

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**REQUEST FOR MODIFICATION TO CONDITION #4 OF
RIVER ROAD SUBDIVISION PHASE III APPROVAL TO ALLOW SCREENING ON-SITE
107 DUFFORD'S LANDING
MEETING DATE : MAY 18, 2021**

PUBLIC HEARING #1
05-18-2021 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
May 15, 2021

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

Applicant:
William M. Dufford

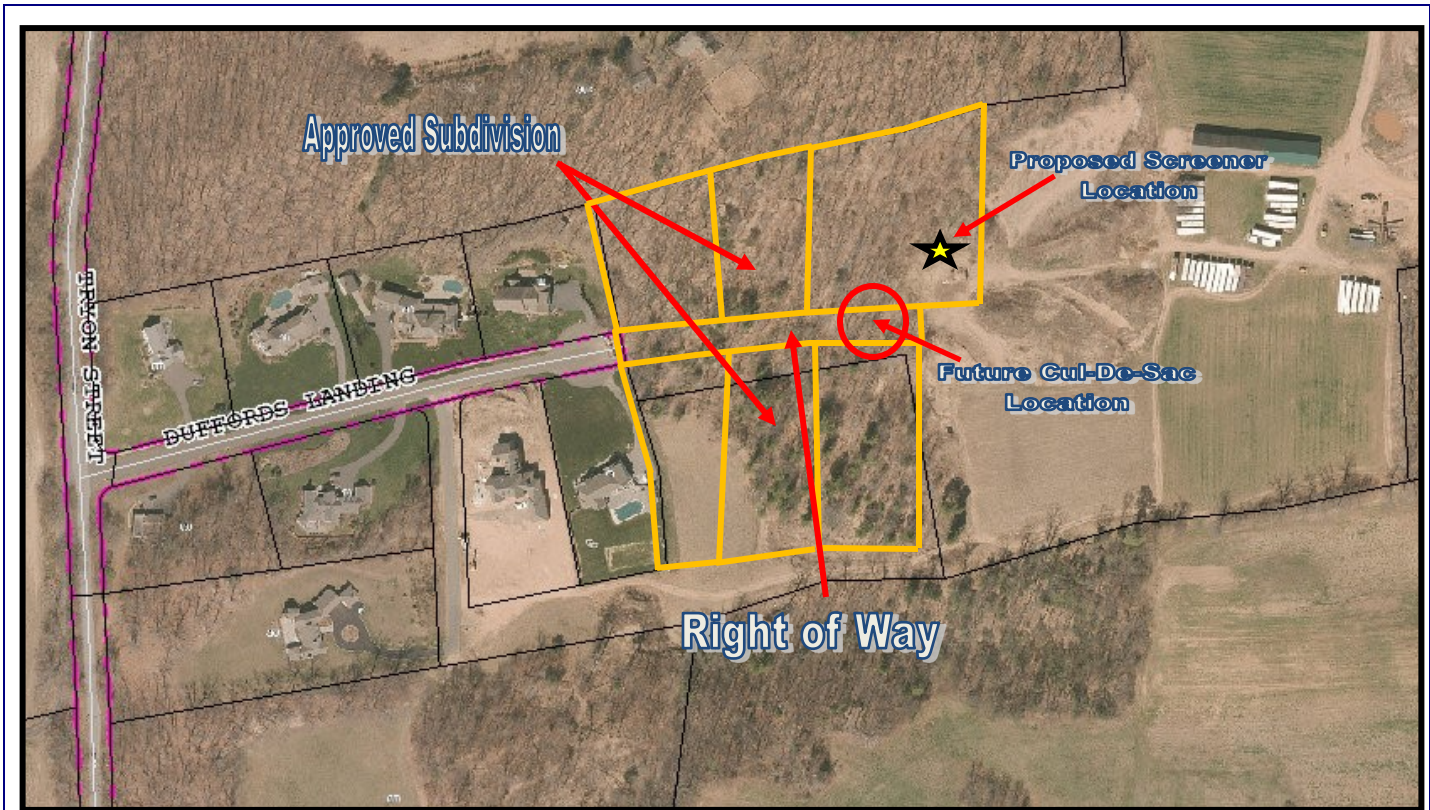
EXECUTIVE SUMMARY

- The Town Plan and Zoning Commission granted the applicant final approval for a 6 –lot subdivision on March 3, 2020.
- This subdivision plan is the third phase of the River Road Subdivision which proposes to connect Dufford’s Landing with Dug Road to the east.
- The applicant is requesting to change condition # 4 of the March 3, 2020 approval to allow an on-site screener for screening of excavated materials.
- The Plans Review Subcommittee reviewed the proposal at their March 10, 2021 meeting where they expressed concern that allowing a screener would blur the lines between excavation operations and subdivisions.

REVIEW

Included for Commission review are the following:

- Project Narrative
- Site Plan
- Memoranda from Town Staff
- Minutes from the March 10, 2021 Plans Review Subcommittee meeting



Aerial View of approved River Road Subdivision Phase 3 with proposed screener location

ADJACENT USES

- Farm land exists to the north, east and south.
- Single-family housing is located to the west.

SITE DESCRIPTION (Please refer to plan set sheet 2)

The site consists of approximately 36 acres located east of the temporary cul-de-sac at the end of Dufford's Landing. The approved subdivision area is currently wooded and slopes steeply up from an elevation of 75 at the end of Dufford's Landing easterly to a high point of elevation 133, and then down to elevation 100. The remainder of the site has been previously excavated and is flat all the way to Dug Road. Soils on the site are Manchester Gravelly Loam, 15 to 45 percent slopes.

PROPOSAL (Please refer to plan sheet entitled “ Portable Screener River Road Subdivision—Phase 3” and memorandum entitled “Request for Modification to Condition #4 of the River Road Subdivision—Phase 3 Approval”)

The applicant is requesting to modify the March 3, 2020 final subdivision approval by removing condition #4 which stipulates that “there shall be no screening of excavated material.” The proposed screener would be located on Lot 11, northeast of the future Dufford’s Landing cul-de-sac. The screener location is 482 feet from 455 Tryon Street to the northwest, 610 feet from 65 Dufford’s Landing to the west and 578 feet from 64 Dufford’s Landing to the southwest.

PLANNING ANALYSIS

The Town of Glastonbury Subdivision Regulations do not prohibit screening of excavated material. The TPZ has the discretion to modify a subdivision approval. As stated in the Executive Summary, the Plans Review Subcommittee at their March 10, 2021 meeting expressed concern that on-site screening of material was more characteristic of an excavation operation rather than a subdivision.

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND ZONING COMMISSION

MODIFICATION OF SUBDIVISION APPROVAL

APPLICANT/OWNER:
WILLIAM M DUFFORD AND SUZANNE
DUFFORD
593 TRYON STREET
SOUTH GLASTONBURY CT, 06073

FOR: 107 DUFFORDS LANDING

MOVED, that the Town Plan and Zoning Commission approve the request of William M Dufford to modify condition #4 of the River Road Subdivision Phase 3 approval, to allow screening on-site – Rural Residence Zone, in accordance with the following plans:

To be quoted

And

1. In adherence to:
 - a. The Sanitarian's memorandum dated May 11, 2021.
 - b. The Police Chief's memorandum dated April 28, 2021.

APPROVED: TOWN PLAN & ZONING COMMISSION
MAY 18, 2021

ROBERT J. ZANLUNGO JR., CHAIRMAN



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

PROJECT: **River Road Phase 3 – on site screening**

LOCATION: **S/A**

 NEW CONSTRUCTION

CHANGE OF USE

SUBDIVISION

COMMERCIAL

OCCUPANCY CLASSIFICATION:

FILE # **21-018**

PROPOSED FIRE PROTECTION:

ENGINEER'S PLAN: **34-18-1SC**

INITIAL PLAN

REVISED PLAN **4-21-2021**

ENGINEER:

ADDRESS:

PHONE:

DATE PLANS RECEIVED: **4-26-21**

DATE PLANS REVIEWED: **4-27-21**

COMMENTS:

None

REVIEWED BY

Deputy Chief Chris Siwy –Fire Marshal

PAGE 1 OF 1

cc: Applicant
File

May 11, 2021

MEMORANDUM

To: Jonathan E. Mullen, Planner

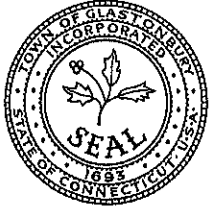
From: Daniel A. Pennington, Town Engineer/Manager of Physical Services



Re: River Road Subdivision Phase 3
107 Dufford's Landing - Section 12.9 Minor Change to Condition #4

The Engineering Division has reviewed plans for the above-referenced minor change request at 107 Dufford's Landing and has no comments or concerns associated with the proposed operation.

DAP/dl



Town of Glastonbury
Health Department

Memo

May 11, 2021

To: Jonathan E. Mullen, AICP, Planner

Fr: Wendy Mis, Director of Health

Re: Change to Subdivision Approval
William Dufford
107 Dufford's Landing on site screening of excavated materials

This office has received a plan for the above referenced property, prepared by Megson, Heagle and Friend, dated 1/19/21.

Operations at this site are to maintain erosion checks and windblown sediment controls. No additional sanitary impact is anticipated with this operation, and approval with respect to CT Public Health Code is forwarded for Commission consideration.



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

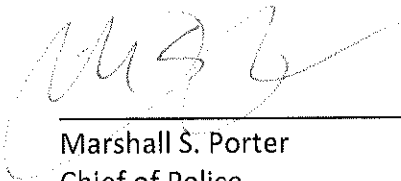
Date: April 28, 2021

Subject: River Road Subdivision- 6 Lots- Final Approval

Members of the Police Department have reviewed the Application of William M Dufford for a Section 12.9 Minor Change requesting modification to condition #4 of the River Road Subdivision Phase 3 approval to allow screening on-site- 107 Dufford's Landing. Rural Residence Zone 1.

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

-The hours of operation for the screening equipment be limited to 7 am to 4 pm, Monday thru Friday and in line with previously approved hours of the hauling operation.



Marshall S. Porter
Chief of Police

JPH:jph

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF MARCH 24, 2021 SPECIAL MEETING

The meeting commenced at 8:00 AM through Zoom Video Conferencing

Present: Subcommittee Members Sharon Purtill and Jonathan E. Mullen, AICP, Planner

107 DUFFORD’S LANDING – proposal to remove a condition of approval regarding screening for the River Road Subdivision, Phase III – Rural Residence Zone - Alter & Pearson, LLC – Megson, Heagle & Friend, C.E. & L.S., LLC – William M. Dufford, applicant

Subcommittee member Bob Zanlungo arrived at 8:32 am.

Attorney Peter Alter stated that the proposal was to remove condition #2 of the approval for the River Road Subdivision, Phase III that prohibits the use of an on-site screener for the excavation phase of the project. He updated the Subcommittee on the progress of the project to date, including the posting of a \$600,000 bond and the relocation of the haul road onto Dug Road. Attorney Alter stated that the applicant is of the opinion that the screener would make the excavation phase of the subdivision development go much faster. Mrs. Purtill expressed concern about the request and stated that the public should have a chance to comment on the proposal. Mr. Zanlungo asked how far the screener would be from neighboring residences. Attorney Alter showed the distances on a map. Both Mr. Zanlungo and Mrs. Purtill expressed concern about blurring the line between a Subdivision and an excavation operation.

