

**TOWN PLAN AND ZONING COMMISSION
PROPOSALS FOR PLANS REVIEW
SUBCOMMITTEE**

Proposals which are to be reviewed by the Plans Review Subcommittee to determine if they are to be considered Minor or Insignificant Changes and need action/approval by the Town Plan and Zoning Commission, must initiate with the completion of this form to be submitted with one (1) **FOLDED** set of appropriate materials. Once a Subcommittee meeting date is set, you will be notified by email with an agenda. You or your representative must attend the meeting and bring relevant materials. At the meeting it will be determined whether your proposal is a Minor (Section 12.9) or Insignificant (Section 12.10) Change. A Minor Change will require submittal of a Special Permit Application, an application fee and additional sets of plans and will move forward for approval by the full Commission. An Insignificant Change will be handled internally with the Chairman's signature and requires no application or fee.

Please return this form and any enclosures to the Community Development Office, 2155 Main Street Post Office Box 6523, Glastonbury, CT 06033-6523.

- CHECK LIST**
- | | | | |
|-------------------------------------|---------------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | General Map or Charts (1) | <input type="checkbox"/> | Other Documentation (1) |
| <input checked="" type="checkbox"/> | Site Plan (2) | <input type="checkbox"/> | Architect's Rendering (1) |

TITLE/ADDRESS OF APPLICATION: Dufford's Landing Subdivision Phase III – 107 Dufford's Landing (Lot 11) – Rural Residence Zone (RR)

APPLICANT'S NAME: William M. Dufford

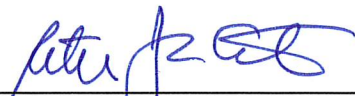
APPLICANT'S ADDRESS: 593 Tryon Street, South Glastonbury, CT 06073

PHONE #S: (860)250-2189

EMAIL: N/A

OTHER REPRESENTATIVE(S): Alter & Pearson, LLC – Peter Alter, palter@alterpearson.com; Megson, Heagle & Friend C.E. & L.S., LLC – Jon Sczurek, jhs@megsonandheagle.com

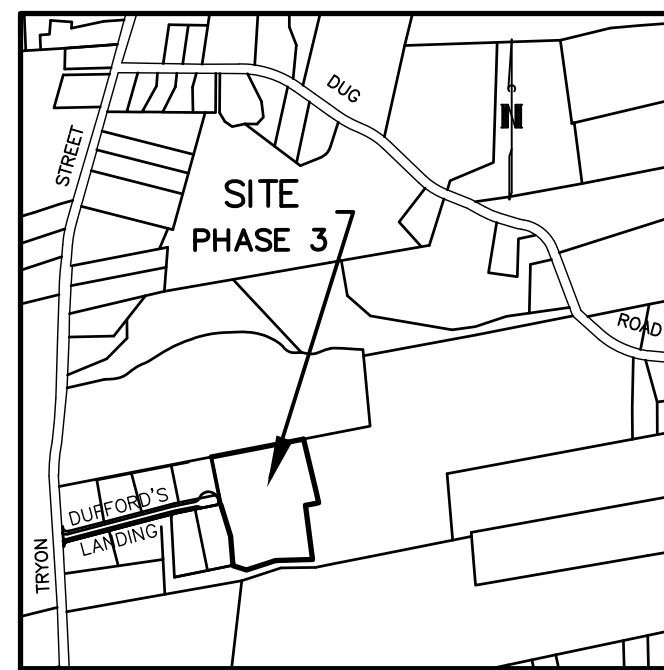
STATEMENT OF INTENT: The Applicant is requesting modification to the existing River Road 3 Subdivision approval, Condition #4, "there shall be no screening of excavated material." The Applicant would like to screen material on Site, in order to more quickly remove the material for the approved Subdivision and build out the public improvements and lots.



APPLICANT'S SIGNATURE
William M. Dufford
By: Attorney Peter Jay Alter, duly authorized

3/4/2021

DATE



LOCATION MAP
SCALE: 1"=1000'

AGRICULTURAL CAVEAT:

PLEASE NOTE AGRICULTURAL ACTIVITIES OCCUR ON PROPERTIES ABUTTING THIS SUBDIVISION. POTENTIAL PROPERTY OWNERS SHOULD BE AWARE THAT THESE ACTIVITIES INCLUDE THE KEEPING AND CARING OF LIVE STOCK, USE OF HEAVY FARMING EQUIPMENT/MACHINERY IN THE EARLY MORNING HOURS AND DURING WEEKENDS AND THE APPLICATION OF PESTICIDES, FERTILIZERS, AND MANURE.

NOTE: TOPOGRAPHY TAKEN FROM ACTUAL FIELD SURVEY AND TOWN OF GLASTONBURY TOPOGRAPHIC MAPS.

VERTICAL DATUM REPRESENTS NAVD 88.

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

NOTE: ALL PROPOSED SIDEWALK CONSTRUCTION SHALL BE CONSTRUCTED TO THE TOWN OF GLASTONBURY STANDARDS UTILIZING CLASS F CONCRETE. ALL PROPOSED SIDEWALKS SHALL BE TREATED WITH A CONCRETE SEALER.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WITH TOWN OF GLASTONBURY SPECIFICATIONS OR AS DIRECTED BY THE TOWN ENGINEER.

NOTE: THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00-4:30 PM MONDAY THRU FRIDAY AT (860) 652-7735.

NOTE: ALL LOTS WITH FOOTING DRAINS CONNECTED TO A TOWN CATCH BASIN WILL REQUIRE A "PRIVATE DRAINAGE PERMISSION AND RELEASE OF CLAIM WAIVER" FROM THE TOWN OF GLASTONBURY.

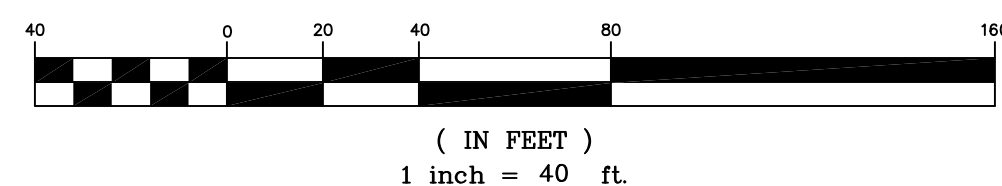
NOTE: CAPE COD CURBING SHALL BE USED WITHIN THE PROPOSED CUL-DE-SAC. BITUMINOUS LIP CURBING SHALL BE USED ELSEWHERE ON THIS PROJECT.

LEGEND

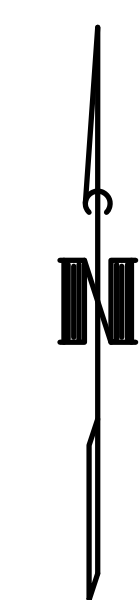
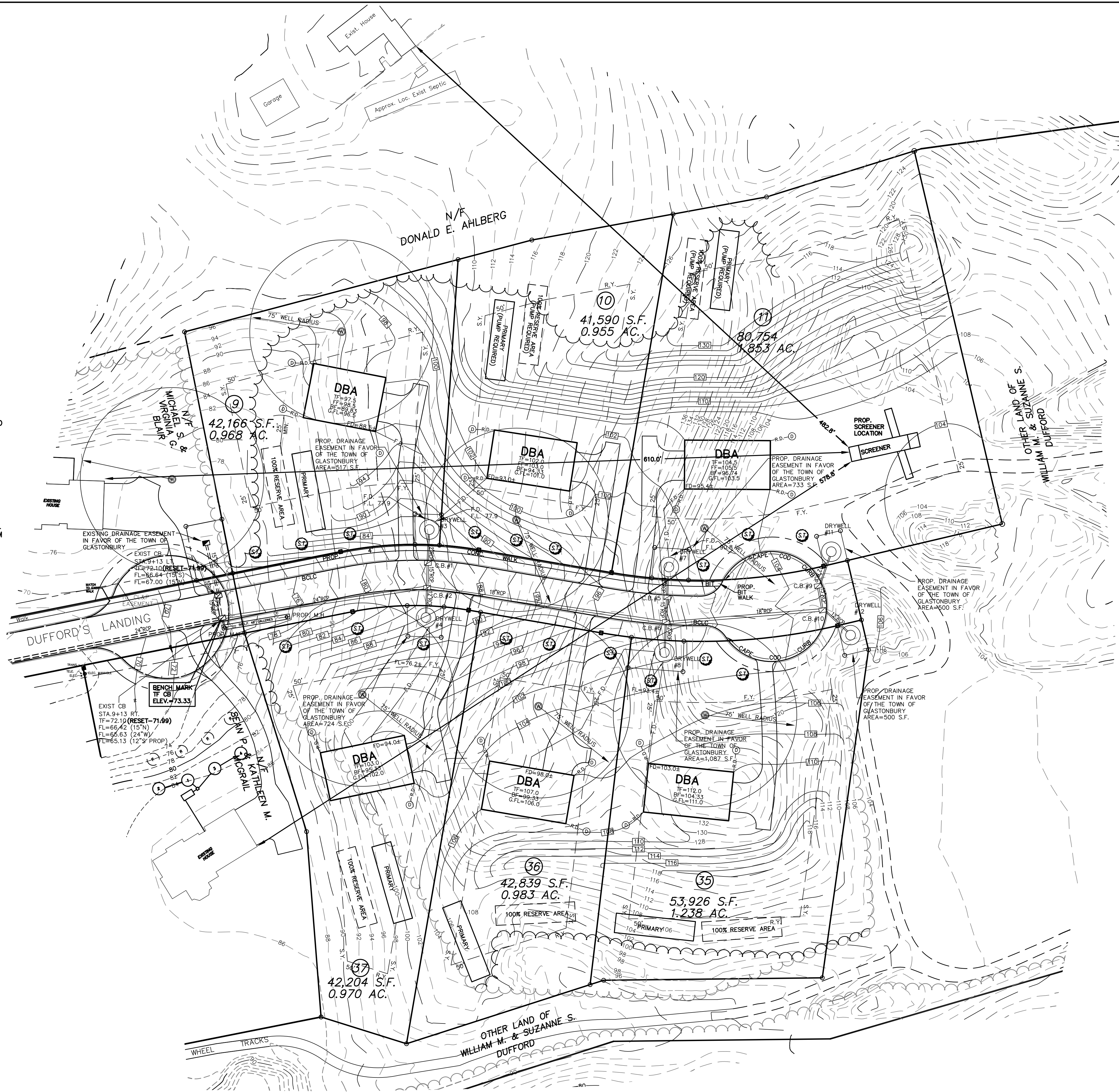
- PROPOSED IRON PIN
- PROPOSED MONUMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREE LINE
- POSS. ROOF DRAIN
- POSS. FOOTING DRAIN
- PROP. ROOF DRAIN DRYWELL
- PROP. STREET TREES

APPLICANT:
WILLIAM DUFFORD
593 TRYON STREET
GLASTONBURY, CT 06073

GRAPHIC SCALE



TOWN PLAN & ZONING COMMISSION APPROVAL	
SUBDIVISION NAME	ZONE
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER



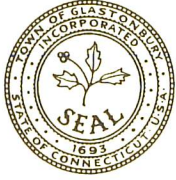
PORTABLE SCREENER
RIVER ROAD SUBDIVISION - PHASE 3
PREPARED FOR
WILLIAM DUFFORD
GLASTONBURY, CONN.

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
JONATHAN H. SZUREK
P.E. # 26858

CK. BY: JHS
DRW. BY: TCJ
DATE: 1-19-21
SCALE: 1"=40'
SHEET 1 OF 1
MAP NO. 34-18-15C

P:\2018\PRD\J03418\dwg\base 6 lot\03418-TDPD-6_LDT.dwg 3/4/2019 11:53:30 AM EST



TOWN PLAN AND
ZONING COMMISSION

FINAL SUBDIVISION APPROVAL

APPLICANTS/OWNERS:
WILLIAM M. DUFFORD & SUZANNE
DUFFORD
593 TRYON STREET
SOUTH GLASTONBURY CT, 06073

FOR: RIVER ROAD SUBDIVISION PHASE III

MOVED, that the Town Plan and Zoning Commission approve the application of William M. Dufford and Suzanne Dufford for final subdivision approval— 6 lots – River Road Subdivision Phase III – westerly portion of Assessor’s Lot S-4 Dug Road and northeasterly portion of Lot S-0003A Dufford’s Landing – Rural Residence Zone and Groundwater Protection Zone 1, in accordance with the following plans:

“OVERALL PLAN RIVER ROAD SUBDIVISION – PHASE 3 PREPARED FOR WILLIAM DUFFORD GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JHS DRW.BY: ZTA DATE: 6-8-18 SCALE: 1”=100’ SHEET 2 OF 14 MAP NO. 34-18-10A REV. 10-25-18 STORM DRAINAGE DESIGN & GRADING REV. 12-17-18 TOWN ENGINEER COMMENTS REV. 1-15-19 TOWN ENGINEER COMMENTS REV. 4-30-19 SIX LOT LAYOUT REV. 7-8-19 REV. 8-12-19 EROSION & SEDIMENTATION CONTROLS REV. 10-3-19 CONSERVATION CONDITIONS OF APPROVAL”

“SUBDIVISION PLAN RIVER ROAD SUBDIVISION – PHASE 3 PREPARED FOR WILLIAM DUFFORD GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JHS DRW.BY: ZTA DATE: 6-8-18 SCALE: 1”=40’ SHEET 3 OF 14 MAP NO. 34-18-1S REV. 10-25-18 STORM DRAINAGE DESIGN & GRADING REV. 12-17-18 TOWN ENGINEER COMMENTS REV. 1-15-19 TOWN ENGINEER COMMENTS REV. 4-30-19 SIX LOT LAYOUT REV. 7-8-19 REV. 8-12-19 EROSION & SEDIMENTATION CONTROLS REV. 10-3-19 CONSERVATION CONDITIONS OF APPROVAL”

“TOPOGRAPHIC MAP RIVER ROAD SUBDIVISION – PHASE 3 PREPARED FOR WILLIAM DUFFORD GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JHS DRW.BY: ZTA DATE: 6-8-18 SCALE: SHOWN SHEET 4 OF 14 MAP NO. 34-18-1PLS REV. 10-25-18 STORM DRAINAGE DESIGN & GRADING REV. 12-17-18 TOWN ENGINEER COMMENTS REV. 1-15-19 TOWN ENGINEER COMMENTS REV. 4-30-19 SIX LOT LAYOUT REV. 7-8-19 REV. 8-12-19 EROSION & SEDIMENTATION CONTROLS REV. 10-3-19 CONSERVATION CONDITIONS OF APPROVAL”

“PLAN AND PROFILE DUFFORDS LANDING RIVER ROAD SUBDIVISION – PHASE 3 PREPARED FOR WILLIAM DUFFORD GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JHS DRW.BY: ZTA DATE: 3-4-19 SCALE: 1”=40’ SHEET 8 OF 14 MAP

NO. 34-18-1PP REV. 10-25-18 STORM DRAINAGE DESIGN & GRADING REV. 12-17-18 TOWN ENGINEER COMMENTS REV. 1-15-19 TOWN ENGINEER COMMENTS REV. 4-30-19 SIX LOT LAYOUT REV. 7-8-19 REV. 8-12-19 EROSION & SEDIMENTATION CONTROLS REV. 10-3-19 CONSERVATION CONDITIONS OF APPROVAL”

And

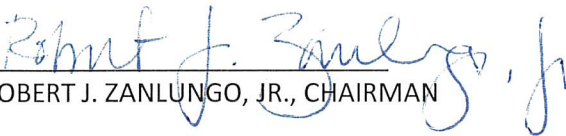
1. In compliance with:
 - a. The standards contained in a report from the Fire Marshal, File 19-034, plans reviewed 11-12-19.
 - b. The recommendation of the Conservation Commission contained in their memorandum dated October 1, 2019.
2. In adherence to:
 - a. The Town Engineer’s memorandum dated November 13, 2019.
 - b. The Sanitarian’s memorandum dated November 6, 2019.
 - c. The Police Chief’s memorandum dated November 8, 2019.
3. Prior to the start of excavation beyond the actual right-of-way as depicted on the proposed subdivision plan (sheet 4 of 14), the applicant shall make application(s) to the Town Building Official for the construction of the proposed lots for which the excavation is said to occur.
4. There shall be no screening of excavated material.
5. Operating hours for excavation operations shall be restricted to weekdays (Monday through Friday), between the hours of 7 a.m. and 4 p.m. Excavation operations shall not be allowed on legal State holidays. Equipment startup and/or engine idling on or adjacent to the subject property shall not be permitted prior to the approved hours of operation.
6. All equipment and machinery shall be maintained in good repair and operated in such a manner as to minimize noise, vibration, smoke, dust, unsightly conditions and any other nuisance.
7. To prevent spillage from vehicles or equipment and windblown air pollution, any truckload of earth material which is to travel on a public street shall be covered with tarpaulin or other suitable material. All commercial haulers shall utilize vehicles clearly marked with the hauler’s name and an identification number.
8. The Applicant shall provide proper drainage at all stages during and after completion of the excavation operations to prevent the collection and stagnation of water, interference with or disturbance of the flow, banks or bed of any watercourse, the erosion of the subject property or adjoining properties or any other harmful effects to adjoining properties or the future use of the subject property.
9. All overburden, if any, shall be stockpiled in windows or concentrated piles and stabilized so as to prevent its erosion by either wind or water and so that it does not become a source of dust or other windblown air pollutants.
10. It shall be the responsibility of the applicant to repair immediately, any damage to any sidewalk, curbs, surface drains or other improvements or utilities that may be caused as a result of the excavation operations.

11. Proper safety measures shall be utilized and strictly adhered to at all times to protect the health, welfare and safety of all individuals and property.
12. Access roads to the site from Dug Road shall be set back at least 50 feet from any abutting property line.

FINDING OF FACT

The excavation associated with the subdivision is found to be exempt from special permit requirements for excavation, filling or removal of earth products, as described in Section 6.2 of the Town of Glastonbury building zone regulations. However, because of the extensive nature of the excavation associated with the subdivision, the Commission found it necessary, and to which the applicant agreed, to include certain excavation operation standards set forth in Section 6.2 of the Town of Glastonbury building zone regulations.

APPROVED: TOWN PLAN & ZONING COMMISSION
MARCH 3, 2020


ROBERT J. ZANLUNGO, JR., CHAIRMAN