

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

TITLE/ADDRESS OF APPLICATION: 7-Lot Subdivision - 1040 Main Street (E10/4140/E0129B) – Residence AA Zone & Groundwater Protection Zone 1

APPLICANT'S NAME: Carrier Construction, Inc.

APPLICANT'S ADDRESS: c/o Gino Carrier, President, P.O. Box 1842, Bristol, CT 06010

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EMAIL: ginoc@bycarrier.com

OTHER REPRESENTATIVE(S): Alter & Pearson, LLC – mhope@alterpearson.com and Wolff Engineering LLC – ron@wolffengineering.com

STATEMENT OF INTENT: Application for Final Subdivision Approval for proposed 7-lot subdivision at 1040 Main Street. The property is 9.343± acres (406,986.7± s.f.) and located on the east side of Main Street, opposite Southgate Drive (the "Site"). The Site is located in both the Residence AA Zone and the Groundwater Protection Zone 1. All proposed lots meet or exceed the requirements of the Residence AA Zone. The proposed road is approximately 650± feet and terminates in a cul-de-sac. Wetlands, including a vernal pool, are located in the easterly portion of the Site. The Applicant is proposing a Private Conservation Easement in the easterly portion of the Site with an area of 77,494± s.f. (1.779± acres), or 19% of the Site. As the proposed Private Conservation Easement abuts the existing Lakewood Road Open Space (Town Owned), the Applicant is proposing a Pedestrian Access Easement, connecting the proposed cul-de-sac to the Lakewood Open Space. Historic photos indicate that the Site was excavated from at least 1934 to the 1980's, in both its eastern and western portions, grading and excavation of the Site are required to construct a road that meets the Town's design standards. Installation of the public road, detention basin and access road to the basin will result in the estimated net removal of 30,924± c.y. of material from the Site. The remaining

excavation and grading on the Site will be on the individual lots and will total an estimated additional 17,327± c.y. Finally, the Conservation Commission asked the Applicant investigate the topographic formation on the Site, included please find a *Geologic Assessment prepared by GEI Consultants, Inc. dated May 21, 2021.* The assessment concludes that “[t]here is no evidence of an esker or other significant geologic feature being located on the Site. The soils at the Site represent deltaic sands deposited into a temporarily dammed glacial lake. The elevated Geomorphic Feature 1, on the western side of the Site is not consistent with the anticipated geomorphology of an esker. The elevation of this feature (150 ft) is consistent with the elevation of the delta deposits reported by USGS for the mapped Dividend Brook deposits (USGS, 2005) and the soils on this feature are consistent with ice-marginal deltaic deposits.” Finally, the Applicant has also included a plan to demonstrate why the Applicant is proceeding with a Final Subdivision Application, and the use of the exceptions under §§ 6.2.4.a-b. The yellow shading denotes grading and/or excavation within 50' of the property line under §6.2.7.a.2, while the gray rectangle adjacent to Main Street (50' x 25') shows a proposed access road under §6.2.7.a.3.



APPLICANT'S SIGNATURE

Carrier Construction, Inc., by Meghan A. Hope its Attorney

6/10/2021

DATE