

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 TWO PARCELS: A 10-ACRE SITE ON WELLES STREET OWNED BY SAINTS ISIDORE & MARIA PARISH CORPORATION;
AND 1361 MAIN STREET, A 1.18-ACRE SITE, FORMER HOME OF THE AUDUBON CENTER AND ACCESS POINT TO EARLE PARK
MEETING DATE: JULY 20, 2021**

REGULAR MEETING
ITEM#4 07-20-2021 AGENDA

REVIEW

Included for Commission review are the following:

To:
Town Plan and Zoning
Commission

- A memorandum from Richard J. Johnson, Town Manager, dated July 14, 2021 entitled, "**Town Council Action-Land Acquisitions-CGS Sec. 8-24**"
- Location Map entitled "**Welles Street—St Paul’s Parcels.**"
- Location Map entitled "**Earle Park and 1361 Main Street Parcels**"

From:
Office of Community
Development Staff

PROPOSAL

The proposal is for the Town to acquire the following sites:

Memo Date:
July 16, 2021

Site #1

The first site consists of two parcels owned by Saints’ Isidore & Maria Parish Corporation. The first parcel is a 9.02-acre parcel located at Lot S-16 Naubuc Avenue. The second parcel is 1.04 acres located adjacent, to the south. Both parcels are currently vacant and being used as farm land.

8-24 Review
Land Acquisition

Site #2

The second site is 1.18 acres located east of the access point to Earle Park at 1361 Main Street. The site has a 5,000 square foot building that was formerly occupied by the American Legion and the Holland Brook-Connecticut Audubon Center.

Planning Area
Town Center
& Suburban

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 the following sites is consistent with the following goals and policies of the POCD:

Site #1

Planning Area Designation—**Town Center**

The conveyance of this site is consistent with the following Town-Wide Policy:

◆ **Town Center**

- ◆ Work with property owners and developers to revitalize aging and underused properties.

The conveyance of this site is consistent with the following policies of Planning Area 4 – Town Center:

◆ **Economic Development**

- ◆ Support the continued redevelopment of the Town Center in a manner that encourages congregation of its residents for community gathering spots.

◆ **Public Facilities**

- ◆ Through purchase or donation, continue to acquire land between Main Street and the Connecticut River for recreational uses, Town parks, open space preservation and other future public use. Land available outside of the 100-year flood zone could be considered for future municipal buildings, accounting for applicable environmental constraints.

Site #2

Planning Area Designation—**Suburban**

The conveyance of this site is consistent with the following Open Space for Natural Resources Policies:

◆ **Open Space for Parks & Recreation**

- ◆ Provide appropriate access to all Town properties capable of serving current and future recreational needs of the Town.

MOTION

Site # 1

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 two parcels owned by Saint’s Isidore & Maria Parish Corporation. The first parcel is a 9.02 acre parcel located at Lot S-16 Naubuc Avenue. The second parcels a 1.04 acres located adjacent to the south. Both parcels are currently vacant and being used as farm land. 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.

Site # 2

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 1.18 acres located east of the access point to Earle Park at 1361 Main Street. The site has a 5,000 square foot building that was formerly occupied by the American Legion and the Holland Brook-Connecticut Audubon Center. 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.