

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**CGS SECTION 8-24 REFERRAL FROM THE TOWN COUNCIL TO THE
TOWN PLAN AND ZONING COMMISSION FOR POTENTIAL LAND ACQUISITION
OF 0.2 ACRES OF LAND ON BIRCH MOUNTAIN ROAD
MEETING DATE: MAY 4, 2021**

REGULAR MEETING
ITEM# 05-04-2021 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
April 30, 2021

8-24 Review
Land Acquisition

Planning Area
Reserved Land Zone

REVIEW

Included for Commission review are the following:

- A memorandum from Richard J. Johnson, Town Manager, dated April 28, 2021 entitled, "**Town Council Action-Potential Land Acquisition-CGS Sec. 8-24**"
- Location Map entitled "**Parcels of Interest on Birch Mountain Road.**"

PROPOSAL

The proposal is to purchase 0.2 acre parcel owned by the State of Connecticut. The parcel will be used as a parking area to support the recently acquired open space off Hill Street.

LOCATION

The property is located to the east side of Birch Mountain Road approximately 920 feet south of the intersection of Birch Mountain Road and Horizon Lane.

DESCRIPTION

The subject parcel is a 0.2 acre parcel owned by the State of Connecticut. The site is generally flat with a slight upward slope from north to south. The site is bounded by Kongscut Land Trust owned land to the north and land owned by telecommunications companies to the east, south and west.

COMMISSION REVIEW

Pursuant to Section 8-24 of the Connecticut General Statutes, the Commission's role is to review the pending action of the Town Council referred to the Commission for a determination of consistency of the action with the Town's Plan of Conservation and Development (POCD).

CONSISTENCY WITH THE POCD

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

Planning Area Designation—Open Space

The parcel is designated as Open Space and is consistent with the following Town-Wide Policy:

◆ Open Space

- ◆ Preserve large tracts of land, ideally those that connect to adjacent existing open space or undeveloped parcels, as opposed to small, scattered, fragmented areas when possible.

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

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

MOTION

RESOLVED, that the Plan and Zoning Commission of the Town of Glastonbury forwards a favorable recommendation, pursuant to Section 8-24 of the General Statutes of Connecticut, regarding the following:

Purchase of a 0.2 acre site owned by the State of Connecticut located on the east side of Birch Mountain Road approximately 920 feet south of the intersection of Birch Mountain Road and Horizon Lane . 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.