

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 LOT W-14 BELL STREET
MEETING DATE: MAY 18, 2021**

<p>REGULAR MEETING ITEM# 4 05-18-2021 AGENDA</p> <p>To: Town Plan and Zoning Commission</p> <p>From: Office of Community Development Staff</p> <p>Memo Date: May 14, 2021</p> <p>8-24 Review Land Acquisition</p> <p>Planning Area Rural Residence (RR) Zone</p>	<p><u>REVIEW</u> Included for Commission review are the following:</p> <ul style="list-style-type: none"> • A memorandum from Richard J. Johnson, Town Manager, dated May 13, 2021 entitled, "Town Council Action-Potential Land Acquisition-CGS Sec. 8-24" • Location Map entitled "Manchester Open Space." <p><u>PROPOSAL</u> The proposal is to purchase a 2 ± acre parcel known as Lot W-14 Bell Street owned by Hillstown, LLC. The land is part of a 102-acre property that the Manchester Land Trust seeks to acquire, abutting its existing 77-acre Bush Hill Preserve property. As such this 2± acre would be part of a large contiguous protected area located primarily in Manchester.</p> <p><u>LOCATION</u> The property is located on the Manchester Glastonbury town border northeast of the eastern terminus of Ruff Circle.</p> <p><u>DESCRIPTION</u> The subject parcel is a 2 ± acre parcel owned by Hillstown, LLC. Formerly part of the Lombardo Farm off Hillstown Road, the land is flat and has wetlands located on the western portion. The site is bounded by Manchester Land Trust owned land to the north and east and single family residential lots to the south and west.</p> <p><u>COMMISSION REVIEW</u> 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).</p>
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CONSISTENCY WITH THE 2018—2028 PLAN OF CONSERVATION AND DEVELOPMENT (POCD)

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

- **Planning Area 1—Suburban (2-3 Dwelling units/acre)**
 - Consider acquiring large open space tracts for a future natural resource preserve and for recreational use.

- **Town-Wide Policies:**
 - **Open Space**
 - Continue participation in partnerships with the Connecticut Department of Energy and Environmental Protection (DEEP), private land trusts and conservation organizations to achieve open space preservation goals and to protect habitat, including protected species habitat areas.
 - 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.

- **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.
 - Partner with other entities in cooperative efforts to acquire development rights or fee ownership of farmland.

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 Lot W-14 Bell 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.

MEMORANDUM

To: Rebecca Augur, Director of Planning and Land Use Services

From: Richard J. Johnson, Town Manager

Date: May 13, 2021

Re: Town Council Action – Town Council Referral – CGS Sec. 8-24

The Manchester Land Trust is working to purchase the 102-acre Lombardo Farm located off Hillstown Road and Bush Hill Road in Manchester. The parcel is outlined in red on the attached page and located immediately west of the 77± acre Bush Hill Preserve (green) purchased by the Trust some years ago. The Trust is asking Glastonbury to support the overall purchase by contributing the cost of the 2± acres located in Glastonbury (\$34,000±). This is the area show in red cross hatch.

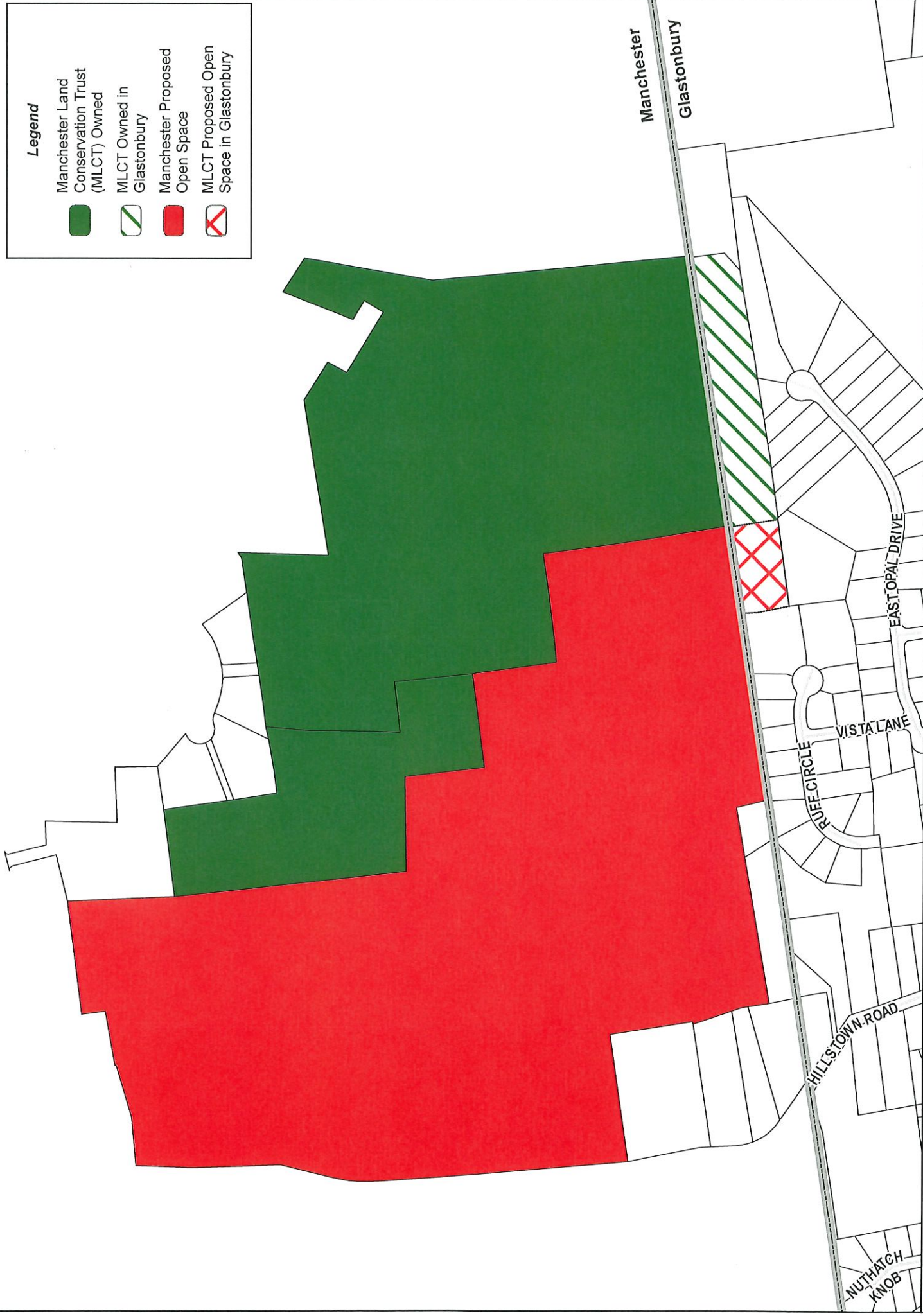
The Council considered this matter at its meeting of Tuesday, May 11, 2021 and referred the proposal to the Town Plan and Zoning Commission for a report and recommendation per CGS Section 8-24. This referral is made with the potential for a contribution by the Town of Glastonbury will be conditioned on Town ownership of the subject 2 acres.

Please schedule this matter for TP&Z action at its meeting of Tuesday, May 18, 2021. Should you have any questions, please let me know.

RJJ/sal
Attachment

Legend

- Manchester Land Conservation Trust (MLCT) Owned
- MLCT Owned in Glastonbury
- Manchester Proposed Open Space
- MLCT Proposed Open Space in Glastonbury



Manchester Open Space

