the project to the Town Plan and Zoning Commission.

DRAINAGE [Please refer to plan set sheets 5, 6, 7 entitled “Subdivision Plan” and plan set sheets 8, 9, & 10 entitled “Site Development Plan”]

Drainage in the subdivision will be handled through a combination of public and private infiltration structures and storm sewers.

Town-Maintained Drainage Improvements

Runoff from Stallion Drive will be collected in catch basins and diverted south in a storm sewer into 2, Town maintained stormwater infiltration basins located in the conservation easements on lots #16 and #17 at the south end of the road. Access for maintenance of the basins by the Town will be through access easements over lots #16 and #17. The catch basins and storm sewer in Stallion Drive will also be maintained by the Town as it will become a accepted town road. Drainage improvements on Bell Street will include two new catch basins (one on each side of Bell Street) adjacent to the southwest corner of the property at 520 Bell Street. These catch basins will direct runoff east in a sewer line to a 6-foot wide by 1-foot deep riprap-lined conveyance swale. The swale will convey the runoff to the wetlands located in the conservation easements on the west side of lots #17 through #20 fronting the proposed road, and on the east side of lots #25 through #29 fronting on Bell Street. There will also be a Town-maintained sewer line running east to west on lot #20 that will direct runoff from a privately-maintained conveyance swale located at the rear of lots #20 through #24, to the storm sewer in the proposed road.

Privately-Maintained Drainage Improvements

Lots #1 though #5 located on the east side of Bell Street will each have combination roof and footing drains that will direct runoff to a level spreader located at the east side of the each property that will be maintained by the homeowner.

Lots #6 though #13 will each have at grade footing drains with sump pumps directing water away from the house foundations to stone pads in the rear of the lots and roof drains directing runoff from the house roofs to the storm sewer in Stallion Drive.

Lots #14, #15 and # 20 will have combination footing/roof drains that will direct water to the sewer line in Stallion Drive.

Lots #16 and #17 will have combination footing/roof drains that will direct water to the sewer line to the south of the Stallion Drive cul-de-sac.

Lots #18 and #19 will have footing drains directing water away from the house foundations to stone pads in the rear of the lots and roof drains directing runoff from the house roofs to the storm sewer in Stallion Drive.

Lot #21 and #22 will have at grade footing drains with sump pumps and roof drains directing water from the house foundations and the roofs to stone pads in the rear of the lots. Lots # 22 and #23 will have footing drains with sump pumps directing water away from the house foundations to stone pads in the rear of the lots and roof drains directing runoff from the house roofs to the storm sewer in Stallion Drive.

Lot #24 will have a combination footing/roof drain that will direct water to a 6-foot wide by 1 foot deep, grass conveyance swale that runs from the southeast corner of the lot to the wetland area in the rear of lot #20.

Lots #25 through #29 fronting on Bell Street will have combination footing/roof drains directing water to individual bioretention basins located on the east end of the lots.

There is a privately maintained stormwater conveyance swale that runs easterly in a drainage easement along the rear of lots #24 and #23 and then south along the rear of lots #22, #21, and #20. The swale empties into the aforementioned Town-maintained storm sewer that directs runoff to the sewer line in the proposed road.

UTILITIES [Please refer to plan set sheets 8, 9, & 10 entitled "Site Development Plan", plan set sheets 14 &15, entitled "Stallion Drive Road Profile" and plan set sheets 16, 17, 18 & 19 entitled "Off-Site Water & Sewer Plan/Profile"]

The lots will be served by Town sewer and MDC Water. The existing MDC waterline located at the intersection of Somerset Road and Bell Street will be extended north along Bell Street approximately 2,700 linear feet, to the southwest corner of Lot # 1 of the proposed subdivision. The MDC line will also branch off from Bell Street at the intersection with the proposed road and extend approximately 1,500 linear feet to the cul-de-sac.

The developer will extend the existing sanitary sewer line 2,000± linear feet from its location approximately 310 linear feet north of the intersection of Bell Street and Somerset Road to the southwest corner of Lot #1 of the subdivision. The sewer line will branch from Bell Street at its intersection with the proposed road and extend approximately 1,500 linear feet

to the cul-de-sac.

Due to the topography of the area, the sanitary sewer system for this subdivision will be a closed system, shared force main. Each lot (with the exception of Lot #29) will have a sewer pump to move sewage from the house to the force main sanitary sewer line in the proposed road and the portion of Bell Street from Lot # 1to Lot #28. At that point, the topography is such that the remaining sewer line can be gravity fed.

At their meeting of June 6, 2020, the Town of Glastonbury Water Pollution Control Authority (WPCA) approved the design and construction of sanitary sewers for the proposed subdivision.

ROADS [Please refer to plan set sheets 8, 9, & 10 entitled “Site Development Plan”, plan set sheets 14 & 15, entitled “Stallion Drive Road Profile”]

As previously discussed, there will be a new 1,500 linear foot road (Stallion Drive) with a permanent cul-de-sac. The road will extend east from Bell Street approximately 380 linear feet and then turn south for the remaining portion to the cul-de-sac. The road will be 25 feet wide with a 4-foot concrete sidewalk on the north and east sides. Each lot will have two street trees. There will also be sidewalks and street trees installed in front of the new lots on the east side of Bell Street.

SOIL MANAGEMENT [Please refer to plan set sheets 11, 12 & 13 entitled “Erosion and Sediment Control Plan”]

The applicant has submitted an Erosion and Sedimentation (E&S) Control Narrative which states that Best Management Practices will be used during the project.

OPEN SPACE [Please refer to plan set sheet entitled “Subdivision Application For: Stallion Ridge Subdivision” and plan set sheets 5,6 & 7 entitled “Subdivision Plan” & plan sheet A-17-033-UZ-1 entitled “Conceptual Plan—Underlying Zone”, and memorandum entitled “Stallion Ridge Open Space Subdivision, 524 Bell Street” Dated November 3, 2020 (revised December 3, 2020)]

The applicant is proposing an open space subdivision in accordance with Section 6.7 of the Glastonbury Building-Zone Regulations. The regulation permits a developer to create a subdivision that is in accordance with the density (number of lots permitted) of the underlying zone while allowing for smaller lot sizes and reduced frontage and setback requirements in exchange for dedicated open space. The reduced requirements for an open space subdivision are determined based upon its location relative the boundaries of the last master sewer plan accepted by the Glastonbury Water Pollution Control Authority (WPCA). If, as is the case with the subject proposal, a subdivision is located within the boundary of the master sewer plan then the lot size, frontage and setback requirements may be reduced to no less than the requirements of the next higher density residential zone. The area of open space

shall be “at least equal to the difference between the area of lots as permitted in the zone in which the proposed subdivision is located and the area of reduced lots.” The required amount of open space for this subdivision is 9 acres. The proposed subdivision is located within the master sewer plan and is in the Rural Residence Zone so the developer is able to use the lot frontage, setback requirements of the Residence AA zone. The applicant is proposing to dedicate 15± acres of open space with private conservation easements on each lot. There will also be a homeowner's association that will designate said land as open space not to be developed. The amount of open space dedicated is in excess of what would be required based on the overall size of the subdivision (39 acres).

The applicant is also proposing a 4-foot wide gravel public access trail to the Town-owned open space to the east of the subdivision. The entrance to the trail will be located at the south end of the cul-de-sac at the beginning of the shared driveway for Lot #16 and Lot #17. The trail will follow the driveway south along Lot # 17 and then east along Lot #16. Although the trail will follow the same path as the Town maintenance trail, there will be a separate easement granted.

ZONING ANALYSIS & CONSISTENCY WITH PLAN OF CONSERVATION AND DEVELOPMENT

The applicant's proposal has been reviewed by Town staff, the Conservation Commission and the Plans Review Subcommittee. The proposed subdivision meets all the requirements of the Glastonbury Subdivision Regulations and Section 6.7 of the Town of Glastonbury Building-Zone Regulations with regard to open space subdivisions. The proposed rear lots meet all the requirements of Section 6.8 of the Building-Zone Regulations with regard to access, lot size, setback, driveway length, width and required turnaround. In accordance with Section 5.12 of the Subdivision Regulations, the applicant is applying for conditional subdivision approval, which requires the applicant complete all the public improvements prior to the bond all construction work associated with the subdivision. As set forth in Sections, 6.2.4 a and b of the Building—Zone Regulations, the excavation associated with the proposed subdivision will not require an excavation permit.

The project is consistent the following policies of the 2018—2028 Plan of Conservation and Development:

Town-wide Policies:

- **Open Space**
 - As Town-owned open space holdings increase in number and acreage, formulate management objectives for those parcels designated for natural resource conservation to maintain the overall health, integrity and diversity of the resources.
 - Preserve large tracts of land, ideally those that connect to adjacent ex-

isting open space or undeveloped parcels, as opposed to small, scattered, fragmented areas when possible.

- Support ongoing efforts to combat invasive species that threaten the overall health, integrity and diversity of Glastonbury's natural resources.
- **Housing**
 - Promote non-traditional development design and open space subdivision layouts that will preserve large, un-fragmented tracts of land and significant natural resources.
- **Stormwater Management**
 - Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity.

Planning Area 2—Fringe Suburban

- **Housing**
 - Encourage non-traditional residential development on larger parcels of land, generally 10 acres or greater in size, where public water and/or sanitary sewer service is available and where conservation of natural resource lands is a priority. Such designs may include open space subdivisions and/or planned area developments including detached single-family homes, attached townhouses or condominiums.
- **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.
- **Stormwater Management**
 - Storm drainage systems to be upgraded or newly constructed should adhere to guidelines set forth in the Roaring Brook and Salmon Brook Watershed Master Drainage Studies.

Resource Category 1 - Open Space for Natural Resources Preservation

- 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.
- Deploy non-traditional development design as a means of minimizing land disturbance while maximizing open space preservation.
- When reviewing development proposals, consider open space set-aside techniques that achieve the goals of the Plan while minimizing cost implications on Town operating costs such as conservation easements, homeowner's associations and contributions in lieu of open space.

Resource Category 2—Open Space for Parks and Recreation

- Provide appropriate access to all Town properties capable of serving current

and future recreational needs of the Town.

- Establish walking and biking trails in appropriate locations throughout Town.

Resource Category 4—Wetlands and Watercourses

- Maintain adequate preservation buffers around wetlands and watercourses and, where appropriate, protect these areas by conservation easements or acquisition. Preserve ecologically significant wetlands in perpetuity by open space dedication or conservation easement encumbrance.

Resource Category 5—Floodplain Management

- Continue to review every land development proposal for management of on-site stormwater runoff generated from roads, parking lots, driveways, walkways and roofs. Also, control runoff to prevent watercourse overloading and associated downstream flooding and erosion. Require adequate soil erosion and sedimentation controls as well as site stabilization measures. Protect inland wetlands, watercourses and floodplains from filling and disturbance.

Further, the proposed subdivision is in keeping with the Future Land Use Map designation of this land as “Fringe Suburban 1 dwelling unit/ 1 acre.”

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND ZONING COMMISSION

OPEN SPACE SUBDIVISION APPROVAL &
SECTION 6.8 REAR LOT SPECIAL PERMIT
APPROVAL

APPLICANTS/OWNERS:
DEPENDABLE CONSTRUCTION LLC
1 RIVER PARK DRIVE
CROMWELL, CT 06416

FOR: STALLION RIDGE OPEN SPACE
SUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the application of Dependable Construction LLC for conditional approval of an Open Space Subdivision and approval of a Section 6.8 Rear Lot Special Permit – 29 lots – Stallion Ridge Open Space Subdivision – 524 Bell Street – Rural Residence Zone and Groundwater Protection Zones 1, in accordance with the following plans:

To be quoted

And

1. In compliance with:
 - a. The standards contained in a report from the Fire Marshal, File 19-034, plans reviewed 01-11-21
 - b. The conditions set forth by the Conservation Commission / Inland Wetlands and Watercourses Agency, in their recommendation for approval to the Town Plan and Zoning Commission and the Wetlands Permit issued at their Regular Meeting of October 15, 2020
2. In adherence to:
 - a. The Town Engineer's memorandum dated January 13, 2021.
 - b. The Police Chief's memorandum dated January 11, 2021.
3. The applicant shall install signage at the entrance to the public access trail located at the south end of the cul-de-sac and at the entrance to the Town-owned open space located at the east end of the public access trail. The applicant shall include a sign detail on the plans prior to filing final mylars.
4. This is a Subdivision approval. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
JANUARY 19, 2021

ROBERT J. ZANLUNGO JR., CHAIRMAN



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

October 20, 2020

CONSERVATION COMMISSION AND INLAND
WETLANDS & WATERCOURSES AGENCY

Daniel B. Gassner
Dependable Construction
1 River Park Drive
Cromwell, Connecticut 06416

Re: Application of Dependable Construction, LLC (Dan Gassner, Member) for an inland wetlands and watercourses permit concerning the proposed 29-lot Stallion Ridge Open Space Subdivision – 37-acre site, formerly an equestrian facility at 524 Bell Street – Rural Residence & Groundwater Protection Zone (overlay) 1

Dear Mr. Gassner:

At its Regular Meeting of October 15, 2020, the Conservation Commission/Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit, in accordance with the plans and conditions cited in the **attached** motion.

Please read the conditions of approval carefully and comply with them. Some of the conditions may require interacting with the Environmental Planner (e.g. inspection of soil erosion and sediment control); it will be your responsibility to schedule such interactions. Any questions you may have about the stated conditions can be directed to the Office of Community Development at (860) 652-7511.

This Permit:

- requires that the approved regulated activities be completed within one (1) year from commencement of said activities;
- is valid for five (5) years and thus expires on October 15, 2025; and
- may not be transferred unless authorized by the Inland Wetlands & Watercourses Agency

Once again should you have any questions, please do not hesitate to contact this office.

Sincerely,

Thomas Mocko
Environmental Planner

cc: Alter & Pearson, LLC
Hallisey, Pearson & Cassidy Engineering Associates

TM:gfm
Attachment

APPROVED MOTION FOR A WETLANDS PERMIT

MOVED, that the Inland Wetlands and Watercourses Agency grants an inland wetlands and watercourses permit to Dependable Construction, LLC (Daniel B. Gassner, Managing Member) for numerous regulated activities associated with road, infrastructure and residential lot construction limited to just the wetlands-regulated upland review area concerning the 29-lot Stallion Ridge Open Space Subdivision at 524 Bell Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 feet intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal or long-lived wood posts with easement signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
2. In order to protect the physical, chemical and biological characteristics of the wetlands and watercourses and water quality, the following conditions shall apply:
 - a. Pesticides and herbicides shall not be disposed of within the designated conservation easement areas;
 - b. Pesticides and herbicides shall only be applied utilizing best management practices for integrated pest management; and
 - c. The developer agrees to recite these conditions in the deed to the individual property(ies).
3. The agricultural caveat below shall be added to all: site plan sheets that exhibit the lots to be recorded on the land records; and all future plot plans submitted to the Town for residential construction-related purposes.

Agricultural Caveat

Please Note: Agricultural activities occur on properties abutting this subdivision site. Potential lot owners should be aware that these activities include use of heavy farming equipment/machines at early morning hours and weekends and application of pesticides, fertilizer and manure.


15. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources. Underground propane tanks shall be allowed. Within land areas exhibiting seasonal high groundwater on the site, all underground propane tanks shall be adequately anchored and/or strapped in order to prevent such tanks from rising up from due to buoyancy under "near empty" tank conditions.

16. The Permittee shall be fully responsible for damages caused by all activities undertaken pursuant to this permit that may have a detrimental effect on wetlands and/or watercourses, and all such activities that cause erosion and sedimentation problems. If the Permittee sells individual building lots to other builders, the Permittee shall thoroughly review all conditions of this permit with the buyer, and the buyer shall consult with the Environmental Planner before the buyer commences any work on the site.

17. The maintenance responsibility for all private drainage improvements including bio-retention areas, concrete level spreaders, and grass swales should be clearly indicated on the approved plans and incorporated into the deeds for the lots containing the improvements.

MEMORANDUM

To: Town Plan & Zoning Commission

From: Thomas Mocko, Environmental Planner 

Date: October 20, 2020

Re: Recommendations to the Town Plan & Zoning Commission for subdivision approval and approval of a Section 6.8 (rear lot) Special Permit concerning the proposed 29-lot Stallion Ridge Open Space Subdivision – 37-acre site, formerly an equestrian facility at 524 Bell Street – Rural Residence & Groundwater Protection Zone (overlay) 1

During its Regular Meeting of October 15, 2020, the Conservation Commission recommended to the Town Plan and Zoning Commission subdivision approval and approval of a Section 6.8 (rear lot) Special Permit concerning the proposed 29-lot Stallion Ridge Open Space Subdivision – 37-acre site, formerly an equestrian facility at 524 Bell Street within the Rural Residence & Groundwater Protection Zone (overlay) 1. The attached motion was approved by the Commission.

TM:gfm

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services
Peter R. Carey, Building Official
Alter & Pearson, LLC
Hallisey, Pearson & Cassidy Engineering Associates, C.E. & L.S.

**APPROVED RECOMMENDATION TO
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission subdivision approval and a Section 6.8 (rear lot) Special Permit concerning Dependable Construction, LLC's proposed 29-lot Open Space Subdivision located at 524 Bell Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 foot intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal or long-lived wood posts with easement signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
2. In order to protect the physical, chemical and biological characteristics of the wetlands and watercourses and water quality, the following conditions shall apply:
 - a. Pesticides and herbicides shall not be disposed of within the designated conservation easement areas;
 - b. Pesticides and herbicides shall only be applied utilizing best management practices for integrated pest management; and
 - c. The developer agrees to recite these conditions in the deed to the individual property(ies).
3. The agricultural caveat below shall be added to all: site plan sheets that exhibit the lots to be recorded on the land records; and all future plot plans submitted to the Town for residential construction-related purposes.

Agricultural Caveat

Please Note: Agricultural activities occur on properties abutting this subdivision site. Potential lot owners should be aware that these activities include use of heavy farming

equipment/machines at early morning hours and weekends and application of pesticides, fertilizer and manure.

4. Adherence to the Assistant Town Engineer's memorandum dated October 8, 2020.
5. The proposed subdivision's site plans shall be revised to: a.) indicate that three (3) street trees are required for each lot; and b.) provide a list of appropriate native tree species that are suitable to fulfill the street tree requirement on each frontage lot. Such list shall specify the tree species best suitable for the varying soil drainage conditions (i.e. droughty, well-drained, moderately well-drained and somewhat poorly drained) throughout the site.
6. The Permittee's proposed phasing of construction and its specified four individual construction phases shall be adhered to as an important mitigation measure.
7. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
8. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.
9. Tree stumps and blasted rock material shall not be buried at the site.
10. All lots that are earmarked for sump pumps (in order to prevent wet basements) shall also be provided with a back-up battery system for instances where electrical power is not in service in order to provide assurance that the sump pump will operate during power outages.
11. The project's proposed, two invasive plant management plans shall be implemented for three, consecutive growing seasons. Three and a half-inch to four and a half-inch caliper dbh wetland tree species shall be planted with respect to the proposed control program for phragmites. Documentation of such shall be submitted to the Town's Environmental Planner.
12. A qualified person shall be kept on retainer by the applicant to supervise: the construction and habitat restoration of the stormwater treatment basins; and the implementation of a replanting plan within the conservation easement areas. Such person shall certify that performance has met all designed aspects upon completion.

13. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
14. The orientation of the proposed houses within the subdivision shall be reconsidered in order to promote solar access as an alternative energy source.
15. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources. Underground propane tanks shall be allowed. Within land areas exhibiting seasonal high groundwater on the site, all underground propane tanks shall be adequately anchored and/or strapped in order to prevent such tanks from rising up from due to buoyancy under "near empty" tank conditions.
16. The maintenance responsibility for all private drainage improvements including bio-retention areas, concrete level spreaders, and grass swales should be clearly indicated on the approved plans and incorporated into the deeds for the lots containing the improvements.



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

June 6, 2019

Mr. James W. Dutton, L.S.
Dutton Associates, LLC
67 Eastern Boulevard
Glastonbury, CT. 06033

Re: Stallion Ridge Subdivision

Dear Mr. Dutton:

This is to advise you that at its special meeting on Wednesday, June 5, 2019, the Glastonbury Water Pollution Control Authority approved the design and construction of sanitary sewers for the Stallion Ridge Subdivision development. Also enclosed is a copy of the Notice of Action legal advertisement which will be published in the Glastonbury Citizen on June 13, 2019 and June 27, 2019.

If you have any questions, please do not hesitate to give me a call at (860)-652-7742.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Mahoney", is written over the printed name.


Gregory J. Mahoney
Senior Engineering Technician

Cc: Khara Dodds, Director of Land Use & Planning Services

January 13 2021

MEMORANDUM

To: Town Plan and Zoning Commission
Khara Dodds, Director of Planning and Land Use Services

From: Daniel A. Pennington, Town Engineer / Manager of Physical Services 

Re: Stallion Ridge Open Space Subdivision
524 Bell Street

The Engineering Division has reviewed the plans for the proposed 29-lot Stallion Ridge Open Space Subdivision located at 524 Bell Street prepared by Hallisey, Pearson, and Cassidy, Civil Engineers and Land Surveyors LLC, last revised January 6, 2021 and the related stormwater management report last revised December 4, 2020 and offers the following comments:

1. Subdivision plans are missing some of the annotation necessary to complete a running description for all of the lots and easements shown. Easement boundaries should be labeled with total bearing and distance along with the individual segment lengths. These maps shall be reviewed by the responsible licensed land surveyor and revised as necessary.
2. Overlapping easement areas on Lots 15, 16, 17, and 18 are difficult to interpret. Shading and labeling needs to be adjusted as necessary for clarity.
3. Site development notes on Sheets 8 and 19 need to be reviewed for consistency and revised such that all required notes are provided at both locations.
4. Sewer laterals for Lots 26 and 27 should be labeled as force main laterals instead of SDR-35 pipes.
5. A CT Licensed Professional Engineer shall inspect the installation of the low-pressure sewer pump station for each lot within the subdivision and shall provide a letter certifying that the pump station utilized meets the requirements of the low-pressure sewer design and was installed in accordance with Town standards and manufacturer specifications. Certification shall be provided to the Engineering Division prior to issuance of certificate of occupancy for the each lot.
6. Construction of the detention pond berms including impermeable soil core and anti-seep collars shall be inspected and certified by a CT Licensed engineer as being consistent with the approved plans.
7. Temporary pavement repairs shall be completed as a full depth pavement repair including 3" of asphalt and 18" of processed stone base. Final pavement restoration shall include fine milling and paving to a depth of 1.5" for the entire affected travel lane from the centerline to the curb.
8. A plan for Maintenance and Protection of Traffic must be approved by the Police Department and the Town Engineer prior to issuance of a Right of Way Permit for utility work within Bell Street.
9. This project requires a CTDEEP General Construction Permit due to the amount of disturbance. A copy of this permit shall be provided to the Town prior to commencement of construction.

10. Provide all approval memos from TPZ, WPCA, Conservation Commission, and from various town departments on the approval letter sheet.
11. Final plans are to be signed and stamped by the Professional Engineer or Land Surveyor as appropriate to the plan sheet.
12. Submit final approval stamped and signed PDF copies of the Stormwater Management Report, Sewer Design Computations and Final plans to the Engineering Division for our records.



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: **Stallion Ridge Open Space Subdivision**

LOCATION: (formerly known as 524 Bell Street)

Stallion Drive

 x NEW CONSTRUCTION

xxx SUBDIVISION

OCCUPANCY CLASSIFICATION: **Group R**

FILE # **21-004**

PROPOSED FIRE PROTECTION: **via MDC water main & the GFD**

ENGINEER'S PLAN: **3134**

REVISED PLAN :**1-06-2021**

ENGINEER: **James P. Cassidy II – Hallisey, Pearson & Cassidy**

ADDRESS: **630 Main Street**

PHONE: **860-529-6812**

DATE PLANS REVIEWED: **1-11-2021**

COMMENTS: **29 Building lots on 35 acres**

Building lot numbers and house address numerals to be posted in accordance with State and Local regulations.

The developer shall inform all contractors and property owners that the disposal of construction debris by open burning is not permitted. This includes any vegetation that might be cleared as part of this proposal.

The use of and location of temporary fuel tanks utilized for construction purposes will need to be reviewed by this office.

REVIEWED BY:

Deputy Chief Chris Siwy –Fire Marshal

cc: Applicant
File



GLASTONBURY POLICE DEPARTMENT

2108 MAIN ST./P.O. BOX 535/GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290

MEMORANDUM

To: Town Plan and Zoning Commission

From: Marshall S. Porter; Chief of Police

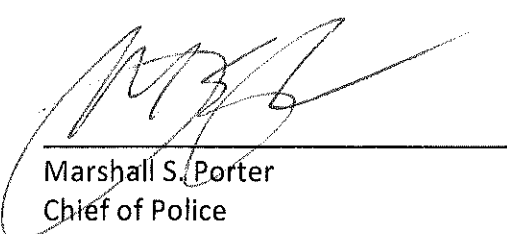
Date: January 11, 2021

Subject: 524 Bell Street- 6.8 Rear lot Special Permit and Conditional open space subdivision approval (Revised 01/06/21)

Members of the Police Department have reviewed the site development plan as submitted by Dependable Construction LLC for a conditional open space subdivision approval and a Section 6.8 Rear Lot Special Permit- concerning the 29-lot (2 rear) Stallion Ridge Open Space Subdivision- 524 Bell Street- Rural Residence Zone. (Revised 01/06/21 due to Engineering Comments)

The police department has no objection to this proposal provided that:

1. That upon completion of the construction the buildings must be properly enumerated to allow for easy identification by all public safety responders. Enumerations must conform to Section 17-19 of the Town Code. In particular, proper numbering at the street.
2. Contact name and phone number for issues that arise onsite during construction (24/7)



Marshall S. Porter
Chief of Police

JPH:jph

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



Town of Glastonbury

Health Department

MEMORANDUM

Date: January 11, 2021

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian 

Re: Stallion Ridge Subdivision, 524 Bell Street
Hallisey, Pearson & Cassidy Civil Engineers & Land Surveyors, 01/06/2021

The Department recommends approval of this proposal using municipal sanitary sewage disposal with water supplied by the MDC with the following requirements:

1. The existing wells (2) on lots 4 and 5 will have to be abandoned by a licensed well driller.
2. The existing septic tank and any hollow structures associated with the septic system on Lot 5 will need to be pumped and appropriately abandoned.

Revised 9-22-17

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 10, 2020**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Regular Meeting at 7:00 p.m. via Zoom video conferencing. The video was broadcast in real time and via a live video stream.

1. Roll Call.

Council Members

Mr. Thomas P. Gullotta, Chairman
Mr. Lawrence Niland, Vice Chairman
Ms. Mary LaChance
Ms. Deborah A. Carroll
Mr. Jacob McChesney
Mr. Kurt P. Cavanaugh
Ms. Lillian Tanski
Mr. Whit C. Osgood
Dr. Stewart Beckett III {excused}

5. New Business

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.

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF NOVEMBER 19, 2020 SPECIAL MEETING

The meeting commenced at 8:17 AM through Zoom Video Conferencing.

Present: Subcommittee Members Sharon Purtill and Robert Zanolungo;
Khara C. Dodds, AICP, Director of Planning and Land Use Services and
Jonathan E. Mullen, AICP, Planner

524 BELL STREET – proposal for the 29-lot Stallion Ridge Subdivision on a 37- acre site, formerly an equestrian facility – Rural Residence & Groundwater Protection Zone 1 - Alter & Pearson, LLC – Hallisey, Pearson & Cassidy Engineering Associates, C.E. & L.S. - Dependable Construction, LLC (Dan Gassner, Member), applicant

Attorney Peter Alter reported that the proposal is for a 29-lot open space subdivision. He added that the Conservation Commission/Inland Wetlands and Watercourses Agency had provided a favorable recommendation and approved a wetlands permit for the proposal. Attorney Alter continued, saying that the Water Pollution Control Authority had approved the plan to extend sanitary sewers on Bell Street to serve the subdivision. He noted that several neighbors with septic systems had expressed concern that they would be required to connect to the new sewer. Attorney Alter stated for the record that they were not required to connect to the sewer if they had a functioning on-site septic system.

Attorney Alter then oriented the Commissioners to the site plan and pointed out key features of the site, including infrastructure. He explained to the Subcommittee that there were several ways for open space to be dedicated in an open space subdivision. One option would be for the developer to dedicate the land to the Town. Attorney Alter reported that the Town Council, at their November 10, 2020 meeting, decided that acquiring the proposed open space areas was not in the Town's best interest; that they did not want the Town to take possession the land. They did however, request that there be one public access point to the open space at the south end of the proposed cul-de-sac road which would coincide with the access easement to the Town-maintained detention ponds.

In light of that decision, Attorney Alter explained that the open space for this subdivision would be created through private conservation easements on the individual lots. A home owners association (HOA), that each homeowner will have to buy into upon purchase of a lot, will be created. Dues collected by the HOA will fund the maintenance of the open space areas. Commissioner Purtill asked why the Town did not want the land as open space. There was a discussion among the group about why the Town did not take the land and about how the public would access the open space. Chairman Zanolungo asked Attorney Alter about an unusually-shaped parcel of open space along the northern property line of one of the lots on the west side of the proposed road. Attorney Alter explained that specific parcel was created to buffer a vernal pool located on the Town-owned land to the west of the proposed subdivision.

Commissioner Purtill asked about the proposed raingardens on the lots on Bell Street. Attorney

Alter stated that maintenance of the rain gardens would be the homeowner's responsibility. Attorney Alter asked if the Subcommittee wanted the developer to construct sidewalks on Bell Street to which the members responded yes, they did want the sidewalks constructed. Chairman Zanolungo advised the applicant to provide examples of other open space subdivisions that have been developed in Glastonbury for the public hearing. Ms. Dodds gave instructions to members of the public who were in attendance on how to submit their comments.
