

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**SECTION 6.2 EXCAVATION PERMIT RENEWAL
TOWN OF GLASTONBURY BULKY WASTE FACILITY
1145 TRYON STREET
MEETING DATE: JULY 6, 2021**

PUBLIC HEARING # 1
07-06-2021 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
July 2, 2021

Zoning District:
Reserved Land (RL)
Zone

Applicant
Michael Bisi,
Superintendent of
Sanitation, Town of
Glastonbury

Property Owner:
Town of Glastonbury

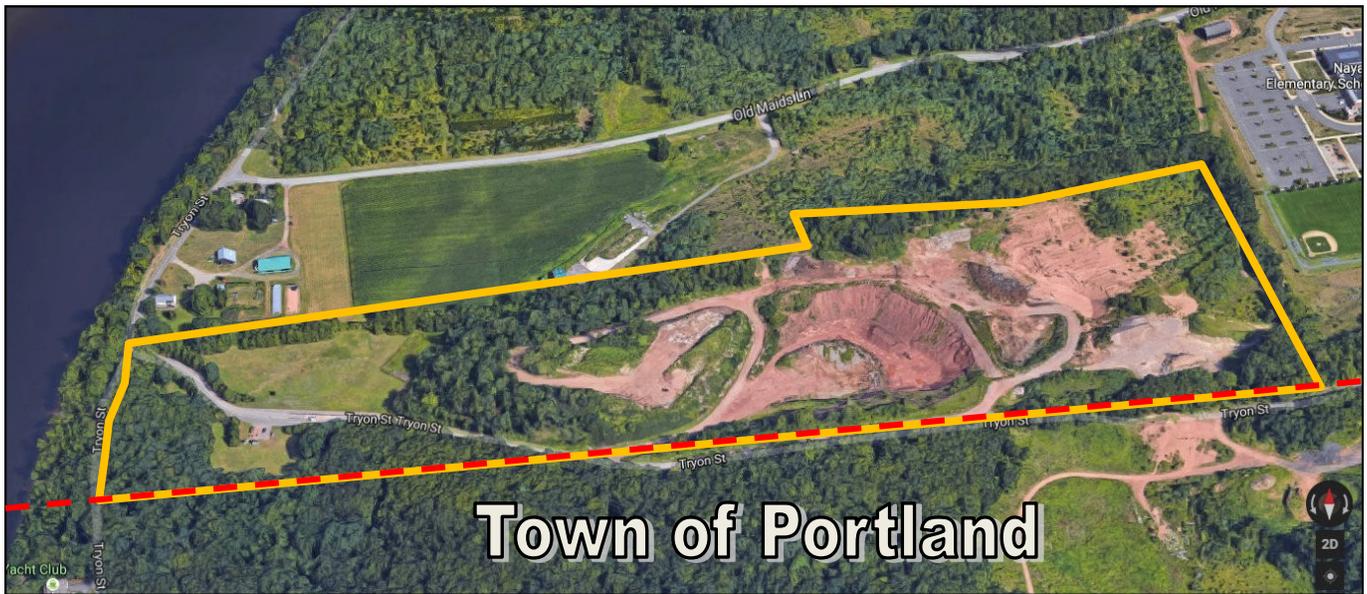
EXECUTIVE SUMMARY

- The applicant is seeking renewal of an Excavation Special Permit for the Town of Glastonbury Bulky Waste Facility to excavate and fill approximately 35,000 cubic yards over a two year period.
- In accordance with Section 6.2 of the Building-Zone Regulations, Excavation Operations have to apply every two years for a renewal of this Special Permit.
- The applicant received its last renewal of the permit from the Town Plan and Zoning Commission on March 5, 2019.
- The Building– Zone Regulations were amended in 2018 to grandfather those excavation operations with a valid excavation permit as of December 1, 2018 from the 50-foot setback requirement of the access road from any property line.
- The Bulky Waste Facility has been in existence and continuously approved on a two year basis for 44 years and would, therefore, be considered legal non-conforming with respect to the landscaping plan requirement.
- Michael Bisi has submitted a memorandum explaining the breakdown of activities that occur at the Bulky Waste Facility as well as a phased closure projection.
- As part of the 2017 and 2019 renewals the applicant was approved to increase the number of daily trips into the facility for sale/bartered material from 50 to 75 trips while maintaining the weekly trips to the Bulky Waste Facility at the previously approved number of 250 trips per week for sale/ bartered materials. The applicant will maintain the same number of daily and weekly truck trips as the 2017 and 2019 approvals.

REVIEW

Included for Commission review are the following:

- A site plan showing the various activities that occur at the Bulky Waste Facility.
- A memorandum from Michael Bisi, Superintendent of Sanitation, describing the activities at the Bulky Waste Facility over the last 2 fiscal years
- Town of Glastonbury staff memoranda



Aerial view of 1145 Tryon Street looking north

SITE DESCRIPTION

The subject site is a 51.86 acre lot located on the east side of Tryon Street. It is Reserved Land surrounded by the Rural Residence (RR) zone. The lot serves as the Town of Glastonbury's bulky waste disposal site and landfill. Access to the site is through a curb cut off of Tryon Street.

ADJACENT USES

North— A single family residence

East— Nayaug Elementary School

South— The Town of Portland

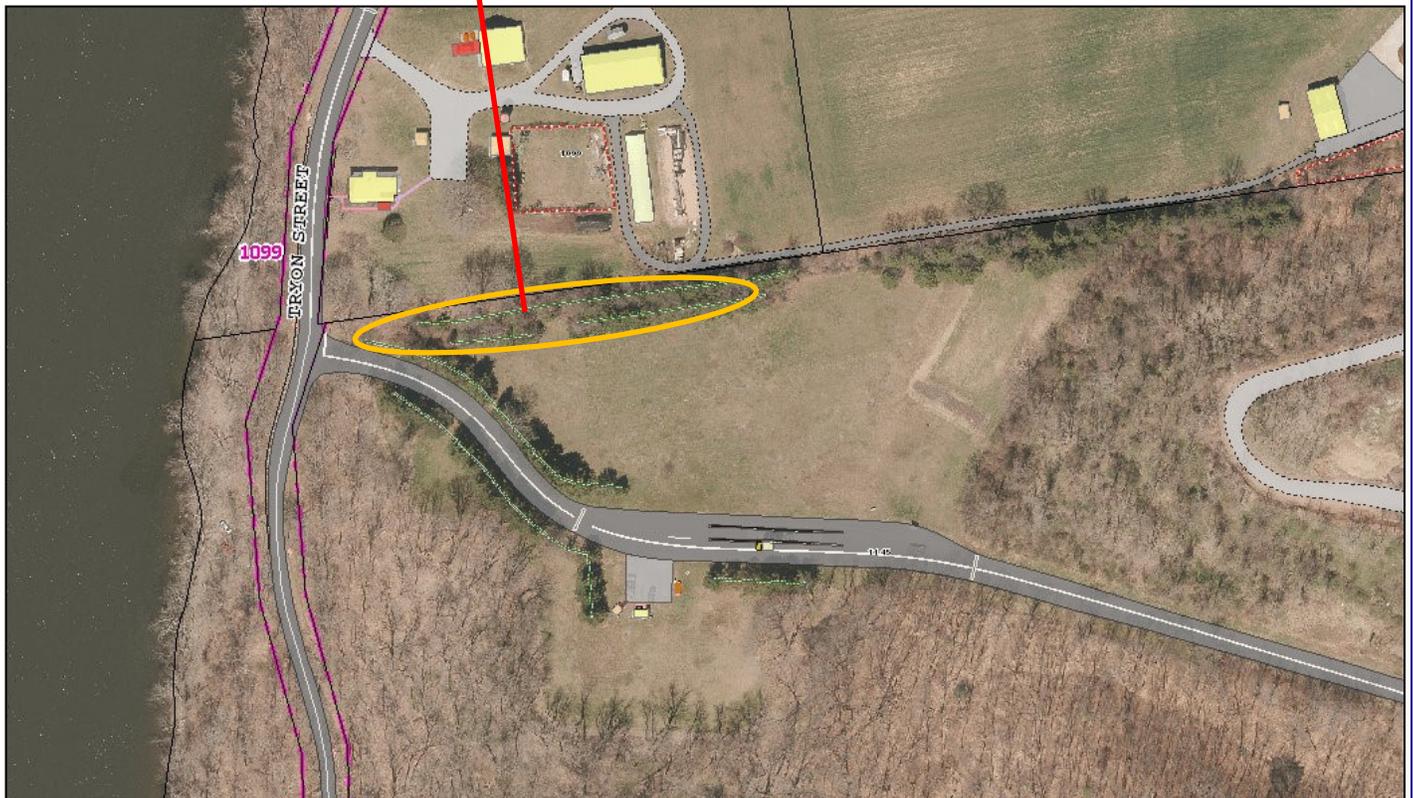
West— The Connecticut River

PROPOSAL

The applicant is requesting a renewal of a 6.2 Special Permit for excavation at 1145 Tryon Street. The applicant has submitted a memorandum with a breakdown of the activities that have occurred over the past two years on the site. The Town is projecting to offer an estimated 30,000 cubic yards of material per year for sale or barter. There is also an additional estimated 5,000 +/- cubic yards of excavated material that is used for Town operations bringing the final total of excavated material to 35,000 +/- cubic yards annually.

LANDSCAPING

The site has ample mature landscaping along the property line with the residence to the north



ZONING ANALYSIS

The Bulky Waste Facility has been in existence and continuously approved on a two-year basis for 44 years. The access road is within 50 feet of the abutting property line to the north. Section 6.2.7.a.3 exempts excavation operations with a valid Excavation Special Permit as of December 1, 2018 from the 50-foot minimum setback requirement for access roads from abutting property lines.

With regard to the landscaping requirement, the Town Attorney in 2019 concluded the following:

- The landscaping plan requirement references back to Section 6.2.6, which can give the TPZ discretion in terms of how much landscaping is required to satisfy the landscaping plan requirement. In terms of Bulky Waste, it would be reasonable for the TPZ to conclude in referencing Section 6.2.6 that Bulky Waste complies with this requirement because there is sufficient buffer established to comply with the standards in Section 6.2.6. In other words, even if it was found that the applicant had to comply with the landscaping requirement, a justification could be made and found reasonable that the applicant complies with said requirement.

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND
ZONING COMMISSION

SECTION 6.2 EXCAVATION
SPECIAL PERMIT

APPLICANT/
OWNER: TOWN OF GLASTONBURY
2155 MAIN STREET
GLASTONBURY, CT 06033

FOR: 1145 TRYON STREET
BULKY WASTE FACILITY

MOVED, that the Town Plan and Zoning Commission approve the application of the Town of Glastonbury for renewal of a Section 6.2 Excavation Special Permit – 1145 Tryon Street – Bulky Waste Facility – Reserved Land Zone – Michael J. Bisi, Superintendent of Sanitation, in accordance with the following plans:

“MAP DEPICTING TOWN OF GLASTONBURY BULKY WASTE DISPOSAL SITE EXCAVATION AND FILL 2020 EXCAVATION PERMIT PLAN LOCATED ON 1145 TRYON STREET GLASTONBURY, CONNECTICUT TOWN OF GLASTONBURY ENGINEERING SCALE: AS SHOWN DRAWN BY: S. TROY 6-1-2021”

And

1. In compliance with:
 - a. With conditions 1-13 as set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission at their regular meeting of November 4, 2010. Regarding condition #13, the referenced restoration plan shall be submitted approximately 6 months prior to the anticipated closure of an excavation cell.
2. The operating schedule shall be as follows:
 - a. Monday through Friday exclusive of State holidays 7:00 a.m. to 3:00 p.m.
 - b. Processing and screening of on-site material shall be limited to no more than 40 days per year.
3. In addition to Town activity, the hauling of sold/bartered material shall not exceed 75 loads per day or 250 loads per week.
4. This Section 6.2 Special Permit shall expire on July 6, 2023.

5. All construction shall be performed in accordance with the following:
 - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended.
 - b. The Connecticut Stormwater Quality Manual, as amended.
 - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b.
 - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended, the Town of Glastonbury Subdivision and Resubdivision Regulations, as amended, and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.
6. Each property owner shall comply with the long-term maintenance plan and schedule depicted on the approved plans to ensure the performance and pollutant removal efficiency of all privately-owned stormwater management systems.
7. The applicant is hereby notified of their potential obligation to obtain authorization under the DEEP's General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities ("construction general permit") for any project that disturbs one or more acres of land, either individually or collectively, as part of a larger common plan, and results in a point source discharge to the surface waters of the state either directly or through a stormwater conveyance system. The applicant shall provide a copy of the Storm Water Pollution Control Plan required by the construction general permit to the Town upon request.
8. This is a Section 6.2 Excavation Special Permit. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
JULY 6, 2021

ROBERT J. ZANLUNGO JR., CHAIRMAN



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

PROJECT: **Bulky Waste Excavation** LOCATION: **1145 Tryon Street**

___NEW CONSTRUCTION CHANGE OF USE _SUBDIVISION _COMMERCIAL

OCCUPANCY CLASSIFICATION: FILE # 21-025

PROPOSED FIRE PROTECTION:

ENGINEER'S PLAN: INITIAL PLAN___ REVISED PLAN___

ENGINEER:

ADDRESS PHONE:

DATE PLANS RECEIVED: 06-21-21 DATE PLANS REVIEWED: 06-21-21

COMMENTS : **No Comments for this proposal**

A handwritten signature in black ink, appearing to read "Chris Siwy", with a stylized flourish at the end.

REVIEWED BY:

Deputy Chief Chris Siwy –Fire Marshal

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cc: Applicant
File



Town of Glastonbury
Health Department

Memo

June 29, 2021

To: Jonathan E. Mullen, ACIP, Planner

Fr: Wendy S. Mis, Director of Health *WSM*

Re: 1145 Tryon Street
Section 6.2 Excavation Special Permit excavation plan

This office has reviewed the plan for the above referenced property, dated 6/1/21 by Town of Glastonbury.

Approval with respect to CT Public Health Code is forwarded for Commission consideration.

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF JUNE 23, 2021 SPECIAL MEETING

The meeting commenced at 8:00 AM via Zoom video conferencing.

Present: Subcommittee Members Robert Zanolungo and Sharon Purtill (*arrived at 8:13 am*); Rebecca Augur, AICP, Director of Planning and Land Use Services and Jonathan E. Mullen, AICP, Planner

1145 TRYON STREET - proposal of the Town of Glastonbury for renewal of a Section 6.2 Excavation Special Permit – 1145 Tryon Street – Bulky Waste Facility – Reserved Land Zone – Michael J. Bisi, Superintendent of Sanitation

Michael Bisi announced that the proposal was for the renewal of the excavation permit for the Bulky Waste Facility at 1145 Tryon Street. He reported that the Bulky Waste Facility has been in continuous operation since 1977. The facility allows citizens to dispose of vegetative material and construction debris. Sand and gravel is also excavated out of the facility for sale or barter and for use by the Town for construction projects. Mr. Bisi added that the Town has hired a consultant to complete a phased closure plan for the facility along with a financial program to fund closure costs. The first closure phase will occur in 2030 and the final phase in 2130. Mr. Bisi said that there are no changes in the number of truck trips from the last approval. Mr. Mullen reported that the site is grandfathered under the zoning regulations with regard to the setback from abutting property lines. He added that there already was a mature landscape buffer between the access road and the property to the north. Bob Zanolungo stated he had no issues with the proposal.
