

**MEMORANDUM**

**OFFICE OF COMMUNITY DEVELOPMENT**

**APPLICATION FOR FINAL SUBDIVISION APPROVAL  
1040 MAIN STREET - 7-LOTS  
MEETING DATE: AUGUST 10, 2021**

**PUBLIC HEARING # 3**  
08-10-2021 AGENDA

**To:**  
Town Plan and Zoning  
Commission

**From:**  
Office of Community  
Development Staff

**Memo Date:**  
August 6, 2021

**Zoning District:**  
Residence AA Zone

**Groundwater Protec-  
tion Zone: 1**

**Applicant/Owner:**  
Carrier Construction  
Inc.

**EXECUTIVE SUMMARY**

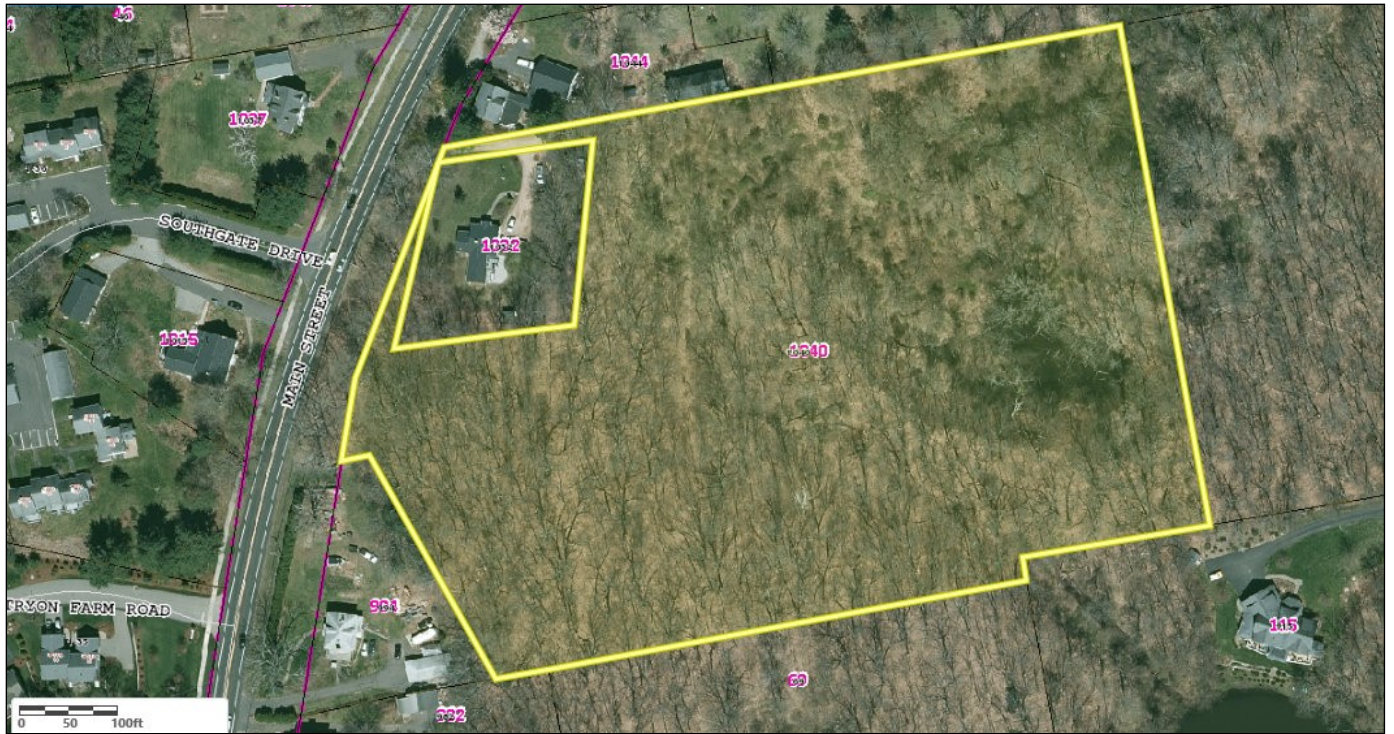
- The applicant is proposing at 7-lot subdivision at 1040 Main Street.
- The proposal includes a new, 650-linear foot, road extending east from Main Street/Route 17 to a permanent cul-de-sac.
- The subdivision will be laid out such that there are three lots on the north side and four lots on the south side of the new public road (proposed to be named Carson Way).
- The proposed lots meet the minimum bulk and setback standards for the Residence AA Zone.
- The lots will be serviced by Town sanitary sewer and MDC water.
- Excavation is required for road construction and construction of the stormwater quality basin.
- The applicant will acquire building permits for the lots on which excavation for the road occurs outside the right-of-way and on which excavation occurs for the stormwater quality basin. This would be in accordance with Section 6.2.4.b of the Building-Zone Regulations.
- There are wetlands and a vernal pool located at the northeast corner of the site, on proposed lots 3 and 4. The applicant is proposing to encumber these lots with a conservation easement.
- The Plans Review Subcommittee reviewed the proposal at their June 23, 2021 meeting where they expressed concern about the amount of material proposed to be excavated.
- At their meeting of July 22, 2021 the Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit.
- At the same meeting, the Conservation Commission forwarded favorable recommendations for approval of the Subdivision, and for the Groundwater Protection Permit for the project to the Town Plan and Zoning Commission.

**REVIEW**

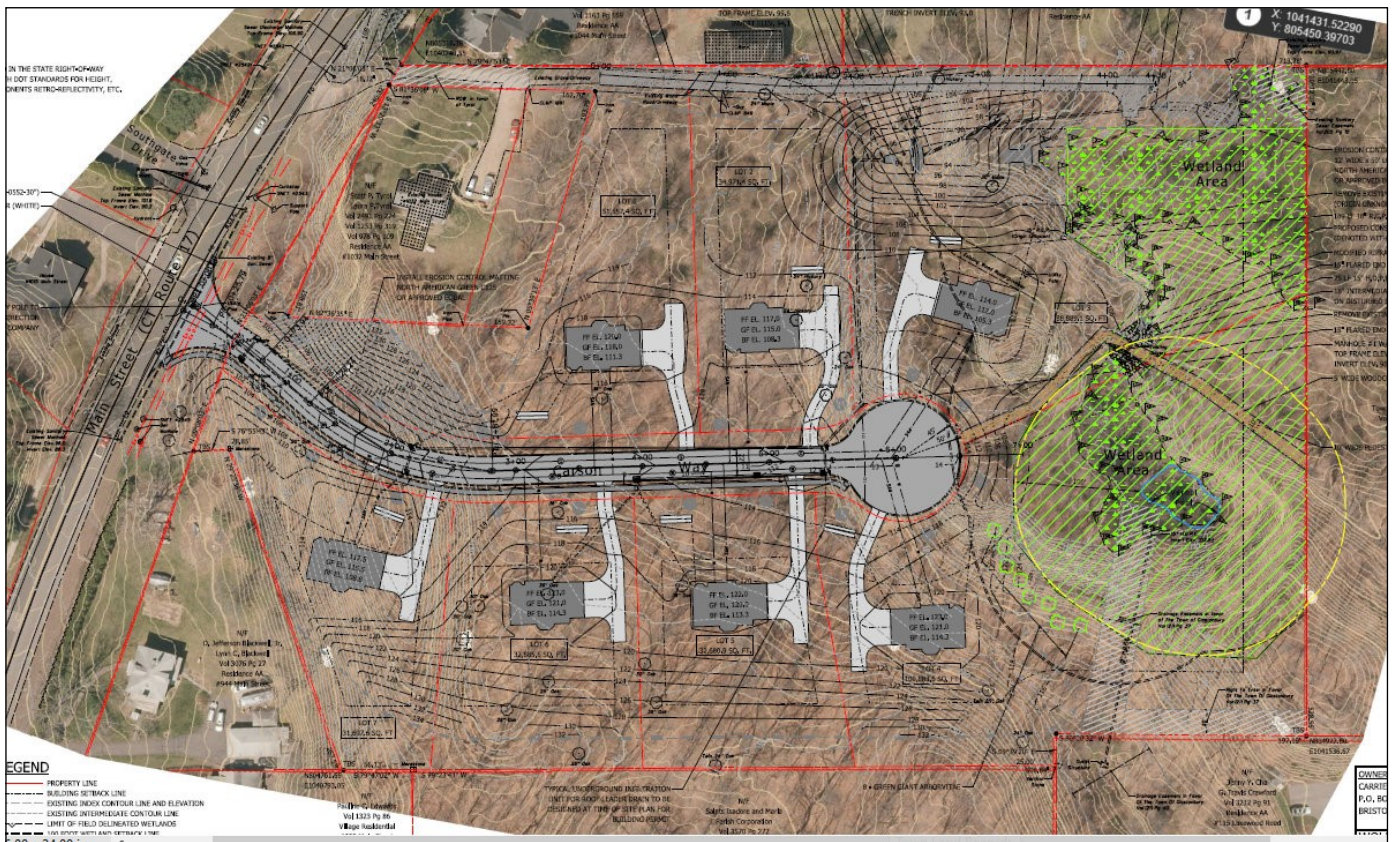
Included for Commission review are the following:

- Project Narrative
- The Subdivision Plans
- Memoranda from Town Staff





**Aerial View of Assessor's Lots S-4 Dug Road and S0003A Dufford's Landing**



**Aerial View of Proposed Subdivision**



## **ADJACENT USES**

The site has residential uses to the north, west and south with undeveloped land located to the east.

## **SITE DESCRIPTION [Please see plan set sheet 3 entitled “Existing Conditions Plan” & memorandum entitled “7-Lot Subdivision at 1040 Main Street—Final Subdivision Application (Residence AA Zone & Ground Water Protection Zone 1)”]**

The site is 9.37 acres located on the east side of Main Street across from Southgate Drive. The proposed subdivision area is currently wooded and undulates from west to east. The site slopes steeply up from an elevation of 108 at the western property line along Main Street easterly to a high point of elevation 150, and then down to elevation 110. The site slopes upward again to elevation 130 and then back down toward the wetlands area in the northeast corner of the site. Soils on the site are Manchester Gravely Sandy Loam, 15 to 45 percent slopes, Manchester Gravely Sandy Loam, 3 to 15 percent slopes, Haven and Enfield Soils, 0 to 3 percent slopes and Scarborough Muck.

The Inland Wetlands and Watercourses Agency questioned whether the area of steep slope on the western side of the site was an esker. The applicant has submitted a report from a professional geologist stating that the area was not an esker but rather deposits of glacial material.

## **PROPOSAL [Please refer to plan sheet entitled “Record Subdivision Map” and memorandum entitled “7-Lot Subdivision at 1040 Main Street—Final Subdivision Application (Residence AA Zone & Ground Water Protection Zone 1)”]**

The applicant is proposing to construct a new public road, Carson Way, that will extend east from Main Street 650 linear feet to a permanent cul-de-sac. The road will have sidewalks on the south side. Lots 1, 2 and 3 will be located on the north side of the road, with lots 4, 5, 6 and 7 located on the south side of the road.

The applicant proposes to excavate a total of 48,251± cubic yards of material from the site. Approximately 30,924± cubic yards of material from the site will be removed for public improvements including construction of the road, road side slopes and the stormwater quality basin. An additional 17,327± cubic yards

of material will be excavated for grading to prepare the lots for construction.

The applicant will acquire building permits for the lots on which excavation for the road occurs outside the right-of-way and on which excavation occurs for the stormwater quality basin. This would be in accordance with Section 6.2.4.b of the Building-Zone Regulations and in keeping with the process approved by the TPZ for approval of the River Road Phase 3 Subdivision in March of 2020.

**DRIVEWAYS [Please see plan set sheet 5 entitled “Site Development Plan, Grading Plan, Drainage Plan, Utility Plan & memorandum entitled “7-Lot Subdivision at 1040 Main Street—Final Subdivision Application (Residence AA Zone & Ground Water Protection Zone 1)”]**

Each lot will have its own driveway with a turnaround.

**WETLANDS [Please see plan set sheet 5 entitled “Site Development Plan, Grading Plan, Drainage Plan, Utility Plan & memorandum entitled “7-Lot Subdivision at 1040 Main Street—Final Subdivision Application (Residence AA Zone & Ground Water Protection Zone 1)”]**

Wetlands are located on the east side of the site on proposed lots 3 and 4. A vernal pool is located at the southwest corner of the wetlands on proposed lot 4. The wetlands, vernal pool and a forested 100-foot upland review area will be placed in a private conservation easement on lots 3 and 4.

**DRAINAGE [Please see plan set sheet 5 entitled “Site Development Plan, Grading Plan, Drainage Plan, Utility Plan & memorandum entitled “7-Lot Subdivision at 1040 Main Street—Final Subdivision Application (Residence AA Zone & Ground Water Protection Zone 1)”]**

Stormwater from the rooftops will be directed to subsurface infiltration units. Runoff generated from the road and house footing drains will be directed to catch basins that will then direct the runoff to the stormwater quality detention basin located at the northwest corner of lot 3.

**UTILITIES [Please see plan set sheet 5 entitled “Site Development Plan, Grading Plan, Drainage Plan, Utility Plan & memorandum entitled “7-Lot Subdivision at 1040 Main Street—Final Subdivision Application (Residence AA Zone & Ground Water Protection Zone 1)”]**

The homes will be serviced by MDC water and public sewer accessed from the proposed road.

**EASEMENTS [Please see plan set sheet 5 entitled “Site Development Plan, Grading Plan, Drainage Plan, Utility Plan & memorandum entitled “7-Lot Subdivision at 1040 Main Street—Final Subdivision Application (Residence AA Zone & Ground Water Protection Zone 1)”]**

There will be a drainage easement in favor of the Town of Glastonbury which will run along the northern property lines of lots 1, 2 and 3. The easement will have a 12-foot wide access road that will allow the town to maintain the stormwater quality basin. Lots 3 and 4 will be encumbered with conservation easements to protect the wetlands and vernal pool on the eastern portions of the lots. There will also be a 10-foot wide public access easement across lots 3 and 4 from the cul-de-sac to the town owned land to the east of the subdivision.

**ROADS [Please see plan set sheet 5 entitled “Site Development Plan, Grading Plan, Drainage Plan, Utility Plan & memorandum entitled “7-Lot Subdivision at 1040 Main Street—Final Subdivision Application (Residence AA Zone & Ground Water Protection Zone 1)”]**

The proposed road will have a 7.5% grade, 3:1 side slopes and end in a permanent cul-de-sac in accordance with the Town of Glastonbury Standards for Public Improvements. Classified as a “Limited Local Road” the proposed road will have a 50-foot right of way and a 20-foot wide pavement width. Sidewalks will be located on the south side of the road and each lot will have two street trees in accordance with the Town of Glastonbury Subdivision and Resubdivision Regulations.

## **ZONING ANALYSIS AND CONSISTENCY WITH THE POCD**

The applicant explored the possibility of applying for a Section 6.2 Excavation Special Permit for the grading and excavation associated with this subdivision. However, recent changes to the Building Zone Regulations precluded the applicant from complying with the excavation operating standards associated with an Excavation Special Permit. Therefore, the applicant chose to seek an exception under Section 6.2.4.

The proposal meets all the requirements of the Town of Glastonbury Subdivision Regulations, and the bulk and setback requirements for the Residence AA Zone. In accordance with Section 5.11 of the Subdivision Regulations the applicant is applying for final subdivision approval, which would allow the applicant to bond all construction work associated with the subdivision. As set forth in Section 6.2.4 a and b of the Building Zone Regulations, the excavation associated with the proposed subdivision will not require an excavation permit. The proposed subdivision also meets all the requirements of Section 20 of the Building Zone Regulations with regard to ground water protection.

The project is consistent the following policies of the 2018—2028 Plan of Conservation and Development (as described in the applicants narrative):

### **Town-wide Policies:**

- **Stormwater Management**
  - Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and ground-water quality and overall ecological integrity.
- **Open Space**
  - 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.

### **Planning Area 5—South Glastonbury Center**

- **Streambelts, Greenways and Open Space**
  - 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.

### **Resource Categories—Open Space for Natural Resources Preservation**

- 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.

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND  
ZONING COMMISSION

FINAL SUBDIVISION APPROVAL

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

FOR: 1040 MAIN STREET

MOVED, that the Town Plan and Zoning Commission approve the application of Carrier Construction Inc. for final subdivision approval– 7 lots – 1040 Main Street – Residence AA Zone and Groundwater Protection Zone 1, in accordance with the following plans:

And

1. In compliance with:
  - a. The standards contained in a report from the Fire Marshal, File 21-032, plans reviewed 7-29-21.
  - b. The conditions set forth by the Conservation Commission / Inland Wetlands and Watercourses Agency, in their recommendation for approval to the Town Plan and Zoning Commission and the Wetlands Permit issued at their Regular Meeting of July 22, 2021.
2. In adherence to:
  - a. The Town Engineer's memorandum dated August 4, 2021.
  - b. The Health Director's memorandum dated August 6, 2021.
  - c. The Police Chief's memorandum dated July 30, 2021.
3. Prior to the start of excavation beyond the actual right-of-way as depicted on the proposed subdivision plan (sheet 7 of 20), the applicant shall make application(s) to the Town Building Official for the construction of the proposed lots for which the excavation is said to occur.
4. There shall be no screening of excavated material.
5. Operating hours for excavation operations shall be restricted to weekdays (Monday through Friday), between the hours of 7 a.m. and 4 p.m. Excavation operations shall not be allowed on legal State holidays. Equipment startup and/or engine idling on or adjacent to the subject property shall not be permitted prior to the approved hours of operation.
6. All equipment and machinery shall be maintained in good repair and operated in such a manner as to minimize noise, vibration, smoke, dust, unsightly conditions and any other nuisance.
7. To prevent spillage from vehicles or equipment and windblown air pollution, any truckload of earth material which is to travel on a public street shall be covered with tarpaulin or other suitable material. All commercial haulers shall utilize vehicles clearly marked with the hauler's

name and an identification number.

8. The Applicant shall provide proper drainage at all stages during and after completion of the excavation operations to prevent the collection and stagnation of water, interference with or disturbance of the flow, banks or bed of any watercourse, the erosion of the subject property or adjoining properties or any other harmful effects to adjoining properties or the future use of the subject property.
9. All overburden, if any, shall be stockpiled in windrows or concentrated piles and stabilized so as to prevent its erosion by either wind or water and so that it does not become a source of dust or other windblown air pollutants.
10. It shall be the responsibility of the applicant to repair immediately, any damage to any sidewalk, curbs, surface drains or other improvements or utilities that may be caused as a result of the excavation operations.
11. Proper safety measures shall be utilized and strictly adhered to at all times to protect the health, welfare and safety of all individuals and property.
12. 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.
13. 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.
14. 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.



15. This is a subdivision. 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.

#### **FINDING OF FACT**

The excavation associated with the subdivision is found to be exempt from special permit requirements for excavation, filling or removal of earth products, as described in Section 6.2 of the Town of Glastonbury building zone regulations. However, because of the extensive nature of the excavation associated with the subdivision, the Commission found it necessary, and to which the applicant agreed, to include certain excavation operation standards set forth in Section 6.2 of the Town of Glastonbury building zone regulations.

APPROVED: TOWN PLAN & ZONING COMMISSION  
AUGUST 10, 2021

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ROBERT J. ZANLUNGO, JR., CHAIRMAN



# Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

July 29, 2021

CONSERVATION COMMISSION AND INLAND  
WETLANDS & WATERCOURSES AGENCY

Gino Carrier, President  
Carrier Construction, Inc.  
Post Office Box 1842  
Bristol, Connecticut 06010

Re: Application of Carrier Construction, LLC (c/o Gino Carrier, President) for: an inland wetlands and watercourses permit; and a recommendation to the Town Plan & Zoning Commission concerning final subdivision approval – proposed 7-lot Subdivision of 1040 Main Street – 7 frontage lots and some 650 feet of road construction on 9.3 acres – Residence AA Zone and Groundwater Protection (overlay) Zone 1

Dear Mr. Carrier:

At its Special Meeting of July 22, 2021, the Conservation Commission/Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit, in accordance with the plans and conditions cited in the **attached** motion.

Please read the conditions of approval carefully and comply with them. Some of the conditions may require interacting with the Environmental Planner (e.g. inspection of soil erosion and sediment control); it will be your responsibility to schedule such interactions. Any questions you may have about the stated conditions can be directed to the Office of Community Development at (860) 652-7511.

This Permit:

- requires that the approved regulated activities be completed within one (1) year from commencement of said activities;
- is valid for five (5) years and thus expires on July 22, 2026; and
- may not be transferred unless authorized by the Inland Wetlands & Watercourses Agency

Once again should you have any questions, please do not hesitate to contact this office.

Sincerely,

Thomas Mocko  
Environmental Planner

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services  
Alter & Pearson, LLC  
Wolff Engineering, C.E.

Peter R. Carey, Building Official (scanned)  
Davison Environmental, Soil and Wetland Scientist and Wildlife Biologist  
GEI Consultants, Inc.

TM:gfm  
Attachment

## APPROVED MOTION FOR A WETLANDS PERMIT

MOVED, that the Inland Wetlands and Watercourses Agency issues an inland wetlands and watercourses permit to Carrier Construction, LLC for culvert replacement between two wetland areas, a stormwater management structure within the upland review area and its subsequent discharges into the wetlands, and portions of road construction and house lot development within the upland review area for the proposed 7-lot subdivision at 1040 Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to the Town Engineer's memorandum, dated June 15, 2021.
2. The optimal seeding dates (from whenever the snow melts until May 15) and optimal seeding depth (between 1 to 1.5 inches) shall be added to the subdivision site plans where the warm season grass mix appears within the submitted plans.
3. The subdivision's site plans shall be revised prior to any filing on the land records to indicate and require three-foot deep catch basin sumps in order to provide enhanced sediment removal.
4. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 foot intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal or long-lived wood posts with easement signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
5. In order to protect the physical, chemical and biological characteristics of the wetlands and watercourses and water quality, the following conditions shall apply:
  - a. Pesticides and herbicides shall not be disposed of within the designated conservation easement areas;
  - b. Pesticides and herbicides shall only be applied utilizing best management practices for integrated pest management; and


- c. The developer agrees to recite these conditions in the deed to the individual property(ies).
6. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
  7. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.
  8. Except for the construction activities of the detention ponds and storm drainage system, earthen material shall not be stockpiled in regulated areas. Stockpiles shall be mulched, temporarily seeded or otherwise protected.
  9. Plot plans developed for building permits shall not exceed encroachment into the regulated areas beyond that indicated on the previously cited plans.
  10. The Permittee shall be fully responsible for damages caused by all activities undertaken pursuant to this permit that may have a detrimental effect on wetlands and/or watercourses, and all such activities that cause erosion and sedimentation problems. If the Permittee sells individual building lots to other builders, the Permittee shall thoroughly review all conditions of this permit with the buyer, and the buyer shall consult with the Environmental Planner before the buyer commences any work on the site.
  11. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.

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## MEMORANDUM

To: Town Plan & Zoning Commission

From: Thomas Mocko, Environmental Planner 

Date: July 29, 2021

Re: Recommendation to the Town Plan & Zoning Commission concerning final subdivision approval – proposed 7-lot Subdivision of 1040 Main Street – 7 frontage lots and some 650 feet of road construction on 9.3 acres – Residence AA Zone and Groundwater Protection (overlay) Zone 1

During its Special Meeting of July 22, 2021, the Conservation Commission recommended to the Town Plan and Zoning Commission final subdivision approval of the proposed 7-lot Subdivision of 1040 Main Street, 7 frontage lots and some 650 feet of road construction on 9.3 acres within Residence AA Zone and Groundwater Protection (overlay) Zone 1. The attached motion was approved by the Commission.

TM:gfm

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services  
Peter R. Carey, Building Official  
Alter & Pearson, LLC  
Davison Environmental, Soil and Wetland Scientist and Wildlife Biologist  
Wolff Engineering, C.E.  
GEI Consultants, Inc.

**APPROVED RECOMMENDATION TO  
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission subdivision approval of Carrier Construction, LLC's proposed 7-lot subdivision of 1040 Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to the Town Engineer's memorandum, dated June 15, 2021.
2. The optimal seeding dates (from whenever the snow melts until May 15) and optimal seeding depth (between 1 to 1.5 inches) shall be added to the subdivision site plans where the warm season grass mix appears within the submitted plans.
3. The subdivision's site plans shall be revised prior to any filing on the land records to indicate and require three-foot deep catch basin sumps in order to provide enhanced sediment removal.
4. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 feet intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal or long-lived wood posts with easement signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
5. In order to protect the physical, chemical and biological characteristics of the wetlands and watercourses and water quality, the following conditions shall apply:
  - a. Pesticides and herbicides shall not be disposed of within the designated conservation easement areas;
  - b. Pesticides and herbicides shall only be applied utilizing best management practices for integrated pest management; and
  - c. The developer agrees to recite these conditions in the deed to the individual property(ies).

6. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
7. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.
8. Tree stumps and blasted rock material shall not be buried at the site.
9. The plot plan required for building permit application shall contain and comply with these conditions of approval. If construction including limits of clearing is proposed in areas other than the indicated locations on these plans, the Office of Community Development shall be notified and the Office of Community Development and the Chairman of the Town Plan and Zoning Commission are hereby authorized to approve or deny the alternative. Each plot plan shall indicate the limits of vegetative clearing, existing and proposed contours, soil erosion and sediment controls, all subsurface drainage, all stockpile areas, and temporary and permanent vegetative stabilization measures, including details of seedbed preparation, seed mix selection, application rates, seeding dates and mulching requirements. Vegetative clearing for stockpiling shall be minimized and subject to the approval of the Environmental Planner.
10. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
11. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
12. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
13. The Town's Office of Community Development and Environmental Planner shall be notified of any dust control agents to be applied to the land surface.
14. The deed to lot 3 shall clearly state the landowner's responsibility to maintain the proposed split rail fence along the walking path.

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

PROJECT: **Carrier Construction – Carson Way** LOCATION: **1040 Main Street**

xxNEW CONSTRUCTION CHANGE OF USE  SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: **Group R - Residence AA** FILE # **21-032**

PROPOSED FIRE PROTECTION: **via MDC water main & the GFD**

ENGINEER'S PLAN: INITIAL PLAN REVISED PLAN 7-20-2021

ENGINEER: **Wolff Engineering**

ADDRESS: **Conerstone Professional Park, Suite C101**  
**39 Sherman Hill Road, Woodbury CT 06798**

PHONE: **203-263-7447**

DATE PLANS RECEIVED: **7-28-21** DATE PLANS REVIEWED: **7-29-21**

COMMENTS:

**Provide building lot numbers & address numerals**

**Open Burning of Construction debris or vegetation cleared as part of the proposal is not permitted.**

**The use of and location of temporary fuel tanks utilized for construction purposes will need to be reviewed by this office.**

**Avoid utilizing the cul-de-sac for staging of vehicles or stockpiling of materials.**

**Please install hydrant in accordance with the local engineering specifications (3 feet from curb)**

REVIEWED BY

**Deputy Chief Chris Siwy –Fire Marshal**

PAGE 1 OF 1

cc: Applicant  
File



August 4, 2021

**MEMORANDUM**

To: Rebecca Augur, Director of Planning & Land Use Services

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



Re: 1040 Main Street – Carrier Construction, Inc.  
Final Approval of 7-Lot Subdivision - Residence AA Zone

The Engineering Division has reviewed plans and related reports associated with the above-referenced application. The following comments are offered for consideration:

- 1) Comments as previously forwarded in my June 15, 2021 memorandum to the Conservation Commission have been satisfactorily addressed.
- 2) The applicant shall be responsible for obtaining the required Connecticut Department of Transportation encroachment permit for work performed within the State road right-of-way.
- 3) A note should be added to the plans indicating that the owner of lot #7 shall be responsible for snow and ice removal from the portion of sidewalk within the State road right-of-way. Said snow and ice removal to be in accordance with language in the Town Code of Ordinances.
- 4) Site grading plans for lots on the south side of the proposed road should be modified as necessary to minimize cross-lot overland drainage flow to the extent practicable.

DAP/dl



***Town of Glastonbury***  
***Health Department***

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## **Memo**

August 6, 2021

**To:** Jonathan E. Mullen, AICP, Planner

**Fr:** Wendy Mis, MPH, RS, Director of Health

**Re:** Carrier Construction  
1040 Main Street, 7 lot subdivision

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This office has received a plan by Wolff Engineering dated 4/15/21, last revised 5/27/21 for a proposed 7 lot subdivision at 1040 Main Street.

All lots will be provided with public water and sewer.

Due to the property's agricultural history, pesticide and lead and arsenic sampling was conducted. Results have been reviewed by this Department. All tested parameters are below the Residential Direct Exposure Criteria.

Commission approval with respect to Public Health Code concerns is recommended.



# GLASTONBURY POLICE DEPARTMENT

2108 MAIN ST./P.O. BOX 535/GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290

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## MEMORANDUM

To: Town Plan and Zoning Commission

From: Marshall S. Porter; Chief of Police

Date: July 30, 2021

Subject: 1040 Main Street- 7 Lots- Final Approval

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Members of the Police Department have reviewed the Application of Carrier Construction Inc for a final subdivision approval of the 7- lot 1040 Main Street Subdivision- 1040 Main Street- Village Residential Zone

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

1. That upon completion of the construction the buildings must be properly enumerated to allow for easy identification by all public safety responders. Enumerations must conform to Section 17-19 of the Town Code. In particular, proper numbering at the street.
2. Contact name and phone number provided to the Dispatch Center for issues that arise onsite during construction (24/7)

  
\_\_\_\_\_  
Marshall S. Porter  
Chief of Police

JPH:jph

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

**1040 MAIN STREET – proposal for a final subdivision approval of the proposed 7-lot Subdivision of 1040 Main Street – 7 frontage lots and some 650 feet of road construction on 9.3 acres – Residence AA Zone and Groundwater Protection (overlay) Zone 1 – Alter & Pearson, LLC – Davison Environmental, Soil and Wetland Scientist and Wildlife Biologist – Wolff Engineering, C.E.**

Attorney Meghan Hope said that the proposal is for a 7-lot subdivision of the 9.3-acre lot at 1040 Main Street. The proposal calls for a 650-linear foot road with a cul-de-sac running east from Main Street. She added that a stormwater management basin would be located at the northeast corner of the site. Conservation easements would be placed on the easternmost lots to protect the wetlands and vernal pool on that side of the site. Attorney Hope stated that there would also be a gravel-walking path within a public access easement that would connect the wetlands on the easternmost lots to the Town owned-open space east of the site. She continued, saying that several excavation operations had occurred on the site dating back to the 1930s. She added in order to construct the road and stormwater management feature and grade the building lots the applicant will need to excavate approximately 48,000 cubic yards of material from the site. The majority of the excavation would be associated with the road at the western side of the site.



Attorney Hope then stated that the applicant would be applying for final subdivision approval and taking out building permits for each lot to excavate the areas outside of the 50-foot right-of-way and the stormwater quality basin. She reported that her client had explored applying for a Section 6.2 Excavation Special Permit, however, the excavation for the 3:1 road slopes, the construction of the stormwater basin and grading of the lots would be within 50 feet of abutting property lines, which is in violation of the Building-Zone Regulations.

Sharon Purtill expressed concern about the amount of material being excavated from the site and the associated truck traffic. She added that she has already heard from neighbors who are concerned about the excavation activities associated with a subdivision. Ms. Purtill also expressed concern about the potential to undermine the yards adjacent to the steep slopes associated with the road construction.

Ron Wolff, P.E. of Wolff Engineering C.E. reported that the grade of the slopes associated with the road would be 3:1 and stabilized with erosion control mats and the adjacent lots would not be undermined. He further stated that the slopes would be seeded after construction of the roadway was complete and the vegetation would stabilize the slopes.

Ms. Purtill asked how many truckloads would be generated from the road excavation. Mr. Wolff stated approximately 1,700 truckloads for the road excavation and 1,000 loads for the building lots. Ms. Purtill expressed concern about the truck traffic generated from excavation activities. She then asked how long the excavation would take. Attorney Hope stated that the applicant anticipated 4 months for the road and stormwater feature. There was a discussion about the excavation process for the lots.

Ms. Purtill again expressed concern about the proposal and suggested that the applicant consider a less invasive project such as a rear lot subdivision. She then asked if the applicant had reached out to the neighboring property owners. Attorney Hope stated that they had not reached out yet but would do so.

Ms. Purtill then asked if the cul-de-sac would be permanent. Attorney Hope stated that there was no way to extend the road from the location of the cul-de-sac.

Meeting adjourned at 9:05 am

Respectfully submitted,

Jonathan E. Mullen  
Planner