TO: Town Plan & Zoning Commission

FROM: Alter & Pearson, LLC

DATE: July 30, 2021

RE: 7-Lot Subdivision at 1040 Main Street – Final Subdivision Application (Residence AA Zone & Groundwater Protection Zone 1)

Existing Site Conditions:

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. As shown on the *Existing Conditions Plan Sheet 3 of 17*, the topography of the Site undulates. Based on historic aerial photos, portions of the site have previously been excavated (**Exhibit A)**. Starting at Main Street and moving to the east, the Site is at elevation 100, increases sharply to elevation 150, then slopes downwards to elevation 120. Then in the southern portion of the Site the elevation rises to elevation 130, before sloping downward to the wetlands located in the easterly portion of the Site, while in the northern portion of the Site the elevation continues to drop towards the wetlands.

David B. Terry, Professional Geologist with GEI Consultants, Inc., was retained by the Applicant to conduct a geologic assessment of the Site. Both §10.7(c) and §14 of the Town of Glastonbury Subdivision and Resubdivision Regulations indicate that an "esker" or "other significant geological feature", "shall be preserved and protected to the greatest extent possible." The assessment reviewed two geomorphic features on the Site, with geomorphic and soil observations. 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." *See Geologic Assessment prepared by GEI Consultants, Inc. dated May 21, 2021* **(Exhibit B)**.

The single forested wetland is located in the easterly portion of the Site and consists of two segments and is connected only by an existing culvert. The wetland was delineated by Certified Professional Soil Scientist Eric Davidson of Davidson Environmental on August 18, 2020, and consists of 0.662± acres (28,839± s.f.). Mr. Davidson identified a portion of the wetland at its southeast corner as a vernal pool. At its meeting on July 22, 2021, the Inland Wetland & Watercourses Agency unanimously approved an application for regulated activity for the proposed subdivision.

Proposal:

The Applicant is proposing to construct a 7-lot subdivision, together with a new 650 feet long road that will be 22 feet wide. The road will begin at the easterly side of Main Street/Route 17 and will terminate in a cul-de-sac. Sidewalks are proposed on the southerly side of the new

road. The homes will be serviced by sanitary sewer and public water. All lots and the proposed designated building areas of the homes are in compliance with the Residence AA Zone.

The Applicant is proposing to encumber the easterly portion of the Site with a Private Conservation Easement. The proposed Private Conservation Easement areas includes all wetlands and a 100-foot undisturbed upland forested buffer adjacent to the vernal pool. The Proposed Private Conservation Easement is 77,494± s.f. (1.779± acres) and will encumber 19% of the Site. Since the proposed Private Conservation Easement is continuous to the 6.63± acre Lakewood Open Space directly to the east, the Applicant is proposing a Pedestrian Access Easement from the cul-de-sac to the Town-owned open space. The Public Access Easement is proposed to be a 5-foot-wide woodchip footpath. Attached please find a copy of the proposed Pedestrian Access Easement **(Exhibit C).**

Initially, the Site will be graded for the installations of the public improvements, including the road, required side slopes and the detention basin which will treat stormwater runoff from the public road. *See Grading Plan, Sedimentation Erosion Control Plan (Road Construction) Sheet 7 of 17*. The public improvement construction will result in the net removal of 30,924± c.y. of material from the Site. The remaining grading on the Site will be on the individual lots and will total an additional 17,327± c.y. of material to be removed from the 7 proposed lots. The Applicant designed the proposed road to limit the amount of excavation of the geomorphic formation to the extent possible, while still meeting the standards required by the Town for Public Improvements, specifically regarding the grades of the road and the road's side slopes. In accordance with the interpretation reached by the Town Plan and Zoning Commission in the Dufford Final Subdivision Approval on March 3, 2020, the Applicant will pull a building permit for the lot when excavation occurs outside the road right-of-way.

Curbing is proposed along each gutter of the proposed road, which will collect stormwater into catch basins. Stormwater runoff from the proposed road, building lots and driveways will be directed the stormwater/water quality basin located on the northerly portion of Lot 3. The work proposed within the State Right-of-Way has been accepted by the DOT (**Exhibit D**) and sight lights from the new proposed road meet requirements. A response to the Engineering Eepartments comments prepared by Wolff Engineering, dated July 28, 2021, is attached (**Exhibit E**).

The Site is located within the South Glastonbury (Village) Center (Planning Area 5), and the proposed subdivision is consistent with the following sections of the Town of Glastonbury 2018-2028 Plan of Conservation and Development:

1. 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 – *Page 20, Town Wide Policies, 1. Open Space, c.*
2. Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity. When feasible, apply these techniques to improve existing conditions and incorporate a Town-wide inspection, maintenance and improvement program. *Page 23 – Town Wide Policies, 5. Stormwater Management, a.*
3. Protect the reach of Roaring Brook, its floodway, floodplain and associated wetlands from Main Street to the Connecticut River through open space purchase, donation or

conservation easement – *Page 46, Planning Area 5, Policies Streambelts, Greenways and Open Space, 1.*

4. 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 – *Page 57, Open Space for Natural Resources Preservation, Policies, 9.*

Neighborhood Outreach

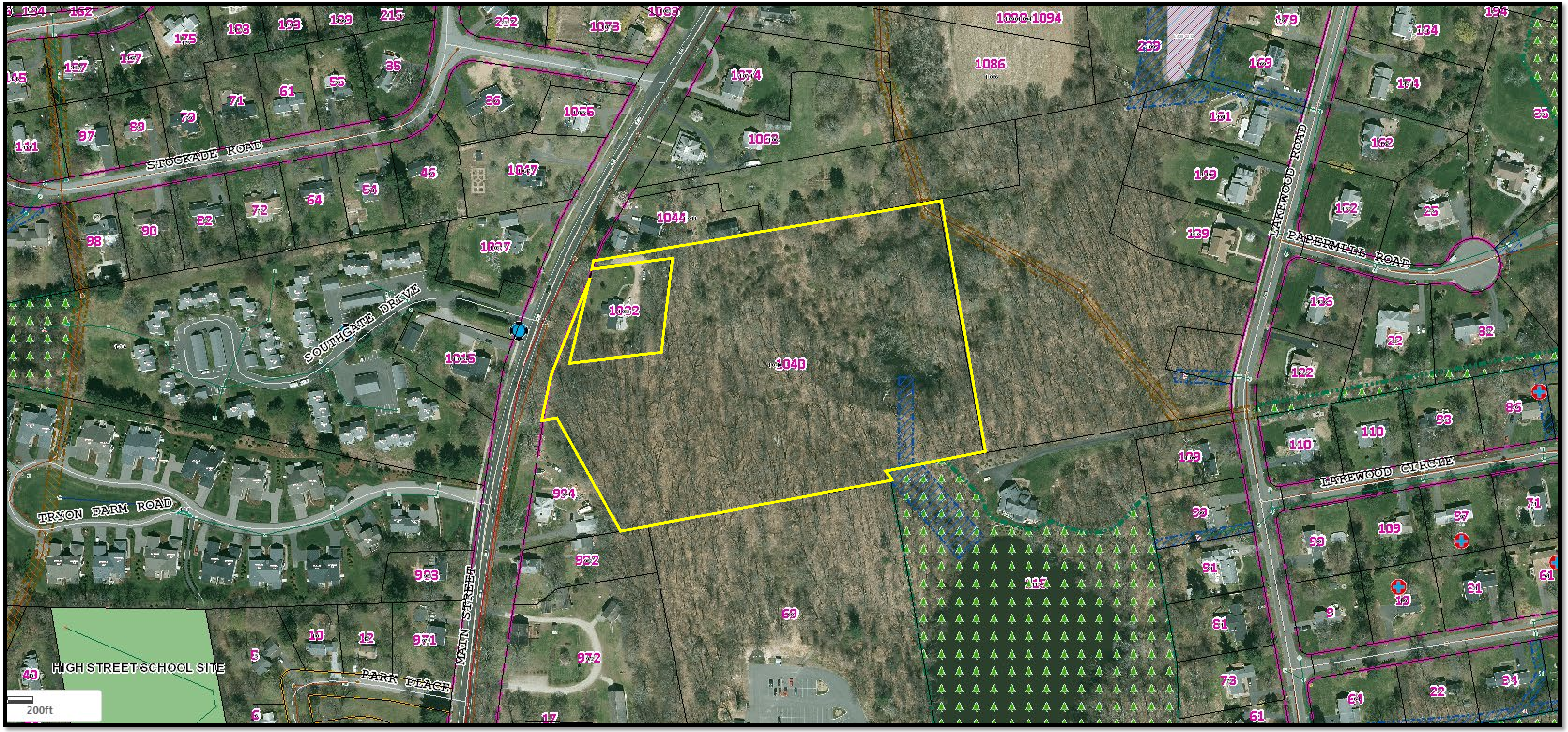
At the Plans Review Subcommittee Meeting on June 23, 2021, the members requested that the Applicant conduct neighborhood outreach regarding the proposed subdivision. The following neighbors were contacted:

- **Scott and Laura Tyrol, 1032 Main Street.** The Applicant and its team met with the Tyrols at their home on June 24, 2021, at 10 AM, to discuss the proposed subdivision. Mr. Tyrol indicated that they knew at one point that the property would be developed and had no objections.
- **Jefferson D. Blackwell, Jr., 994 Main Street.** A letter was sent to Mr. Blackwell on June 23, 2021, requesting a meeting. On June 29, 2021, at 3 PM, the Applicant and its team met with Mr. Blackwell at his home and walked a portion of the proposed subdivision. Mr. Blackwell raised questions and concerns about the proposed excavation and regrading of the property, and indicated that he had a negative experience with Tryon Farm development across the street from his home. In order to help Mr. Blackwell better understand the proposed grading of the subdivision, the common property line and the limits of clearing adjacent to the common property line were staked by the Applicant. The Applicant's engineer also prepared an aerial map with Mr. Blackwell's property and the proposed subdivision, together with a cross section at station 1+75 (**Exhibit F**). The Applicant's attorney delivered the plans to Mr. Blackwell on July 21, 2021, at 2 PM, reviewed the map and cross section, and walked the common property line and limits of clearing to review the existing screening that would remain. Mr. Blackwell indicated that it would be good gesture if the Applicant provided evergreen screening on the southwest corner of the proposed house on Lot 7. Screening was added to the plan.
- **Jonathan Allen, Sr., 1015 Main Street.** The Applicant's attorney spoke with Mr. Sullivan on June 23, 2021, and he had no objection to the proposal.
- **Southgate Condominiums, Karen Boisvert, Condo President.** The Applicant's attorney contacted Ms. Boisvert on June 23, 2021, and discussed the proposed subdivision, a brief summary of the proposal together with plans was sent to Ms. Boisvert so that she would forward them to the Condo Board. (**Exhibit G**).
- **Patricia and Peter Manfredi, 1044 Main Street.** The Applicant and its team met with the Manfredis on June 24, 2021, at 11 AM, to discuss the proposed subdivision. The overall plan was reviewed, and all parties walked the area in front of the Manfredis' home to show the proposed work within the Route 17 right-of-way.
- **Pauline Edwards, 982 Main Street.** The Applicant's attorney called and left a voicemail for Ms. Edwards on June 23, 2021, and mailed a letter requesting a meeting on June 23, 2021, but has had no contact from Ms. Edwards.
- **Albert and Cora Dunning, E-127A Main Street.** The Applicant and its team met with Ms. Dunning on June 24, 2021, at 11 AM, to discuss the proposed subdivision. Ms.

Dunning had no objection to the proposal and liked that traffic was proposed off of Main Street and no off the existing driveway along the northern property line of the Site.

- **Jenny Cha and G. Travis Crawford, 115 Lakewood Road.** The Applicant's attorney called and left a voicemail for Ms. Cha on July 30, 2021, and called and spoke to Mr. Crawford on July 30, 2021, who indicated that he would need to return the phone call. A description of the proposal and a set of plans were emailed to Mr. Crawford on July 30, 2021 (**Exhibit H**).

Exhibit A


STOCKADE ROAD
SOUTHGATE DRIVE
TRYON FARM ROAD
MAIN STREET
PARK PLACE
HIGH STREET SCHOOL SITE
LAKEWOOD ROAD
PAPERMILL ROAD
LAKEWOOD CIRCLE
1040
1032
1044
1086
200ft

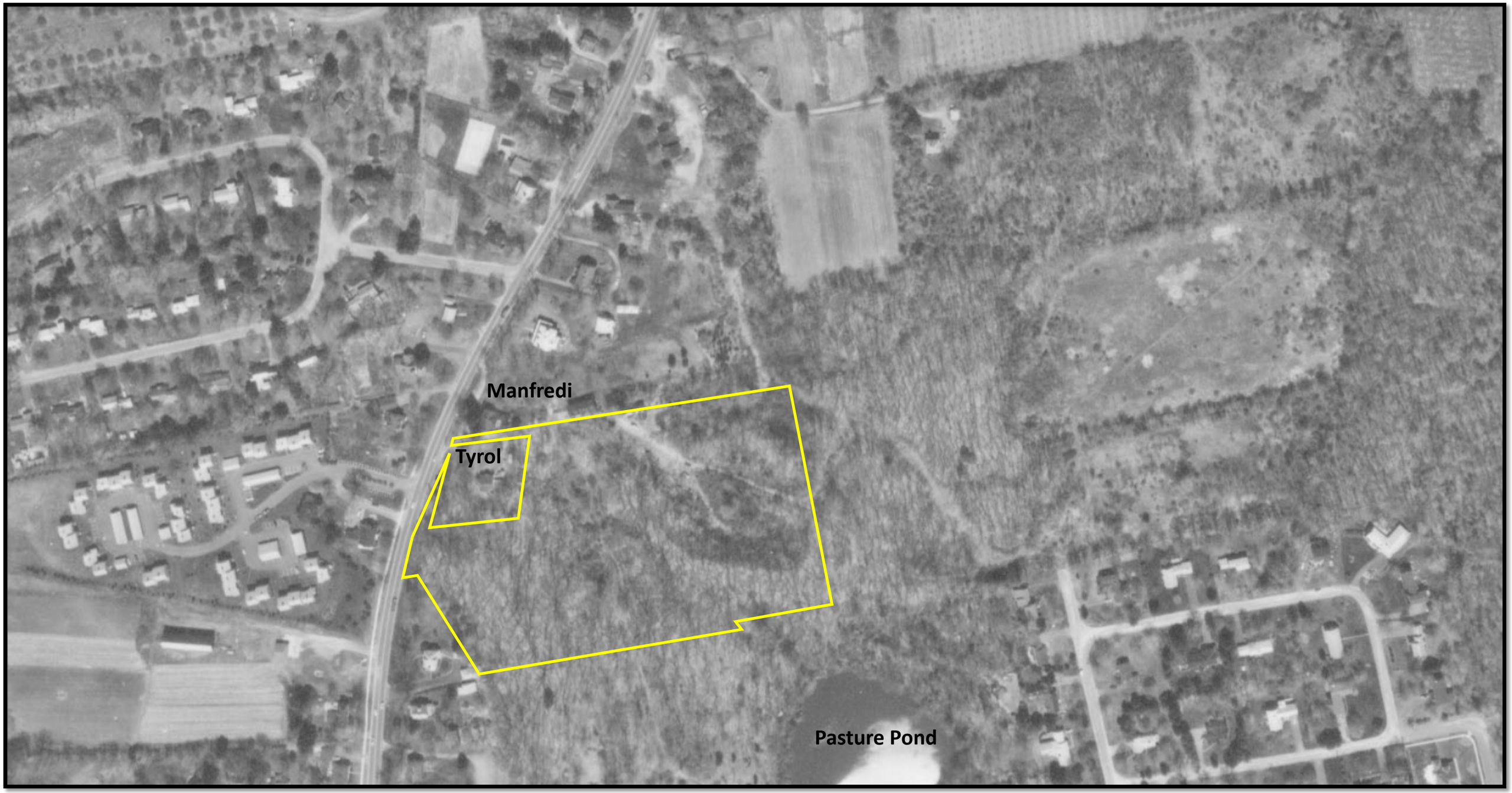
1934 Airphoto

1951-1952 Airphoto

1970 Airphoto

1986 Airphoto

1990 Airphoto



1995 Airphoto

2004 Airphoto

Exhibit B

May 21, 2021
Project 2101248.2.1

Gino Carrier
Carrier Construction
161 Birch Street, Suite B
Southington, CT 06489

Consulting
Engineers and
Scientists

Dear Mr. Carrier:

Re: Geologic Assessment
1040 Main Street
South Glastonbury, CT

GEI Consultants, Inc. (GEI) was retained by Carrier Construction to conduct a geologic assessment of the property located at 1040 Main Street, South Glastonbury, CT (Site). The town of Glastonbury has inquired whether a hill located on the western portion of the Site could be an esker. The purpose of our assessment was to determine whether significant geologic features such as an esker, herein after referred to as significant geologic features, are present on the Site.

The town of Glastonbury Subdivision and Resubdivision Regulations, Effective June 1, 1993 and amended May 28, 1996 (Glastonbury, 1996) require that any significant geologic features be depicted on the Site Development Plans (Section 5.7(20)) and Sections 10.7 (Preserving the Integrity of the Area) and 14.0 (Landscaping and Preservation of Existing Resources) require that, if present, significant geological features should be preserved to the greatest extent possible.

Summary of Findings

The evaluation of geologic features on the Site was conducted by Mr. David B. Terry, Professional Geologist (NY and PA), GEI Vice President. Mr. Terry holds a B.A. and an M.S. Degree in Geology and has been practicing in the geosciences as a consultant for 31 years. Mr. Terry's resume is attached in Attachment A.

GEI did not identify any significant geologic features located on the Site as defined by the Glastonbury Subdivision and Resubdivision Regulations. This conclusion, discussed in further detail below, is based on:

- Review of historic aerial photographs.
- Review of historic topographic maps.
- Review of geologic maps.
- A site visit conducted on May 19, 2021 evaluating the geomorphic features (landscape forms) and examination of soils associated with the geomorphic features.

Referenced cited as part of this Assessment are included in Attachment B.

Assessment and Interpretation

Based on the Site topography, two geomorphic features (landscape forms) were evaluated to determine if they may represent eskers or other significant geologic features. These features are shown as Figure 1. Geomorphic Feature 1 is a hill located on the western portion of the Site with a maximum elevation of approximately 150 feet. Geomorphic Feature 2 is a curvilinear hill with a maximum elevation of approximately 130 feet, located adjacent to a wetland and former pond area.

GEI Consultants, Inc.
455 Winding Brook Drive, Suite 201, Glastonbury, CT 06033
860.368.5300 fax: 860.368.5307

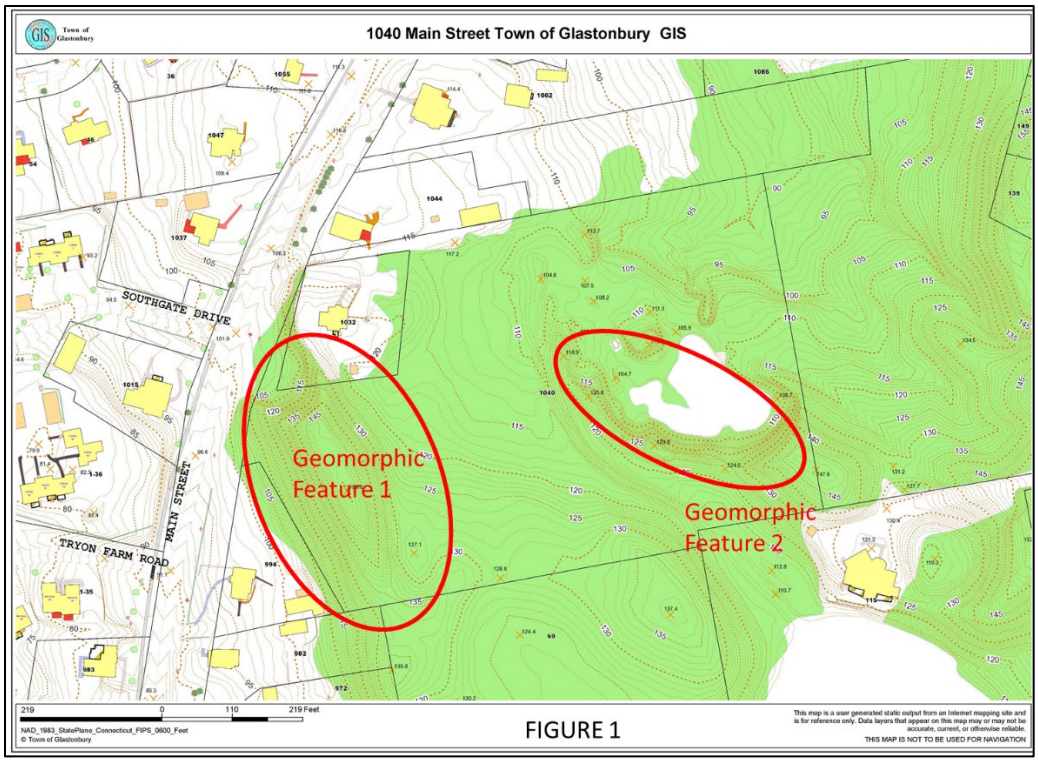


FIGURE 1

Geologic Mapping

The Quaternary Geology of Connecticut (including glacial geology) was most recently mapped and reported by the United States Geological Survey in 2005 (USGS, 2005). Figure 2 presents the mapped glacial geology units surrounding the Site. The surficial geologic unit mapped by USGS at the Site is Dividend Brook deposits (db on the map below). These materials represent successive ice-marginal deltas with a surface altitude of 155-165 feet in the vicinity of the Site. These glacial delta materials (typically sands and gravels) were deposited into a small glacial lake associated with glacial meltwater that temporarily ponded at a slightly higher elevation than glacial Lake Middletown behind the ice-marginal deltas (USGS, 2005).

An ice margin position is depicted by the red line with solid tick marks at the eastern edge of the Site. At this defined ice margin, as the glacial ice melted the ice front was stagnant at this location. This stagnant ice margin likely formed the temporary glacial dam behind which the temporary glacial lake formed, and into which the Dividend Brook (db) deltaic materials (sand and gravel) were deposited.

The USGS does not map any eskers or other significant geologic features at the Site.

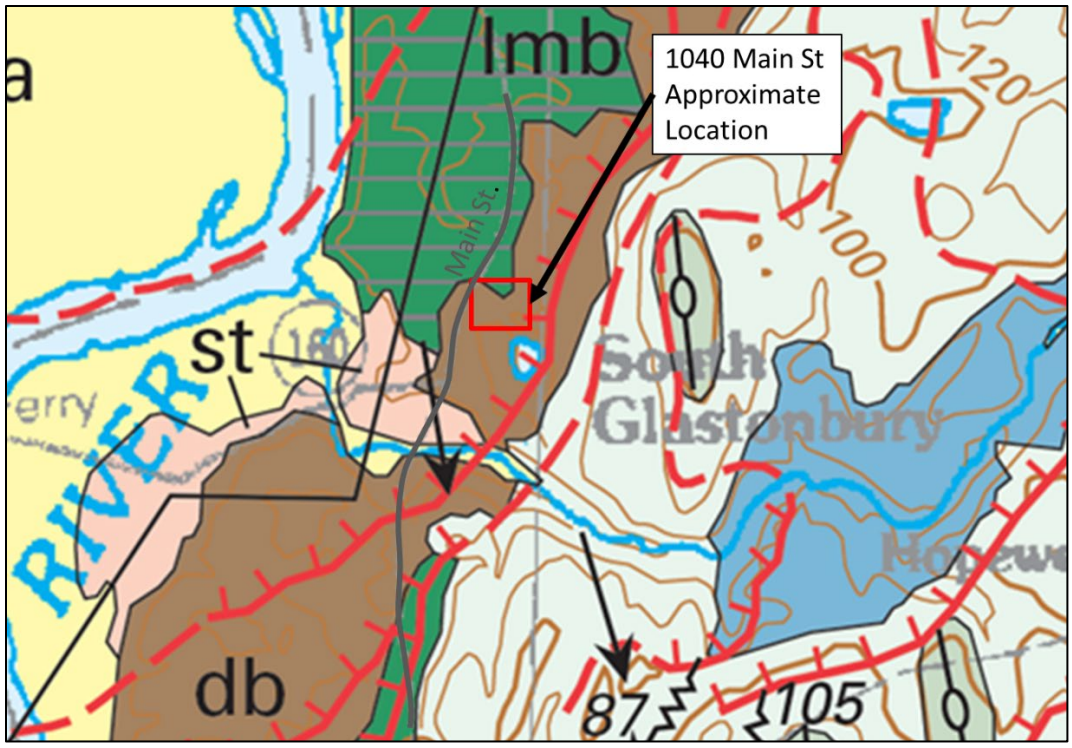


FIGURE 2 (SOURCE: USGS 2005)

Site Topographic History

Eskers are typically long, narrow, sinuous deposits of sand and gravel formed by meltwater transporting sediments, within, under or on top of glacial ice. When the ice melts, the former meltwater streambed deposits collapse, forming an esker (a positive relief feature) where the stream formerly existed, within, under or on the ice. Given that eskers are identified by their geomorphic features, an assessment of changes to topography and land use caused by human activities is required to determine if geomorphic features are natural or caused by excavation or filling through history.

A review of the 1934, 1952, and 1970 aerial photographs for the Site show that significant changes in the Site's use and topography appear to have occurred. Attachment C presents the Aerial Photographs with the approximate Site outlined. In 1934, the central portion of the Site appears to have been used as an orchard, with a stream crossing the Site from South to North, draining the large pond located near the southeast corner of the Site. The 1952 aerial photograph shows that the orchard is apparently no longer present, a field has been cleared on the north-central portion of the Site, and adjacent to the stream, an area of excavation is present just to the east side of the stream. The 1970 aerial photograph shows that much of the Site is now forested and the excavation area east of the stream contains a small pond.

Historic topographic maps from 1900, 1946, 1953, 1964, and 1992 were reviewed and are included in Attachment D with the approximate Site boundary depicted. The largest change in Site topography appears to be a change between 1900 and 1946. In 1900, a northerly flowing stream crosses the Site. However, by 1946, the topography has been modified to show an easterly oriented valley near the eastern end of the Site and the stream is no longer depicted. This change is consistent with the excavation observed in the 1952 aerial photograph.

Field Assessment

On May 19, 2021, Mr. David B. Terry from GEI conducted a site visit to evaluate geomorphic Features 1 and 2 to determine if they could represent eskers. In addition, soils on both features were examined to determine if the soil type is consistent with the soils expected from the USGS mapped Dividend Brook ice-marginal deltaic deposits or may be more indicative of an esker.

Geomorphic Observations

Geomorphic Feature 1 – Field observations confirmed that the hill located along the western boundary of the Site is a relatively short, isolated hill. This shape is not consistent with the geomorphology of an esker, which is a long (sometimes miles long), sinuous steep-sided, narrow hill.

Geomorphic Feature 2 – Field observations confirmed that the curvilinear hill located in the eastern part of the Site is steep sided to the northeast side of the hill, where excavation had occurred between 1946 and 1952 based on historic aerial photograph and topographic map evidence. To the southwest side of the feature, topography drops off less steeply. The slope on the southwest side of the feature appears to have been created by a current intermittent drainage (likely the formerly mapped, northerly-flowing stream). An erosional bench above the axis of the stream bottom was observed adjacent to the curvilinear geomorphic feature indicating the stream formerly flowed closer to the geomorphic feature. Additionally, the topographic high elevation of approximately 130 feet on the feature is nearly identical on the opposite side of the former stream, indicating that the stream has downcut into the geologic deposits creating the small erosional bench and the slope on the southwest side of the feature. On the northeast side of the curvilinear feature, the steep slope was clearly created by excavation that occurred sometime between 1946 and 1952. At the eastern end of the feature, the topography rises to approximately 145 feet near the eastern property boundary and the curvilinear feature broadens into a wide hill. As such, the curvilinear feature appears formed from excavation on the northeast and a downcutting stream on the southeast. The feature therefore does not represent an esker.

Soils Observations

During the Site visit on May 19, 2021, three shallow test pits were hand-dug to evaluate the nature of the soils. Test pit TP-1 was dug into the eastern slope of Geomorphic Feature 1, TP-2 was dug into the eastern slope of Geomorphic Feature 2, and TP-3 was dug into the hillside slope west of the intermittent stream adjacent to Geomorphic Feature 2 to evaluate if the materials on Geomorphic Feature 2 were similar to those on the other side of the drainage. Photographs of the test pits and soils are included in Attachment E.

Soils at TP-1 (Geomorphic Feature 1) consisted of loose, dark red-brown coarse to very coarse sand with some gravel and few angular cobbles. These materials are consistent with ice-marginal deltaic deposits as mapped by the USGS.

Soils at TP-2 (Geomorphic Feature 2) consisted of loose, red-brown medium to fine sand with little gravel and trace cobbles. These materials are consistent with ice-marginal deltaic deposits as mapped by the USGS.

Soils at TP-3 (located west of the intermittent drainage adjacent to Geomorphic Feature 2) were similar to those observed at TP-2 and consisted of loose to moderately dense red-brown fine to coarse sand with little gravel. These materials are also consistent with ice-marginal deltaic deposits and the similarity with the materials at TP-2 support that the intermittent stream downcut through the deltaic deposits creating the southwestern slope of Geomorphic Feature 2.

Conclusions

There 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.

The elevated Geomorphic Feature 2 located on the eastern portion of the Site has been formed by excavation on the northeast side of the Site sometime between approximately 1946 and 1952 and a downcutting stream on the southwest side of the Site.

Overall, the surficial materials at the Site represent glacial deltaic deposits and the topographic relief at the Site has been largely formed by stream erosion and by excavation and reworking at the Site.

GEI appreciates the opportunity to support Carrier Construction with our geologic services. If you have any questions, please call Doug Brink at (860) 368-5410.

Sincerely,

GEI CONSULTANTS, INC.

Charles D. Brink, LEP
Senior Project Manager
cbrink@geiconsultants.com

David B. Terry P.G., LEP
Vice President, Principal, Branch Manager
dterry@geiconsultants.com

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Enclosures: Attachment A – Resume
Attachment B – References Cited
Attachment C – Aerial Photographs
Attachment D – Historic Topographic Maps
Attachment E – Test Pit and Soils Photographs

ATTACHMENT A

RESUME

David B. Terry, P.G., LEP
Vice President

David Terry is an environmental consultant and past member of GEI's Board of Directors. Since 1999, Mr. Terry has been a client account manager and team leader. He is currently the Branch Manager for GEI's Glastonbury, CT office. He has spent over 20 years assembling and directing multi-disciplinary project teams to assess, design, and implement solutions to complex DNAPL related problems migrating through complex geologic settings while working under state and federal (CERCLA and RCRA) regulatory programs. Mr. Terry's technical expertise is derived through his educational background as a geologist and a hydrogeologist and through a career spent evaluating and remediating contaminated sites.

Mr. Terry has been responsible for guiding and conducting hundreds of Remedial Investigation/Feasibility Study (RI/FS) projects throughout the Eastern United States. He has also been responsible for designing and managing site remediation projects, risk exposure assessments, and assisting clients in evaluating financial liability allocations at sites involving multiple PRPs.

EDUCATION
M.S., Geology, Kansas State University
B.A., Geology, State University of New York

EXPERIENCE IN THE INDUSTRY
31 years

EXPERIENCE WITH GEI
23 year(s)

REGISTRATIONS AND LICENSES
Licensed Environmental Professional, CT No. 327
Professional Geologist, PA No. PG-003050-G

Working closely with corporate and outside counsel, as well as financial experts, Mr. Terry has used his technical abilities to develop corporate-level strategic decision-making frameworks and liability management approaches.

PUBLICATIONS

- Terry, David, S. Canton, T. Bell. 2008. Stressor Identification – a Key Step in Evaluation of an MGP-Affected Urban Waterway. Third International Symposium and Exhibition on the Redevelopment of Manufactured Gas Plant Sites (MGP 2008). Mystic, Connecticut.
- O'Neil, Matthew, J. Parillo, D. Terry, W. Ryan, T. Leissing, S. Carter, G. Cross, A. Omorogbe. 2008. Evaluation of the Hydrologic Effects of Oxygen Injection for Biostimulation in an Upper Glacial Aquifer on Long Island. 2008 NGWA Conference on Eastern Regional Ground Water Issues. National Ground Water Association.
- Marando, Michael, D. Terry, J. Collins, D. Unites, A. Prophete, T. Bell. 2006. Real-Time Naphthalene Monitoring Using an Ultra Fast Gas Chromatograph. Water Environment Federation. WEF/AWWA Odors and Air Emissions 2006.
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- Terry, David, K.M. Egers, 1996. Final Report for the Western Maryland Watershed Liming Pilot Study. Maryland Department of Natural Resources, Chesapeake Bay Research and Monitoring Division CBRM-AD-94-6.
- Terry, David, R.M. Price, R.J. Klauda, R.P. Morgan II, and M.L. Bowman, 1994. Watershed Liming and Hydrologic Event Monitoring of an Acidic Stream in Western Maryland. Annual Meeting of the American Fisheries Society in Halifax, Nova Scotia. August 21 - 25, 1994.
- Terry, David, 1990. Geochemistry of Waters in the Dakota Aquifer in Southwestern Kansas: 7th Annual Water and the Future of Kansas Conference, Proceedings. March 7 and 8, 1990.
- Terry, David, 1990. Groundwater Chemistry Analysis of the Dakota Aquifer in Southwest Kansas: 24th Annual Meeting, South-Central Section Geological Society of America, Abstracts with Programs. March 5 and 6, 1990.

ATTACHMENT B

REFERENCES CITED

USGS, 2005. *Quaternary Geologic Map of Connecticut and Long Island Sound Basin. U.S. Department of the Interior, U.S. Geological Survey*. *Scientific Investigations Map 2784*. Janet Radway Stone, John P. Schafer, Elizabeth Haley London, Mary L. DiGiacomo-Cohen, Ralph S. Lewis, and Woodrow B. Thompson.

Glastonbury, 1996. *The Town of Glastonbury Subdivision and Resubdivision Regulations,* Effective June 1, 1993 and amended May 28, 1996.

ATTACHMENT C

AERIAL PHOTOGRAPHS

1934 Aerial and Approximate Site Boundary

ATTACHMENT C

AERIAL PHOTOGRAPHS

1952 Aerial and Approximate Site Boundary

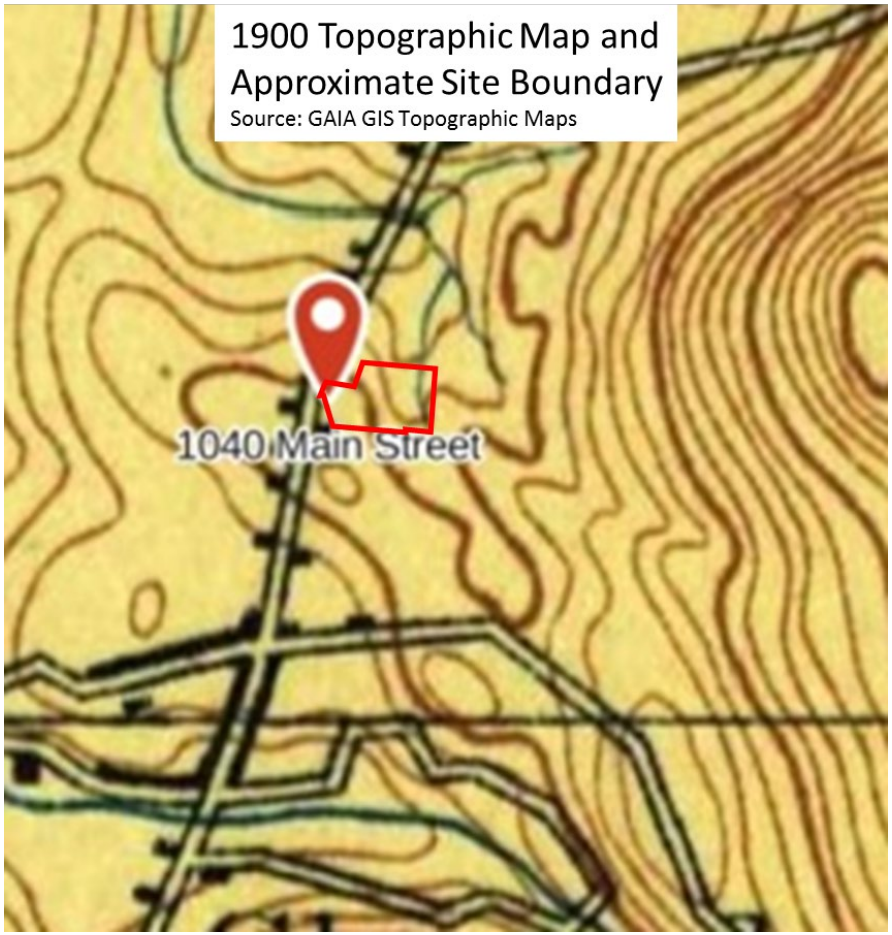
ATTACHMENT C

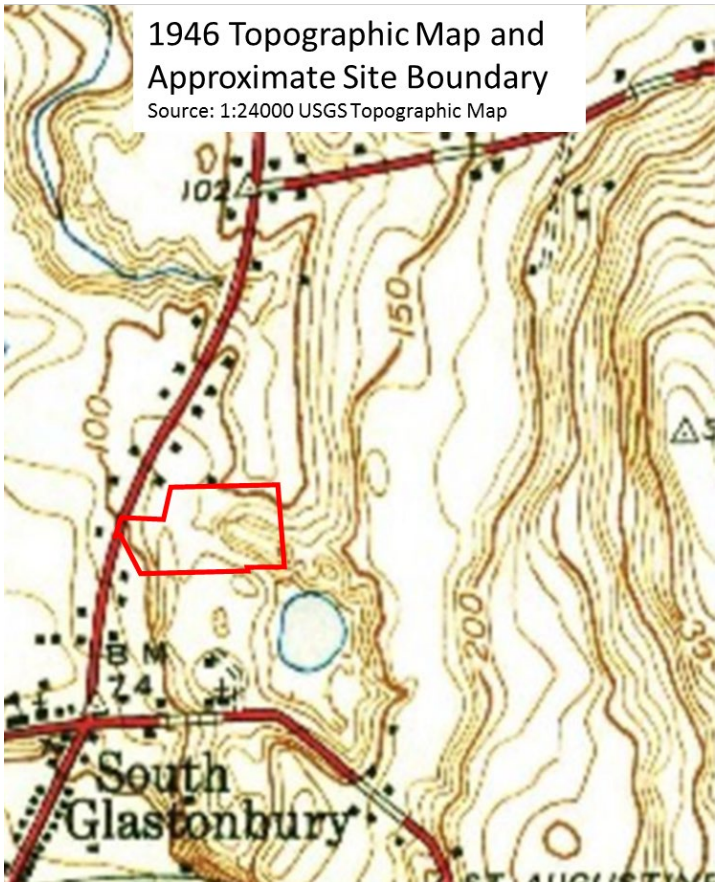
AERIAL PHOTOGRAPHS

1970 Aerial and Approximate Site Boundary

ATTACHMENT D

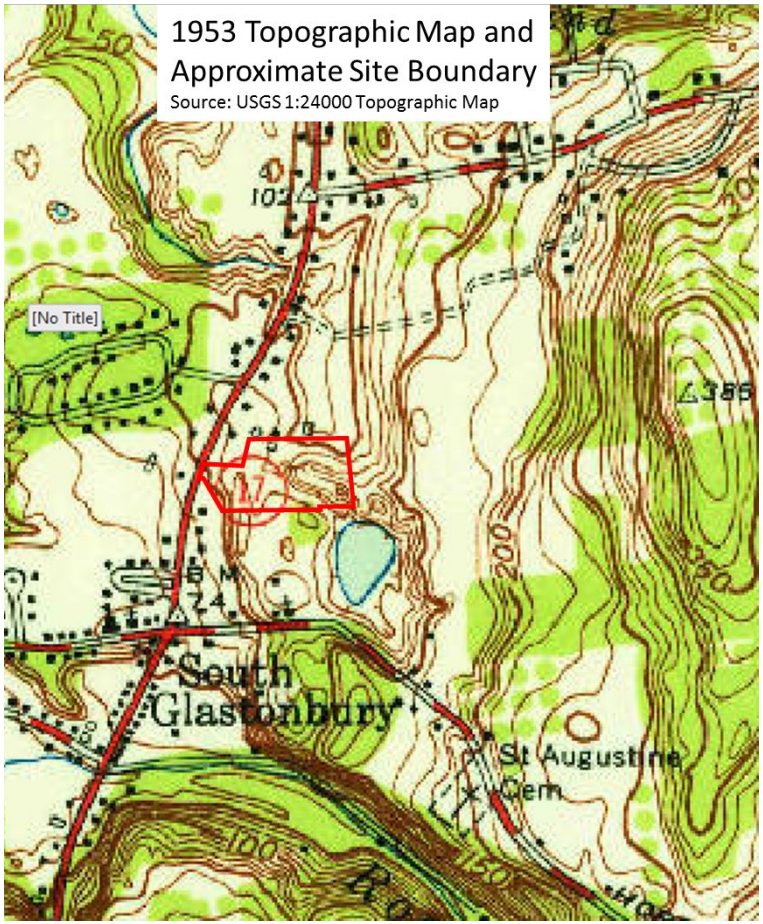
HISTORIC TOPOGRAPHIC MAPS

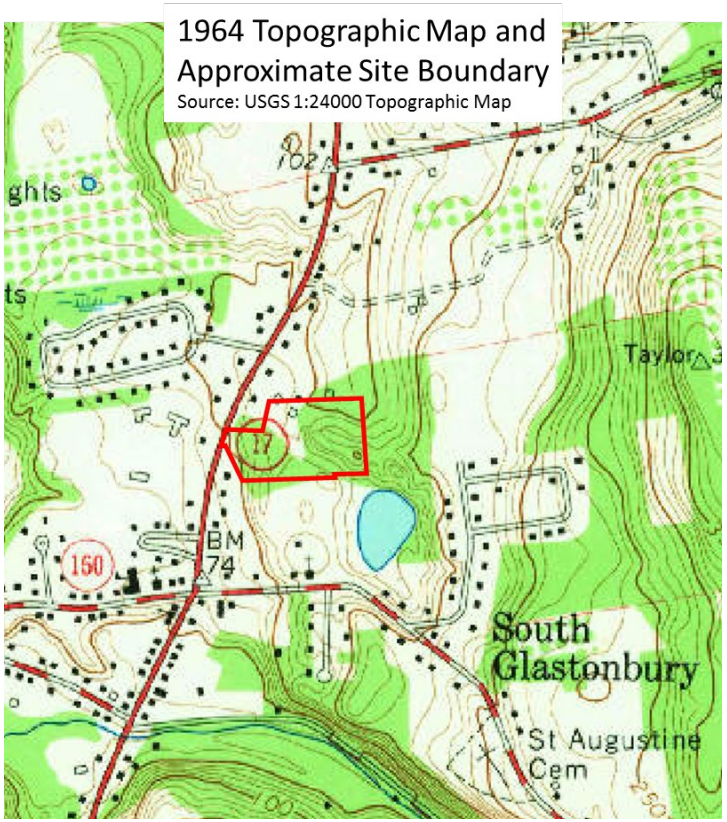




ATTACHMENT D

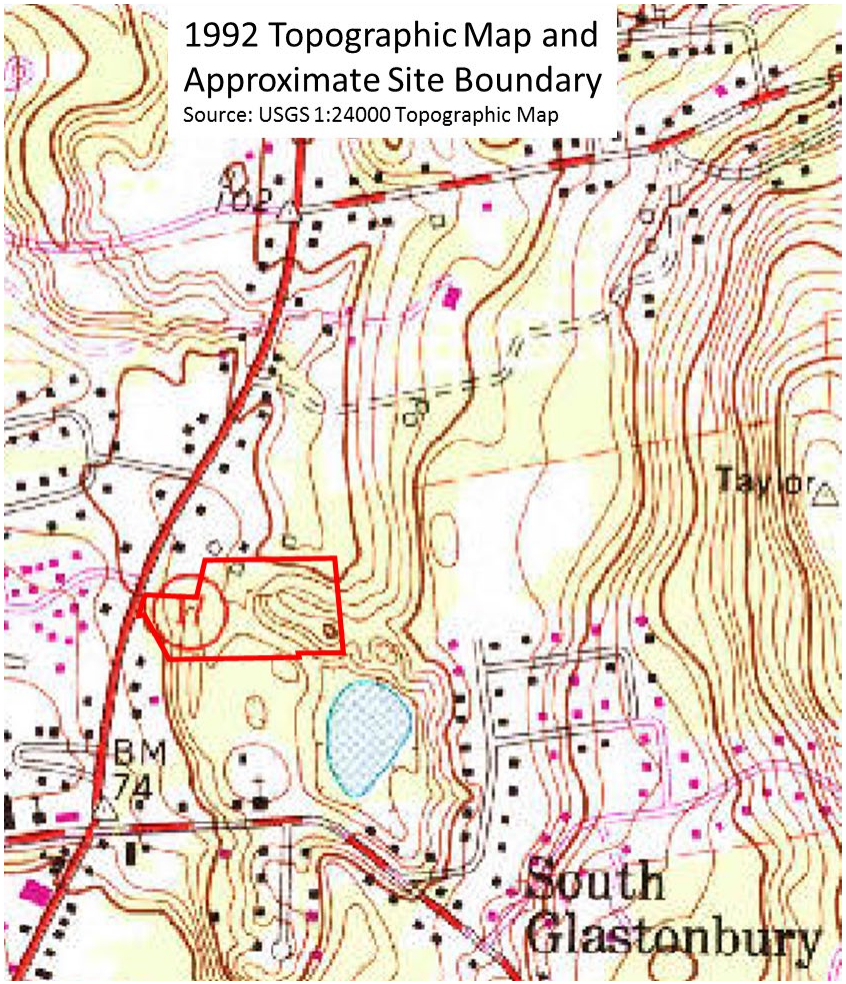
HISTORIC TOPOGRAPHIC MAPS





ATTACHMENT D

HISTORIC TOPOGRAPHIC MAPS



ATTACHMENT E

TEST PIT PHOTOS AND SOILS PHOTOS

Test Pit 1 (East slope Geomorphic Feature 1)

TP-1 Soils - dark red-brown coarse to very coarse sand with some gravel and few angular cobbles

ATTACHMENT E

TEST PIT PHOTOS AND SOILS PHOTOS

Test Pit 2 (East slope Geomorphic Feature 2)

TP-2 Soils - red-brown medium to fine sand with little gravel and trace cobbles

ATTACHMENT E

TEST PIT PHOTOS AND SOILS PHOTOS

Test Pit 3 (SW of Geomorphic Feature 2)

TP-3 Soils - red-brown fine to coarse sand with little gravel

Exhibit C

Return to:
Alter & Pearson, LLC
P.O. Box 1530
Glastonbury, CT 06033

TOWN OF GLASTONBURY
GLASTONBURY, CONNECTICUT

PUBLIC ACCESS EASEMENT ON LOT # 3 AND LOT #4
OF THE [SUBDIVISION NAME] SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, THIS INDENTURE made this _____ day of _____, 2021, That, **CARRIER CONSTRUCTION, INC.**, a Connecticut corporation, having its principal place of business in the Town of Bristol County of Hartford and State of Connecticut, acting herein by Gino Carrier, its President, duly authorized, (hereinafter referred to as the "Grantor"), for the consideration of ONE DOLLAR ($1.00) and other valuable consideration, received to my full satisfaction of the **TOWN OF GLASTONBURY**, a municipal corporation having its territorial limits within said County and State (hereinafter referred to as the "Grantee"), do hereby give, grant, bargain, sell, and confirm unto the said Town of Glastonbury, its successors and assigns forever, a right of way and easement, (hereinafter referred to as the "10' WIDE PEDESTRIAN EASEMENT") for the purpose of allowing public pedestrian access from the cul-de-sac of Carson Way in, through, on and over certain pieces or parcels of land situated in the Town of Glastonbury, County of Hartford, State of Connecticut, to open space owned by the Town of Glastonbury, being Lot W-11 Lakewood Road, and also known as the Lakewood Drive Open Space, which open space is contiguous to the easterly side of the Subdivision, and being shown on a map entitled:

> "PROPOSED 7 LOT SUBDIVISION PLAN 1040 MAIN STREET GLASTONBURY, CT SITE DEVELOPMENT PLAN, GRADING PLAN, DRAINAGE PLAN, UTILITY PLAN OWNER/APPLICANT: CARRIER CONSTRUCTION, INC. P.O. BOX 1842 BRISTOL, CT 06010-1842 SITE LOCATION: 1040 MAIN STREET ASSESSOR'S MAP E10 STREET 4140 LOT E0129B GLASTONBURY, CT WOLFF ENGINEERING CIVIL & STRUCTURAL ENGINEERING CORNERSTONE PROFESSIONAL PARK,, SUITE C101 39 SHERMAN HILL ROAD, WOODBURY, CT 06798 TEL.: 203.263.7447 FAX: 203.263.0060 DATE: 4/15/2021 DRAWN BY: R.P.W. CHECKED BY: R.P.W. FILE: FILED BOOK: R.P.W. SCALE: 1'=40' SHEET 5 OF 17 REVISIONS: 5/04/2021 REVISIONS PER ENVIRONMENTAL PLANNER PLOT DATE: 5/4/2012 5/27/2021 IWWA/CC SUBMISSION"

which map is on file in the Glastonbury Town Clerk's Office as Map # _____, to which reference may be had for a more particular description thereof. The Public Access Easement is shown as "10' WIDE PEDESTRIAN EASEMENT", and is shown and designated on said map as follows:

[ADD LEGAL DESCRIPTION OF EASEMENT]

Said Grantor will initially install a five (5) foot wide footpath constructed with woodchips, within the "10' WIDE PEDESTRIAN EASEMENT". It is the responsibility of the Grantor, its successors and assigns to maintain said Easement as a passable pedestrian footpath in perpetuity.

Said right of way and easement above-described include the right to enter in and upon said lands of the Grantor, and to pass and repass, for the purpose of allowing public pedestrian access from the cul-de-sac of Carson Way, to open space owned by the Town of Glastonbury, being Lot W-11 Lakewood Road, and also known as the Lakewood Drive Open Space, which open space is contiguous to the easterly side of the Subdivision.

The Grantee agrees that any damage caused by present or future construction, to the land or property of the Grantor, will be corrected and restored to a condition substantially equal to that existing at the time such damage occurred, commensurate, however, with the above-described uses of said land.

The Grantor herein reserves to itself, its successors and assigns, the right to continue to use the land within which the aforesaid easement has been granted for any uses and purposes which shall not in any way interfere with the use thereof by the Grantee, its successors and assigns, in fulfilling the purposes for which this Public Access Easement is granted.

TO HAVE AND TO HOLD the above-granted rights of way, easements, rights, privileges and authority unto the said Grantee and its successors and assigns forever, to it and their own proper use and behoof.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first aforementioned.

Signed, Sealed and Delivered
in the presence of:

_____

_____

_____

_____

GRANTOR:
CARRIER CONSTRUCTION, INC.

By: _____
Gino Carrier, Its President
Duly Authorized

GRANTEE:
TOWN OF GLASTONBURY

By: _____
Richard Johnson, Its Town Manager
Duly Authorized

STATE OF CONNECTICUT :
: ss. Glastonbury _____, 2021
COUNTY OF HARTFORD :

Personally appeared Gino Carrier, its President, duly authorized of **CARRIER CONSTRUCTION, INC.**, as aforesaid, signer of the foregoing instrument, and acknowledged the same to be his free act and deed as said President, and the free act and deed of said corporation, before me.

_____
Commissioner of the Superior Court
Notary Public
My Commission Expires:

STATE OF CONNECTICUT :
: ss. Glastonbury _____, 2021
COUNTY OF HARTFORD :

Personally appeared Richard J. Johnson, who acknowledged himself to be the Town Manager of the **TOWN OF GLASTONBURY**, a municipal corporation, and that he, as such Town Manager, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Town Manager.

_____
Notary Public
My Commission Expires:

Exhibit D

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
DISTRICT I
1107 Cromwell Avenue
Rocky Hill, Connecticut 06067
Phone:

June 11, 2021

Ronald Wolff, P.E.
Wolff Engineering
39 Sherman Hill Road, Suite C101
Woodbury, CT 06798

Dear: Mr. Wolff

Subject: PROPOSED 8 LOT SUBDIVISION
1040 Main Street
Town of Glastonbury

We have accepted your plans for the above-noted subject received on July 27, 2020 entitled "PROPOSED 8 LOT SUBDIVISION 1040 MAIN STREET GLASTONBURY, CT" with a revision date of 5/27/21

An encroachment permit will be issued upon receipt of the following:

1. A completed encroachment permit application (State form PMT-1 Rev.10/18).
2. A bond (State form CLA-5 Rev. 8/00) in the amount $ 75,000.00 in the contractor's name.
3. A Certificate of Insurance requiring Bodily Injury Liability of $1,000,000 and Aggregate of $2,000,000.
4. A check or money order in the amount $100.00 made payable to "Treasure – State of Connecticut"

This approval is good for only two years from the above date.

"NO WORK ON OR AFFECTING STATE PROPERTY IS TO BEGIN UNTIL AN ENCROACHMENT PERMIT IS ISSUED"

If you have any questions concerning this matter, please contact Rick Pelletier of this office at telephone 860-258-4521.

Very truly yours,

Daniel A. DiReinzo
Special Services Section Manager
Bureau of Highway Operation

cc: Glastonbury Planning and Zoning

Exhibit E

WOLFF ENGINEERING
Civil Engineers
Cornerstone Professional Park, Suite C101
39 Sherman Hill Road
Woodbury, CT 06798
Tel: 203.263.7447
Fax: 203.263.0060
Email: ron@wolffengineering.com
Web: www.wolffengineering.com

July 28, 2021

To: Mr. Daniel A. Pennington, P.E., Town Engineer/Manager of Physical Services
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Re.: Proposed Residential Subdivision
1040 Main Street
Glastonbury, CT

Dear Mr. Pennington,

This letter is in response to review comments in your memorandum dated June 15, 2021 regarding the subject project.

1. No response warranted.
2. The long-term maintenance plan and schedule for the proposed detention basin has been moved to sheet 5 of 17. An MS4 permit tracking table has been added to sheet 5 of 17.
3. Iron pins for corners of the proposed drainage and conservation easements have been added to sheet 4 of 17. The proposed Right-Of-Way width has been dimensioned on sheet 4.
4. The proposed riprap aprons on sheet 5 have been redrawn to the dimensions depicted on the detail sheet.
5. A note has been added to sheet 5 indicating that existing trees within the limit of disturbance/clearing limits are proposed to be removed.
6. The proposed footing and leader drain outlet pipes for lot 1 have been relocated.
7. Eight Green Giant Arborvitae trees have been added for visual screening at the rear of lot 3.
8. Catch basin no. 3, no. 7, and manhole no. 1, have been labeled as "Over 10 Feet Deep" on sheet 6 of 17.
9. Drainage Trench Excavation will be performed in accordance with Town of Glastonbury Standards For Public Improvements section 403.0, and State Of Connecticut Department Of Transportation Form 818. Working drawings will be submitted in accordance with State Of Connecticut Department Of Transportation Form 818 for the drainage installation between CB#3 and MH#1.
10. The applicant will perform test holes prior to the installation of the storm drainage system between CB#3 and MH#1 to obtain the data necessary to prepare working drawings as required for the drainage installation.

WOLFF ENGINEERING
Civil Engineers
Cornerstone Professional Park, Suite C101
39 Sherman Hill Road
Woodbury, CT 06798
Tel: 203.263.7447
Fax: 203.263.0060
Email: ron@wolffengineering.com
Web: www.wolffengineering.com

July 28, 2021

11. The Modified Riprap Apron Detail and the Footpath Culvert detail have been revised in accordance with the Town Standard (plate 24).
12. The concrete sidewalk has been relocated to provide a 1 foot offset between the sidewalk and the street line.
13. The proposed sidewalk ramp at the cul-de-sac has been labeled "Sidewalk Ramp Per Town of Glastonbury Standards".
14. The location of the proposed street name sign has been depicted on sheet 6 of 17.

Attached to this letter are updated plans. If you have any questions or require additional information please email me or call me at tel. 203.263.7447.

Sincerely,

WOLFF ENGINEERING

Ronald Wolff, P.E.

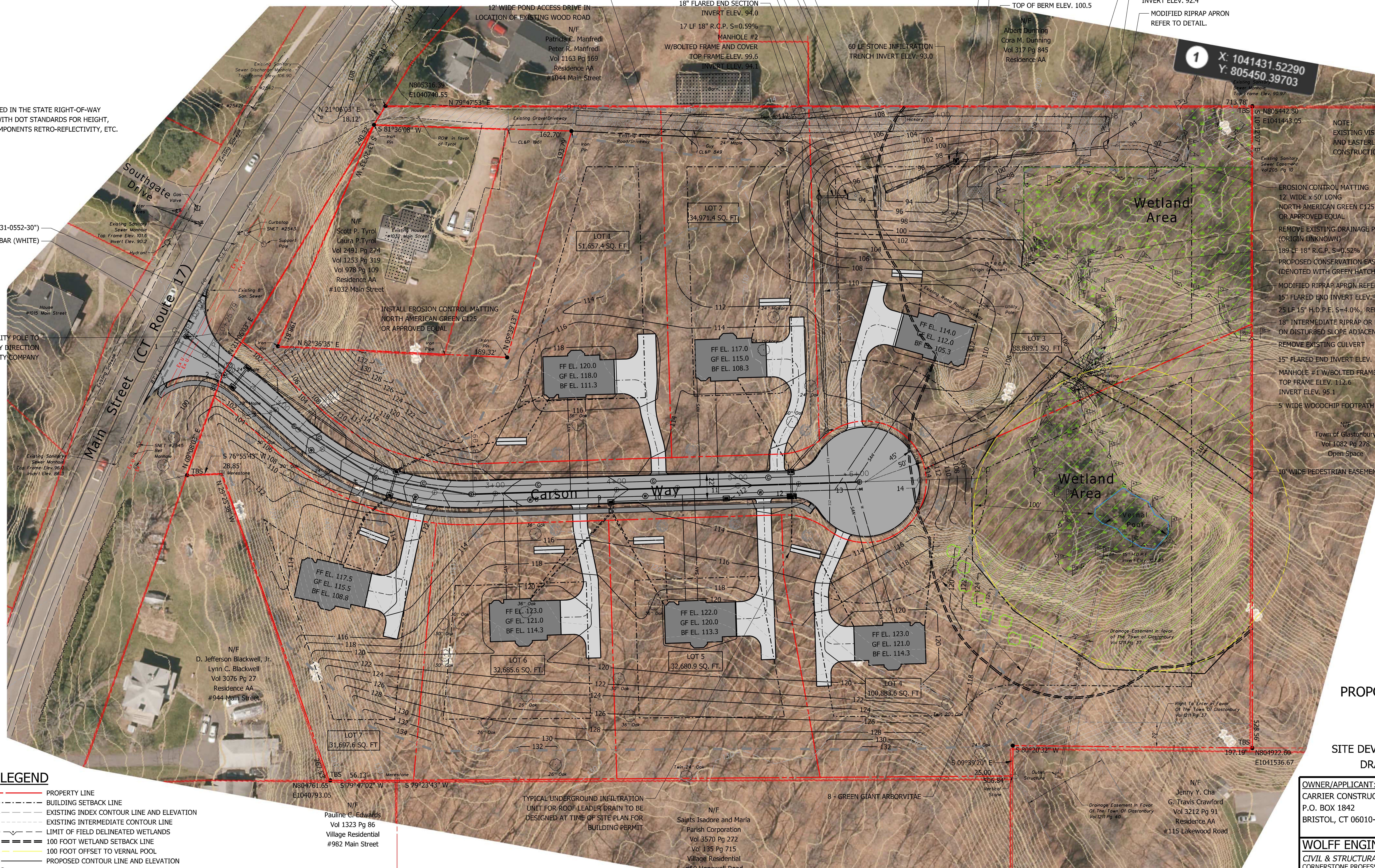
cc: Gino Carrier, Meghan Alter Hope - Alter & Pearson, LLC

Exhibit F

TABLE OF EARTHWORK QUANTITY ESTIMATE IN REGULATED AREAS

	ACTIVITY WITHIN WETLANDS, (S.F.)	ACTIVITY WITHIN 100' REGULATED AREA (S.F.)	CUT VOLUME IN WETLANDS (C.Y.)	FILL VOLUME IN WETLANDS (C.Y.)	CUT VOLUME IN REGULATED AREA (C.Y.)	FILL VOLUME IN REGULATED AREA (C.Y.)
ENTIRE SITE	30	45,145	0	0	3,311	2,028
TOTALS:	30	45,145	0	0	3,311	2,028

NOTE:
ALL SIGNS POSTED IN THE STATE RIGHT-OF-WAY MUST COMPLY WITH DOT STANDARDS FOR HEIGHT, BREAKAWAY COMPONENTS RETRO-REFLECTIVITY, ETC.



INSTALL EROSION CONTROL MATTING AN SLOPES GREATER THAN 3(H):1(V). NORTH AMERICAN GREEN C125 OR APPROVED EQUAL
HATCHED AREA DENOTES DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF GLASTONBURY
12' WIDE POND ACCESS DRIVE IN LOCATION OF EXISTING WOOD ROAD
STORMWATER MANAGEMENT BASIN
TOP OF BERM ELEV. 100.5
BOTTOM OF BASIN ELEV. 94.0
CLEANOUT TO GRADE
RIPRAP FILTER BERM
TOP OF BERM ELEV. 96.0
REFER TO DETAIL.
SEDIMENT FOREBAY
MODIFIED RIPRAP APRON
REFER TO DETAIL.
18" FLARED END SECTION
INVERT ELEV. 94.0
17 LF 18" R.C.P. S=0.59%
MANHOLE #2
W/BOLTED FRAME AND COVER
TOP FRAME ELEV. 99.6
INVERT ELEV. 94.1
60 LF STONE INFILTRATION TRENCH INVERT ELEV. 93.0
OUTLET CONTROL STRUCTURE
TOP OF GRATE ELEV. 99.50
5.5" WIDE RECTANGULAR NOTCH IN WEST WALL INVERT ELEVATION 96.90
4" SDR-35 (WEST) INVERT ELEV. 93.0
18" R.C.P. INVERT (EAST) ELEV. 93.0
REFER TO DETAIL.
EMERGENCY SPILLWAY
REFER TO DETAIL.
TOP OF BERM ELEV. 100.5
120 LF 18" R.C.P. S=0.50%
18" FLARED END SECTION
INVERT ELEV. 92.4
MODIFIED RIPRAP APRON
REFER TO DETAIL.
1 X: 1041431.52290 Y: 805450.39703
NOTE:
EXISTING VISIBLE DEBRIS SHALL BE REMOVED FROM THE WETLAND AREAS, AND EASTERLY PORTION OF THE PROPERTY, DURING THE ROADWAY CONSTRUCTION PHASE OF THE PROJECT.
EROSION CONTROL MATTING
12' WIDE x 50' LONG
NORTH AMERICAN GREEN C125
OR APPROVED EQUAL
REMOVE EXISTING DRAINAGE PIPE (ORIGIN UNKNOWN)
189 LF 18" R.C.P. S=0.52%
PROPOSED CONSERVATION EASEMENT (DENOTED WITH GREEN HATCH) 1.78± ACRES
MODIFIED RIPRAP APRON REFER TO DETAIL.
15" FLARED END INVERT ELEV. 100.0
25 LF 15" H.D.P.E. S=4.0%, REFER TO FOOTPATH CULVERT DETAIL.
18" INTERMEDIATE RIPRAP OR NATIVE STONE (D50=12") ON DISTURBED SLOPE ADJACENT TO CULVERT. REFER TO DETAIL.
REMOVE EXISTING CULVERT
15" FLARED END INVERT ELEV. 101.0
MANHOLE #1 W/BOLTED FRAME AND COVER
TOP FRAME ELEV. 112.6
INVERT ELEV. 95.1
5' WIDE WOODCHIP FOOTPATH
N/F Town of Glastonbury Vol 1082 Pg 278 Open Space
10' WIDE PEDESTRIAN EASEMENT
Wetland Area
Wetland Area
Vernal Pool
STOP SIGN (DOT #31-0552-30")
12" WIDE STOP BAR (WHITE)
EXISTING UTILITY POLE TO BE RELOCATED BY DIRECTION OF UTILITY COMPANY
INSTALL EROSION CONTROL MATTING NORTH AMERICAN GREEN C125 OR APPROVED EQUAL
Southgate Drive
Main Street (CT Route 17)
Carson Way
N/F Patricia C. Manfredi Peter R. Manfredi Vol 1163 Pg 169 Residence AA #1044 Main Street
N/F Scott P. Tyrol Laura P. Tyrol Vol 2491 Pg 274 Vol 1253 Pg 319 Vol 978 Pg 109 Residence AA #1032 Main Street
N/F Albert Dunning Cora M. Dunning Vol 317 Pg 845 Residence AA
LOT 1 51,657.4 SQ. FT.
LOT 2 34,971.4 SQ. FT.
LOT 3 88,889.1 SQ. FT.
LOT 4 100,883.6 SQ. FT.
LOT 5 32,680.9 SQ. FT.
LOT 6 32,685.6 SQ. FT.
LOT 7 31,697.6 SQ. FT.
FF EL. 120.0 GF EL. 118.0 BF EL. 111.3
FF EL. 117.0 GF EL. 115.0 BF EL. 108.3
FF EL. 114.0 GF EL. 112.0 BF EL. 105.3
FF EL. 117.5 GF EL. 115.5 BF EL. 108.8
FF EL. 123.0 GF EL. 121.0 BF EL. 114.3
FF EL. 122.0 GF EL. 120.0 BF EL. 113.3
FF EL. 123.0 GF EL. 121.0 BF EL. 114.3
N/F D. Jefferson Blackwell, Jr. Lynn C. Blackwell Vol 3076 Pg 27 Residence AA #944 Main Street
N/F Pauline C. Edwards Vol 1323 Pg 86 Village Residential #982 Main Street
TYPICAL UNDERGROUND INFILTRATION UNIT FOR ROOF LEADER DRAIN TO BE DESIGNED AT TIME OF SITE PLAN FOR BUILDING PERMIT
N/F Saints Isadore and Maria Parish Corporation Vol 3570 Pg 272 Vol 135 Pg 715 Village Residential #69 Hopewell Road
8 - GREEN GIANT ARBORVITAE
N/F Jenny Y. Cha G. Travis Crawford Vol 3212 Pg 91 Residence AA #115 Lakewood Road
N805316.39 E1040740.55
N805442.90 E1041443.05
N804922.60 E1041536.67
N804761.65 E1040793.05

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING INDEX CONTOUR LINE AND ELEVATION
- EXISTING INTERMEDIATE CONTOUR LINE
- LIMIT OF FIELD DELINEATED WETLANDS
- 100 FOOT WETLAND SETBACK LINE
- 100 FOOT OFFSET TO VERNAL POOL
- PROPOSED CONTOUR LINE AND ELEVATION
- PROPOSED NATURAL GAS MAIN
- PROPOSED 8" WATER MAIN
- PROPOSED UNDERGROUND UTILITIES
- PROPOSED WATER LATERAL
- PROPOSED 6" SANITARY SEWER LATERAL
- SDR-35 DRAIN OUTLET PIPE
- LIMIT OF DISTURBANCE
- PROPOSED STREET TREE
- WETLAND FLAG AND NUMBER

PLAN

SCALE: 1"=40'

NOTE:
THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM-4:30 PM MONDAY THRU FRIDAY AT (860) 652-7735.

0' 40' 80' 120'
SCALE: 1"=40'
GRAPHIC SCALE

PROPOSED 7 LOT SUBDIVISION
1040 MAIN STREET
GLASTONBURY, CT

SITE DEVELOPMENT PLAN, GRADING PLAN, DRAINAGE PLAN, UTILITY PLAN

OWNER/APPLICANT:
CARRIER CONSTRUCTION INC.
P.O. BOX 1842
BRISTOL, CT 06010-1842

SITE LOCATION:
1040 MAIN STREET
ASSESSOR'S MAP E10 STREET 4140 LOT E0129B
GLASTONBURY, CT

WOLFF ENGINEERING
CIVIL & STRUCTURAL ENGINEERING
CORNERSTONE PROFESSIONAL PARK, SUITE C101
39 SHERMAN HILL ROAD, WOODBURY, CT 06798
TEL.: 203.263.7447 FAX: 203.263.0060

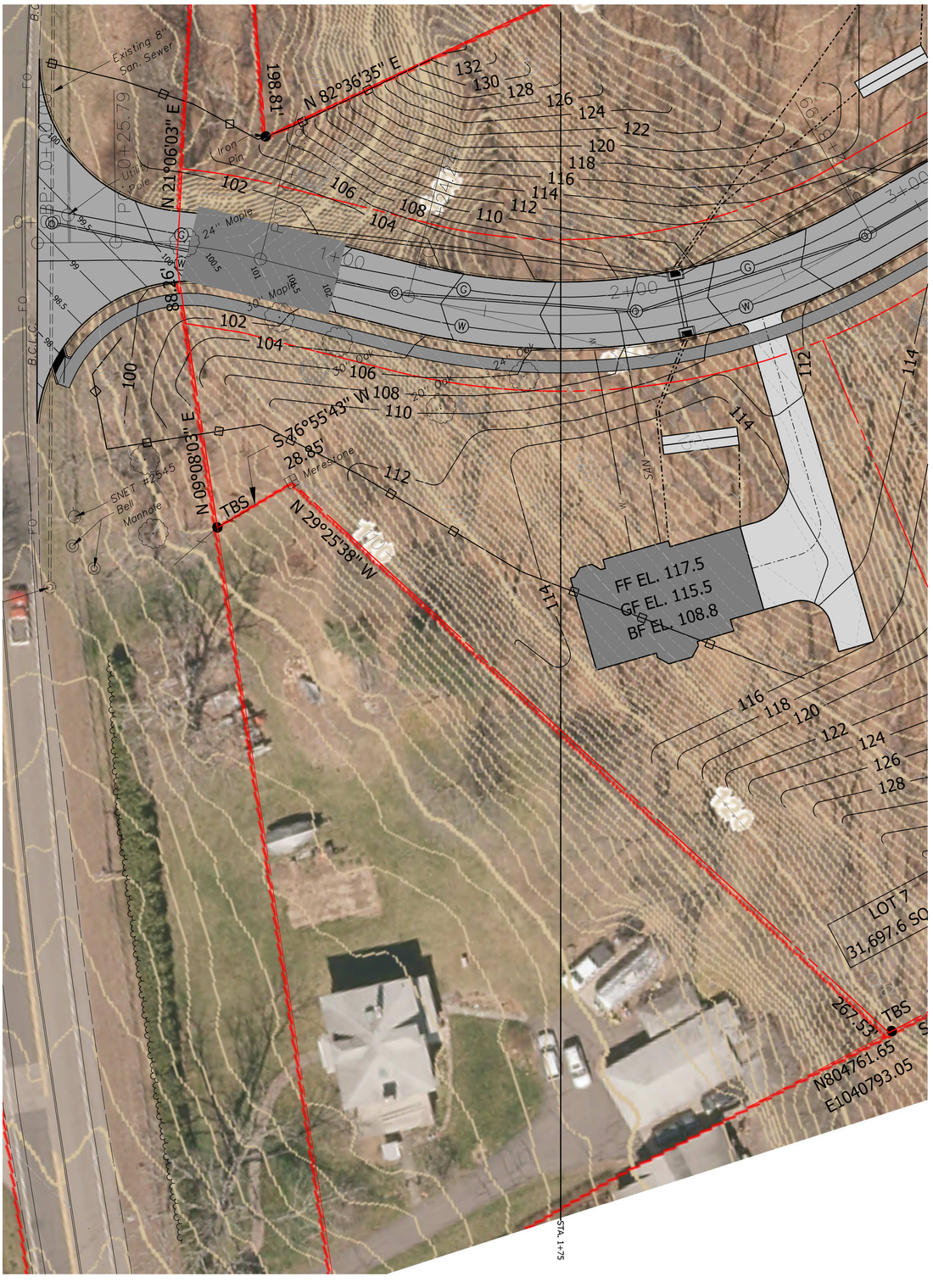
REVISIONS:
5/04/2021 REVISIONS PER ENVIRONMENTAL PLANNER.
5/27/2021 IWWA/CC SUBMISSION.

PLOT DATE: 7/7/2021

STATE OF CONNECTICUT RONALD P. WOLFF No. 19998 LICENSED PROFESSIONAL ENGINEER

DATE: 4/15/2021
DRAWN BY: R.P.W.
CHECKED BY: R.P.W.
FILE:
FIELD BOOK: R.P.W.
SCALE: AS NOTED
SHEET: 5 OF 20

D:\Ronald Wolff Design\Glastonbury\Main St\#1040\Ustn\5_1040SDPAerialOverlay.dgn


Existing 8" San. Sewer
198.81'
N 82°36'35" E
N 21°06'03" E
88.26'
Iron pin
Utility pole
24" Maple
30" Maple
S 76°55'43" W
28.85'
Merestone
N 09°08'03" E
TBS
N 29°25'38" W
SNET #25-5
Bell Manhole
FF EL. 117.5
GF EL. 115.5
BF EL. 108.8
LOT 7
31,697.6 SQ
267.53'
TBS
N804761.65
E1040793.05
STA. 1+75

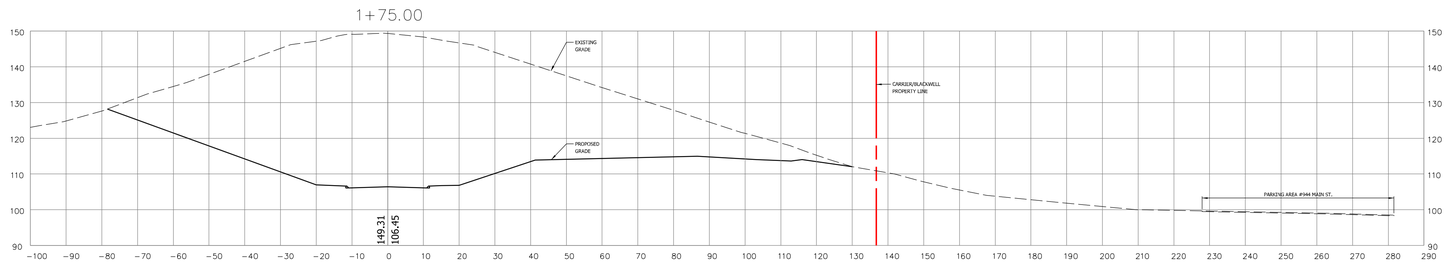

1+75.00
EXISTING GRADE
CARKEEK/BLACKWELL PROPERTY LINE
PROPOSED GRADE
PARKED AREA #944 MAIN ST.
149.31
106.45
150
140
130
120
110
100
90
−100 −90 −80 −70 −60 −50 −40 −30 −20 −10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290

Exhibit G

Gmail Meghan Hope <mhope@alterpearson.com>

Proposed 7-Lot Subdivision at 1040 Main Street

1 message

Meghan Hope <mhope@alterpearson.com> Wed, Jun 23, 2021 at 12:53 PM
To: karenboisvert@cox.net

Karen: It was nice speaking with you today. Attached please find plans for the proposed 7-lot subdivision at 1040 Main Street (Sheet 5 has the Overall Site Plan). My clients are Carrier Construction, Inc. and are experienced home builders who currently own the property. Below is a brief summary of what we are proposing. Please feel free to reach out to me if you have any additional questions or if the board would like a presentation.

- 1040 Main Street is 9.343± acres
- The Site is located in both the Residence AA Zone and the Groundwater Protection Zone 1 (all proposed lots comply with the requirements of the Zone).
- We are proposing a 7-lot subdivision, together with a new 650 feet long road that will be 22 feet wide. The road will begin at the easterly side of Main Street/Route 17 and will terminate in a cul-de-sac.
- Sidewalks are proposed on the southerly side of the new road
- Proposed homes will be serviced by sanitary sewer and public water
- Wetlands are present in the easterly portion of the Site, and the plans propose a Conservation Easement is this area to preserve the wetlands in perpetuity. The Conservation Easement is 1.779± acres (19% of the Site).
- As the Lakewood Open Space area abuts the property to the east, we are proposing a Public Access Easement, which will be a 5-foot-wide wood chip footpath that will begin at the end of the new cul-de-sac and allow for passive recreation in the open space areas (this path would be open to the public, not just residents on the new proposed street).
- Soil will need to be removed from the Site in order to construct a road to town standards, and grade out the lots. In total approximately 48,251 c.y. of material will be removed from the Site (30,924 c.y. for the road and stormwater basin, and 17,327 c.y. for the 7-lots). The material on site is mostly sand, and the material would be loaded into a dump truck and be removed from the Site. To provide you with some context, approximately 18 c.y. of material can be moved in a single dump truck, meaning approximately 1,718 dump truck loads of the road/stormwater basin and 962 dump truck loads for the 7-lots.
- The work proposed within the State Right-of-Way has been accepted by the DOT and sight lights from the new proposed road meet requirements
- At this point we are anticipating being before the TPZ for a Public Hearing on 8/10/21, and I can update you on this date once we file our application.
- If we secure approval in the next few months, we would ideally begin the excavation and grading of the Site this construction season. At this point my clients estimate it will take approximately 4 months to remove the material for the road and basin, and then would build out the individual lots.

Thank you,
Meg

Meghan Alter Hope
Associate

Alter & Pearson, LLC
Attorneys at Law
701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033
860.652.4020 telephone
860.977.9909 mobile
860.652.4022 fax
mhope@alterpearson.com

you are not the intended recipient, please notify me immediately and destroy all copies of this message and any attachments.

1040 Main Site Plan Set rev. 5.27.21.pdf
14626K

Exhibit H

Gmail

Meghan Hope <mhope@alterpearson.com>

7-Lot Subdivision at 1040 Main Street

1 message

Meghan Hope <mhope@alterpearson.com> Fri, Jul 30, 2021 at 12:20 PM
To: trivialemail@me.com

Mr. Crawford: It was nice speaking with you. Attached please find an aerial plan (you can see the end of your driveway in the lower right corner) and the site plan set. Below is some information regarding our proposal. Please let me know if you have any questions and/or would like to meet. My contact information is at the end of the email.

- 1040 Main Street is 9.343± acres
- The Site is located in both the Residence AA Zone and the Groundwater Protection Zone 1 (all proposed lots comply with the requirements of the Zone).
- We are proposing a 7-lot subdivision, together with a new 650 feet long road that will be 22 feet wide. The road will begin at the easterly side of Main Street/Route 17 and will terminate in a cul-de-sac.
- Sidewalks are proposed on the southerly side of the new road
- Proposed homes will be serviced by sanitary sewer and public water
- Wetlands are present in the easterly portion of the Site, and the plans propose a Conservation Easement is this area to preserve the wetlands in perpetuity. The Conservation Easement is 1.779± acres (19% of the Site). The Wetland Agency approved our permit for regulated activities on 7/22/2021.
- As the Lakewood Open Space area abuts the property to the east, we are proposing a Public Access Easement, which will be a 5-foot-wide wood chip footpath that will begin at the end of the new cul-de-sac and allow for passive recreation in the open space areas (this path would be open to the public, not just residents on the new proposed street).
- Soil will need to be removed from the Site in order to construct a road to town standards, and grade out the lots. In total approximately 48,251 c.y. of material will be removed from the Site (30,924 c.y. for the road and stormwater basin, and 17,327 c.y. for the 7-lots). The material on site is mostly sand, and the material would be loaded into a dump truck and be removed from the Site. To provide you with some context, approximately 18 c.y. of material can be moved in a single dump truck, meaning approximately 1,718 dump truck loads of the road/stormwater basin and 962 dump truck loads for the 7-lots.
- The work proposed within the State Right-of-Way has been accepted by the DOT and sight lights from the new proposed road meet requirements
- The TPZ has scheduled a Public Hearing for 8/10/21.
- My clients estimate it will take approximately 4 months to remove the material for the road and basin, and then would build out the individual lots.

Thank you,
Meg

Meghan Alter Hope
Associate

Alter & Pearson, LLC
Attorneys at Law
701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033
860.652.4020 telephone
860.977.9909 mobile
860.652.4022 fax
mhope@alterpearson.com

2 attachments

1040MainAerialOverlay_07072021-1.pdf
2662K

1040MainSt_07282021.pdf
15908K