

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**SECTION 4.11 FLOOD ZONE SPECIAL PERMIT
INSTALLATION OF A PREFABRICATED TWO-CAR GARAGE
1917 MAIN STREET
MEETING DATE : OCTOBER 19, 2021**

PUBLIC HEARING
10-19-21 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
October 15, 2021

Zoning District:
Flood Zone

Applicant / Owner:
Cheryl Newton

EXECUTIVE SUMMARY

- The applicant is proposing to install a 22-foot wide by 23-foot, 4-inch long prefabricated two-car garage.
- The entire parcel is located in the Federal Emergency Management Agency (FEMA) 100-year flood zone.
- The project is designed such that there will be no net fill or loss of associated flood storage.
- At their meeting of September 16, 2021, the Conservation Commission forwarded a favorable recommendation for the project to the Town Plan and Zoning Commission concerning the Flood Zone Special Permit.

REVIEW

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- A project narrative
- Site plans
- Environmental and flood impact statement





Aerial view of 1917 Main Street

ADJACENT USES

The site has residential uses on all sides.

SITE DESCRIPTION [See plan set sheet entitled “Existing Conditions 1917 Main Street”]

The subject site is a 0.38 acre parcel located on the west side of Main Street. The lot contains a non-conforming single-family structure and a detached 2-car garage. Access to the site is through a curb-cut off Main Street on the east side of the lot. The majority of the site is located in the FEMA 100-year flood zone with elevations at or below the Base Flood Elevation (BFE) of 27.9 feet.

PROPOSAL [See letter dated September 7, 2021 entitled “Special Permit Application for pre-fab garage at 1917 Main Street located in 100 year Flood Zone”]

The applicant proposes to demolish an existing 2-car garage located along the southern property line at 1917 Main Street and replace it with a 22-foot wide by 23-foot, 4-inch long pre-fabricated structure. The new garage will be located on a pervious bed of gravel on 4-inch wide by 4-inch tall timber beams. The structure will be anchored with twelve Sonotube footings and will have four insulated flood vents which will allow water to flow in and out of the structure in a flood event to equalize the hydrostatic pressure from one side of the foundation to the other. The flood vents will accommodate 200 square feet of enclosed floodable area.

COMPENSATORY FLOODWATER STORAGE (See plan set sheet entitled “Existing Conditions 1917 Main Street”)

The majority of the property at 1917 Main Street is located in the FEMA 100-year Flood Zone. The proposed garage location is below the Base Flood Elevation (BFE) of 27.9 feet. The applicant proposes to provide 18.1 cubic yards of compensatory storage by grading the west side of the lot. Per Section 4.11.6.a.5—Compensatory Storage, new construction cannot reduce the floodwater-carrying capacity of the floodplain. The applicant has, in accordance with Section 4.11.5.c.3 of the Town of Glastonbury Building-Zone Regulations, submitted an environmental and flood impact statement certifying that the proposed activity will not have a significant adverse impact upon the environment or on the flood storage capacity or flow.

ZONING ANALYSIS AND CONSISTENCY WITH THE PLAN OF CONSERVATION AND DEVELOPMENT

The applicant has, in accordance with Section 4.11.5.c.3 of the Town of Glastonbury Building-Zone Regulations, submitted an environmental and flood impact statement certifying that the proposed activity will not have a significant adverse impact upon the environment or on the flood storage capacity or flow.

The project is consistent with the following policies of the 2018—2028 Plan of Conservation and Development:

- **Town-wide Policies:**
 - **Stormwater Management**
 - Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity.
 - Ensure that all new developments adhere to Town policies regarding the State of Connecticut General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 General Permit)

Pertinent staff correspondence and draft motions are attached.

APPLICANT/OWNER: CHERYL NEWTON
1917 MAIN STREET
GLASTONBURY, CT 06033

FOR: PRE-FABRICATED
GARAGE

MOVED, that the Town Plan & Zoning Commission approve the application of Cheryl Newton for a Section 4.11 Flood Zone Special Permit concerning the installation of a 22-foot wide by 23-foot, 4-inch long, pre-fabricated 2-car garage in the FEMA 100-year flood zone – 1917 Main Street – Flood Zone, in accordance with plans entitled “Existing Conditions 1917 Main Street Prepared for Cheryl Newton Glastonbury, Conn” prepared by Aeschilman Land Surveying, PC 1379 Main Street East Hartford, Connecticut 06108, dated 8-23-21, revised 9-24-21 Displacement Calculation, Silt Fence, scale 1 inch equals 20 feet

And

1. In compliance with the conditions set forth by the Conservation Commission, in their recommendation for approval to the Town Plan and Zoning Commission, at their Regular Meeting of September 16, 2021.
2. In accordance with the Health Director’s memorandum dated October 13, 2021.
3. 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.
4. This is a Section 4.11 Flood Zone Special Permit. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
October 19, 2021

ROBERT J. ZANLUNGO JR., CHAIRMAN

MEMORANDUM

To: Town Plan & Zoning Commission

From: Thomas Mocko, Environmental Planner

Date: September 23, 2021

Re: Formal recommendation to the Town Plan & Zoning Commission concerning a Section 4.11 Flood Zone Special Permit for Cheryl Newton's proposed replacement garage at 1917 Main Street – Flood Zone and Residence AA Zone – Aeschliman Land Surveying

During its Regular Meeting of September 16, 2021, the Conservation Commission recommended to the Town Plan and Zoning Commission approval of a Section 4.11 Flood Zone Special Permit for Cheryl Newton's proposed replacement garage at 1917 Main Street, within the Flood Zone. 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
Cheryl Newton
Aeschliman Land Surveying

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

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 4.11 (Flood Zone) Special Permit for Cheryl Newton's proposed replacement garage at 1917 Main Street, in accordance with the plan on file in the Office of Community Development, and in compliance with the following condition:

1. A Licensed Land Surveyor shall certify in writing that the proposed and required compensatory flood storage volume has been met or exceeded within the land area of the property identified to be excavated for such. Such written certification shall be submitted to the Office of Community Development for their review prior to the issuance of the Certificate of Occupancy.

2. 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.



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

PROJECT: **Cheryl Newton Garage** LOCATION: **1917 Main Street**

 NEW CONSTRUCTION CHANGE OF USE SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: FILE # **21-038**

PROPOSED FIRE PROTECTION: **via MDC water Main & GFD**
ENGINEER'S PLAN: **219056-2** INITIAL PLAN **8-23-21** REVISED PLAN

ENGINEER: **Aeschliman Land Surveying**

ADDRESS: **1379 Main Street East Hartford** PHONE: **860-528-4881**

DATE PLANS RECEIVED: **10-6-21** DATE PLANS REVIEWED: **10-07-21**

COMMENTS: **No Comments required**

REVIEWED BY

Deputy Chief Chris Siwy –Fire Marshal

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cc: Applicant
 File



GLASTONBURY POLICE DEPARTMENT

2108 MAIN STREET, GLASTONBURY, CT 06033 (860)633-8301/FAX (860)652-4290

MEMORANDUM

To: Town Plan and Zoning Commission

From: Marshall S. Porter, Chief of Police

Date: October 12, 2021

Subject: 1917 Main Street- Flood Zone Special Permit- 2-car garage replacement

Members of the Police Department have reviewed the site development plan for a Section 4.11 Flood Zone Special Permit as submitted for the installation of a 2-car garage replacement- 1917 Main Street- Residence A & Flood Zones – Cheryl Newton, owner.

The police department has no objection to this proposal.



Marshall S. Porter
Chief of Police

JPH:jph



Town of Glastonbury
Health Department

Memo

October 13, 2021

To: Jonathan E. Mullen, Planner

Fr: Wendy S. Mis, Director of Health

Re: 1917 Main Street

Section 4.11 Flood Zone Special Permit 2 car garage

This office has received a site plan prepared by Aeschliman Land Surveying dated 8/23/21 for replacement of a 2-car garage on the above-referenced property.

The property is serviced by public water and sanitary sewer. The existing barn should be tested for lead paint prior to demolition/removal. If paint with lead in excess of regulatory levels is identified by laboratory testing, a contractor trained in EPA's Renovation, Repair and Remediation (RRP) is to direct removal and disposal of the structure. All work is to be accomplished in a lead safe manner.

Approval with respect to CT Public Health Code is forwarded for Commission consideration with the requirement for the lead paint assessment.

TOWN PLAN AND ZONING COMMISSION
PLANS/REGULATIONS REVIEW SUBCOMMITTEE
Portion of MINUTES OF SEPTEMBER 15, 2021 SPECIAL MEETING

The meeting commenced at 8:00 AM through Zoom Video Conferencing

Present: Subcommittee Members Robert Zanolungo and Michael Botelho
Rebecca Augur, AICP, Director of Planning and Land Use Services and Jonathan E.
Mullen, AICP, Planner

**1917 MAIN STREET – proposal for pre-fabricated, 2-car garage – Residence A & Flood Zones –
Aeschliman Land Surveying, PC – Cheryl Newton, applicant**

The property owner, Cheryl Newton explained that the proposal was to demolish the existing two-car garage and replace it with a 23-foot wide by 18 foot deep pre-fabricated garage. The new garage will be mounted on 4 –inch by 4-inch beams and anchored by 12 Sonotube footings. The new structure will have 4 insulated flood vents to allow water to flow into the structure during a flood event. Jonathan Mullen explained to the Subcommittee that the applicant would be applying for a Section 4.11 Flood Zone Special Permit. He further stated that the Conservation Commission was reviewing the project at their next meeting on September 16, 2021. Commissioners Zanolungo and Botelho stated that they had no issues with the proposal.
