

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, JANUARY 19, 2021**

The Glastonbury Town Plan and Zoning Commission with Khara Dodds, AICP, Director of Planning and Land Use Services, in attendance held a Regular Meeting via Zoom video conferencing.

ROLL CALL

Commission Members Present

Mr. Robert Zanolungo, Jr., Chairman
Mr. Raymond Hassett
Mr. Michael Botelho, Secretary
Mr. Christopher Griffin
Mr. Scott Miller, Alternate {assigned as voting member}
Ms. Alice Sexton, Alternate {assigned as voting member}

Commission Members Absent

Ms. Sharon Purtill, Vice Chair
Mr. Keith Shaw
Vacancy

Chairman Zanolungo called the meeting to order at 7:02 P.M. He seated Mr. Miller and Ms. Sexton, in lieu of Ms. Purtill and Mr. Shaw's absences.

PUBLIC HEARING

1. Application of Dependable Construction LLC for conditional open space subdivision approval and approval of 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

Attorney Peter Alter of Alter & Pearson, LLC represented the applicant, Dan Gassner, who is seeking approval of a 29-lot open space subdivision, which measures approximately 34 acres. The proposal is on the easterly side of Bell Street, with 27 frontage lots and 2 rear lots. The property was a horse farm. All of the structures have been removed from the site to prepare it for development. Attorney Alter noted that the site is approximately 750 feet from the Manchester town line. They propose to preserve 15 acres of open space, via the establishment of conservation easement areas.

The applicant has been to the Town Council twice. The Health Department's memorandum was submitted to the record this morning. With the exception of two comments, they had no problem with the application. Mr. Alter stated that they will return at a later date to see whether or not the Commission would be willing to grant a waiver for part of the sidewalk installation. A gravel roadway will be installed for the Town to access the stormwater basins.

The Plans Review Subcommittee had asked the applicant to provide examples of previously approved open space subdivisions in which the open space was dedicated using private conservation easements. They also requested examples of other dedicated open space where parking was not provided. Attorney Alter reviewed several previously approved open space subdivisions in town. The applicant's plan accomplishes a similar aim to the listed examples in that it also provides public access through publicly owned property.

The project will be done in phases, which is why the applicant asked for a conditional approval, as opposed to a final subdivision approval. The applicant's intention is to build Phase I along Bell Street to bring the sewer and water up to the frontage of the subdivision. Phase II will be the five lots at the very northern end of the development, with frontage on Bell Street. Phase III will be the construction of the new roadway, Stallion Drive, and all of the stormwater drainage facilities and ponds at the end of the road. Phase IV would be the last phase, consisting of lots 24-29, which would be the southerly portion of the property along Bell Street. Mr. Alter stated that while they do not know what the market will be like, the applicant needs to move forward with this project.

In summary, Mr. Alter noted that this is an open space subdivision, which meets all of the requirements for Residence AA zone lots and provides for over 15 acres of perpetual open space, when only 9 acres is required under the regulations. It also addresses the expectations of the Town Council, in terms of providing public access to the open space.

Justin Packard, Civil Engineer with Hallisey, Pearson & Cassidy Engineering Associates, explained that the northern part of the property is mainly overgrown trees and wetlands, with phragmites. The south side of the property has a wooded area and a large wetland area. He then explained where the frontages will be on each lot and the proposed drainage easements on the property. The topography on the site will be similar to what it is today. He then reviewed the proposed underground infiltration systems for the stormwater quality. There will be an emergency riprap spillway.

Mr. Packard explained the site utilities, noting that the existing water main is located at the intersection of Somerset Road and Bell Street; it will be extended north into along Bell Street, ending up at the mid-point of lot 1 of the proposed subdivision. There is an existing sanitary sewer at Bell Street. They propose to continue the gravity sewer up to the first proposed manhole at the end of lot 28, and then it will turn into a low pressure force main from lot 28 up to the bottom side of lot 1. Lots 28 and 29 are capable of the gravity system to the main. Lots 1-27 would each have an individual grinder pump.

The two rear lots have a shared driveway off the cul-de-sac. Proposed is a 12-foot gravel access drive to maintain the two stormwater basins and will serve as a public access for walking up the east side of the site. Mr. Packard stated that they agree with the findings listed in the engineering memorandum that came in this morning. Mr. Alter added that the developer will pursue an aggressive plan to eradicate the phragmites over time. The Conservation Commission was very concerned about the large oak tree, which is estimated to be about 300 years old. The applicant has agreed to encumber that part of the

lot with a tree protection easement and to undertake efforts to preserve the tree. A small conservation easement along the easterly boundary was added to the plan, to provide added protection for the vernal pool. There is no wetlands disturbance in this application. Both the Conservation Commission and the Water Pollution Authority have given the application favorable recommendations.

Mr. Miller asked, when the utilities are brought down Stallion Drive, will the shared driveway be included. Mr. Alter stated yes. Mr. Miller followed up by stating that it should be a homeowner's association responsibility to provide and maintain critical access on the shared driveway. Mr. Alter stated that it could be a condition of approval that the homeowner's association would have responsibility for the continued maintenance of the accessway for that shared portion, not the Town. Mr. Miller asked if any dirt will be entering or leaving the property, as part of the regrading. Mr. Packard stated that he will have to run the final numbers and get back to the Commission on that. Mr. Alter added that the site is fairly flat, so there are no substantial cuts that would require material to be removed from the site.

Chairman Zanolungo asked about the timeframe of the project. Mr. Alter stated that Mr. Gassner will first start on the improvements on Bell Street, after which, the first five lots will be available. Mr. Gassner stated that the absorption rate for these lots would be five years. Mr. Zanolungo asked if, following Phase I, the neighbors on the opposite site of the development on Bell Street would be required to connect to the sewer. Mr. Alter stated no, anyone who has a functioning septic system is not required to hook up to an available sanitary sewer. Mr. Mullen added that, if the septic system fails, then the Health Department would evaluate and make the recommendation to hook in, if they deemed it fit, at the cost of the homeowner. Mr. Zanolungo asked if all of the electricity on the property is buried. Mr. Alter replied yes, it is all underground.

Ms. Sexton asked if they anticipate any signage on the open space. Mr. Alter stated yes, a sign will be erected at the end of the cul-de-sac to direct people onto the pathway. An effort is underway to identify and mark town-owned open space. The sign is about the size of a piece of paper. Ms. Sexton asked if there should be any signage on the north end, where the open space intersects with the town property. Mr. Alter stated that there is a requirement that town conservation easement medallions be put every certain number of feet, so that someone will know that they have crossed a boundary line. Mr. Mullen added that it is a condition of approval that there be two signs, one at the cul-de-sac and one to the east. Mr. Zanolungo suggested installing a QR code for people to scan that would bring up a map. Ms. Dodds agreed to speak with the Town Manager and Town's Communication Specialist about that.

Chairman Zanolungo opened the floor for public comment.

Nicholas Korn of 73 Shagbark Road, stated that he submitted written testimony a year ago. He also contended Mr. Alter's statement that the property is located 750 feet from Bush Hill Road, stating that it is actually much closer to the Manchester town line than that. Mr. Korn drives along Bell Street frequently, so he is very familiar with the

property, and he has concerns about the proposed development, regarding public safety and impact to the infrastructure.

In terms of public safety, there is no sidewalk north of Gideon Lane, which is a very steep, winding road making it a hazardous place to walk. As far as infrastructure, there will be a lot of construction work on the roadway, so he is concerned about the passage of construction vehicles, with potential wear and tear to Bell Street.

He suggested the following conditions of approval for this application: travel of construction vehicles on Bell Street and blasting (if there is to be any) to be limited to certain times of the day, and that the developer extend the sidewalk all the way up to this development, if not the Town line.

Mr. Alter stated that the configuration of Bell Street further to the south is not under the auspices of what this commission would consider. The Police and Town Engineer memoranda have indicated no concerns. This is a development that is consistent with the zone and does not impose a greater than normal traffic condition. Their plan shows sidewalks on the portion of Bell Street adjacent to the proposed subdivision. The town cannot require a developer to do off-site improvements. Chairman Zanolungo asked Attorney Alter to speak to Mr. Korn's concerns about blasting and construction traffic. Attorney Alter stated that the developer does not anticipate any blasting. With regard to construction traffic, Attorney Alter stated that the Town Engineer included a condition of approval in his memorandum that requires the applicant to submit a traffic and maintenance plan for Bell Street prior to the issuance of a permit construct in the Town right-of-way.

Peter Arseneaux of 441 Bell Street, asked, if this application is approved in the next month or so, will the road be torn up for the purpose of water and sewer this summer, and if so, will those two projects be done together. Mr. Packard stated that both would go in together and the construction would likely take place this year.

Brad Spencer of 520 Bell Street, asked if there will be information in the new property owner's deeds, stating that agricultural activities will take place at early morning hours. He also commented that the Town of Glastonbury has an ordinance in place if there is a failure of the septic system, which is decided upon by the Health Department, that the owner is mandated to connect to the sewer system. Mr. Alter replied that all of those conditions would be adopted. Condition 3, which is the agricultural caveat, will be added to all of the maps and plot plans for every house.

With no further comments or questions, Chairman Zanolungo closed the public hearing.

Motion by: Secretary Botelho

Seconded by: Commissioner Miller

MOVED, that the Town Plan and Zoning Commission approve the application of Dependable Construction LLC for conditional open space subdivision approval and approval of 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 and Groundwater Protection Zone 1, in accordance with the following plans:

“COVER SHEET FOR: STALLION RIDGE SUBDIVISION DEPENDABLE CONSTRUCTION 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY PEARSON & CASSIDY ENGINEERING ASSOCIATES 630 MAIN STREET UNIT 1A CROMWELL, CT 06416 PHONE: 860-529-6812 DUTTON ASSOCIATES, LLC 67 EASTERN BLVD GLASTONBURY, CT 06033 PHONE: 860-633-9401 REVISIONS 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 10/07/20 PER TOWN COMMENT FOR SHEETS 1,7,20,13,21b, 24, 25 11/02/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/4/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT JMP”

“OVERALL SITE PLAN PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=80’ DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-OA SHEET: 1 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 10/07/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

“PROPERTY/TOPOGRAPHIC SURVEY SHOWING EXISTING CONDITIONS PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-EX SHEET: 2 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

“PROPERTY/TOPOGRAPHIC SURVEY SHOWING EXISTING CONDITIONS PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-EX SHEET: 3 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

“PROPERTY/TOPOGRAPHIC SURVEY SHOWING EXISTING CONDITIONS PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-EX SHEET: 4 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

“SUBDIVISION PLAN PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-SUB SHEET: 5 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 10/07/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/09/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

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“SUBDIVISION PLAN PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN. 23, 2020 JOB NO.: 3134

CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-SUB SHEET: 7 OF 31
REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20
PER TOWN COMMENT 10/07/20 PER TOWN COMMENT 11/02/20 PER TOWN
COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS
12/09/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN
COMMENT”

“SITE DEVELOPMENT PLAN PREPARED FOR: DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT
HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL,
CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN. 23, 2020 JOB
NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-SDP SHEET: 8 OF 31
REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20
PER TOWN COMMENT 10/07/20 PER TOWN COMMENT 11/02/20 PER TOWN
COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS
12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN
COMMENT”

“SITE DEVELOPMENT PLAN PREPARED FOR: DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT
HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL,
CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN. 23, 2020 JOB
NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-SDP SHEET: 9 OF 31
REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20
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COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS
12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN
COMMENT”

“SITE DEVELOPMENT PLAN PREPARED FOR: DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT
HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL,
CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN. 23, 2020 JOB
NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-SDP SHEET: 10 OF 31
REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20
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COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS
12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN
COMMENT”

“STALLION DRIVE ROAD PROFILE PREPARED FOR: DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT
HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL,
CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN. 23, 2020 JOB
NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-STAL-PRO SHEET: 14
OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT

9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20 UPDATED
SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT
12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

“STALLION DRIVE ROAD PROFILE PREPARED FOR: DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT
HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL,
CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN. 23, 2020 JOB
NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-STAL-PRO SHEET: 15
OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20 UPDATED
SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT
12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

“OFF-SITE WATER & SEWER PLAN/PROFILE PREPARED FOR: DEPENDABLE
CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY,
CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN.
23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-STAL-
PRO SHEET: 16 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN
COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20
UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN
COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

“OFF-SITE WATER & SEWER PLAN/PROFILE PREPARED FOR: DEPENDABLE
CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY,
CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN.
23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-STAL-
PRO SHEET: 17 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN
COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20
UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN
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CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY,
CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN.
23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-STAL-
PRO SHEET: 18 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN
COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20
UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN
COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

“OFF-SITE WATER & SEWER PLAN/PROFILE PREPARED FOR: DEPENDABLE
CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY,
CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A

CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1"=40' DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-STAL-PRO SHEET: 19 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT"

"SOIL TEST DRAINAGE DETAILS PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: NA DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-SOIL-DRAIN SHEET: 20 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT"

"TOWN OF GLASTONBURY DETAILS PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1"=40' DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-TOWN-DET SHEET: 22 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 10/07/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT"

"TOWN OF GLASTONBURY DETAILS PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1"=40' DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-TOWN-DET SHEET: 23 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 10/07/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT"

"TOWN OF GLASTONBURY DETAILS PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1"=40' DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-TOWN-DET SHEET: 24 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 10/07/20

PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

“SITE DETENTION BASIN DETAIL PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=40’ DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-POND-DET SHEET: 26 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 10/07/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

“SITE PHASING PLAN PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=100’ DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-PHASING SHEET: 27 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 10/07/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

“APPROVAL LETTER SHEET PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: NA DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-TOWN-NAR SHEET: 30 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

“BELL STREET SIDEWALK BLOWUPS PREPARED FOR: DEPENDABLE CONSTRUCTION PROPERTY LOCATED AT: 524 BELL STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812 SCALE: 1”=20’ DATE: JUN. 23, 2020 JOB NO.: 3134 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3134-SW-BLOWU SHEET: 31 OF 31 REVISIONS: 08/11/20 PER TOWN COMMENT 9/10/20 PER TOWN COMMENT 9/29/20 PER TOWN COMMENT 11/02/20 PER TOWN COMMENT 10/07/20 PER TOWN COMMENT 11/13/20 UPDATED SEWER MAIN SIZE AND OPEN SPACE ACCESS 12/04/20 PER TOWN COMMENT 12/24/20 PER TOWN COMMENT 01/06/21 PER TOWN COMMENT”

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 Sanitarian's memorandum dated January 11, 2021.
 - c. 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 mylars.
4. The homeowner's association shall have the obligation to maintain the public accessway until the commencement of the stormwater basin area.
5. 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.

Result: Motion passed unanimously {6-0-0}.

REGULAR MEETING

1. **Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda** *None*
2. **Acceptance of Minutes of the December 8, 2020 Regular Meeting**

Motion by: Secretary Botelho

Seconded by: Commissioner Miller

Result: Minutes were accepted {4-0-2} with two abstentions from Commissioners Hassett and Sexton because they were not present at the meeting.

3. **Section 8-24 Connecticut General Statutes Referral from the Town Council regarding a proposed land acquisition of 30 acres north of the eastern terminus of Hill Street owned by James & Rebekah Wright**

Ms. Dodds explained that the Town Council is hoping to purchase 30 of the 34 acres located off of Hill Street. The parcel is encumbered by wetlands and steep slopes and is also surrounded by reserve land and designated open space. This acquisition is also consistent with the Town's Plan of Conservation & Development. Mr. Miller stated that it seems odd to acquire 30 acres of

undevelopable land to connect properties that are already connected. Ms. Dodds clarified that it does connect the Kongsicut Land Trust to the east and the Manchester Reservoir to the west. This simply expands the existing open space network. Mr. Miller stated that he does not know if this is a good financial decision for the town or not, to which Secretary Botelho stated that determining whether it is a good financial decision or not is not the Commission's role. Mr. Miller clarified that the question of whether the acquisition is necessary to meet the Plan of Conservation & Development goals remains unclear with the limited information provided to the commission.

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

RESOLVED, that the Town Plan and Zoning Commission 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.

Result: Motion passed {5-0-1}, with one abstention from Mr. Miller.

4. CONSENT CALENDAR – NO ACTION

a. Scheduling of Public Hearings for Regular Meeting of February 2, 2021

5. Chairman's Report

Mr. Zanolungo shared that this is Ms. Dodds' final TPZ meeting because she will be moving to Texas. Members of the Commission thanked her for her service and stated that she has been a pleasure to work with and will be greatly missed.

6. Report from Community Development Staff None

Motion by: Commissioner Hassett

Seconded by: Commissioner Griffin

MOVED, that the Glastonbury Town Plan and Zoning Commission adjourn their regular meeting of January 19, 2021 at 8:48 P.M.

Result: Motion was passed unanimously {6-0-0}.

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk