

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

CGS SECTION 8-24 REFERRAL FROM THE TOWN COUNCIL TO
THE TOWN PLAN AND ZONING COMMISSION FOR
SIDEWALK REMOVAL
MEETING DATE: FEBRUARY 1, 2022

REGULAR MEETING ITEM# 4
02-01-2022 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
January 28, 2022

EXECUTIVE SUMMARY

- The owner of the property at 5 Vista Lane has requested that a 100± linear foot section of sidewalk on the property be removed.
- The sidewalk was installed as part of the first phase of the Rolling Woods Estates subdivision. At that time Vista Lane was cul-de-sac street with only 5 and 7 Vista Lane.
- When Vista Lane was extended as part of the Mannarino Subdivision in 1985 the sidewalks on the west side of Vista Lane were not extended.
- It is unlikely that the sidewalks will be extended and the property owner has agreed to remove the sidewalk and restore the right of way in accordance with Town standards.

REVIEW

Included for Commission review are the following:

- A memorandum from Richard Johnson, Town Manager
- Maps showing the proposed project area

MOTION

RESOLVED, that the Town Plan and Zoning Commission of the Town of Glastonbury approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

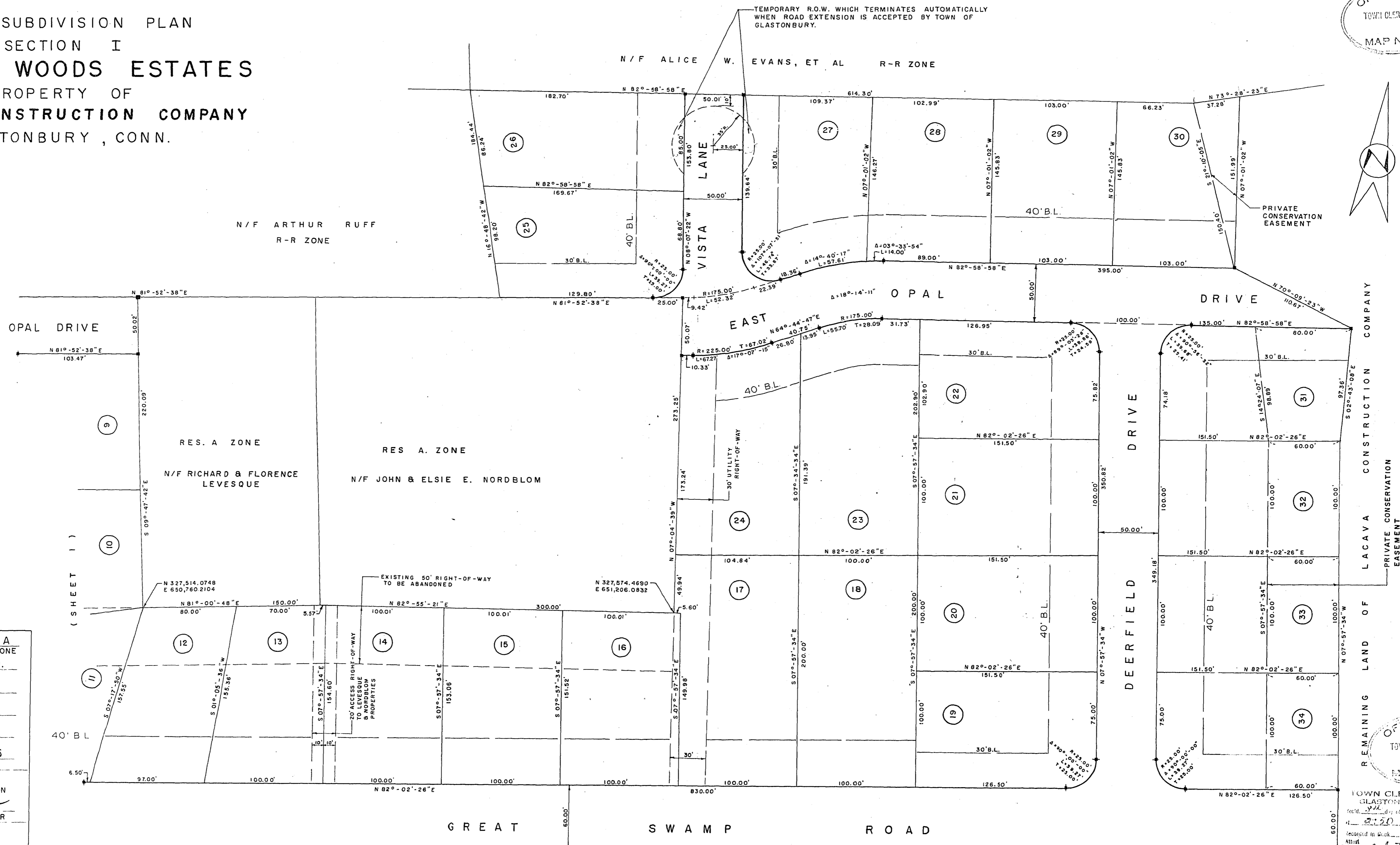
- Removal of 100 ± linear feet of sidewalk adjoining 5 Vista Lane.

While the Plan of Conservation and Development's Town-wide Transportation goal # 6 calls for implementation of the comprehensive sidewalk construction program to eliminate existing gaps in the sidewalk network, this property is unique due to the history of its development and the development of its neighborhood. Therefore, the Town Plan and Zoning Commission does not find a conflict with the Plan of Conservation and Development.

FINAL SUBDIVISION PLAN
SECTION I
ROLLING WOODS ESTATES
PROPERTY OF
LACAVA CONSTRUCTION COMPANY
GLASTONBURY, CONN.

OFFICIAL MAP
TOWN CLERK'S OFFICE
MAP NO. 3040

LOT NO.	AREAS SQUARE FT.
12	13,505
13	13,513
14	15,375
15	15,221
16	15,067
17	20,295
18	20,000
19	15,015
20	15,150
21	15,150
22	15,348
23	19,470
24	18,481
25	15,340
26	14,972
27	16,695
28	15,004
29	15,020
30	15,125
31	15,179
32	15,150
33	15,150
34	15,015



ROLLING WOODS EST. A
SUBDIVISION NAME ZONE
LACAVA CONSTRUCTION CO.
SUBDIVIDER OR DEVELOPER
WETHERSFIELD, CONN.
ADDRESS
MYRON FEINSTEIN
LAND SURVEYOR
WEST HARTFORD, CONN.
ADDRESS
SCALE 1" = 40' DATE SUBMITTED MAY 12, 1975
TOWN OF GLASTONBURY
TOWN PLAN AND ZONING COMMISSION RECEIVED 4/6/75
DATE TOWN PLANNER
LODGED FOR PUBLIC HEARING
DATE SECRETARY
APPROVED
DATE CHAIRMAN SECRETARY
FILED
DATE TOWN CLERK
PROPOSED LAYOUT AND DESIGN OF WATER SERVICES AND SEWAGE DISPOSAL SYSTEMS ARE APPROVED
TOWN ENGINEER SANITARIAN
PROVISIONS FOR STREET IMPROVEMENTS AND DRAINAGE SYSTEMS COMPLY WITH ENGINEERING AND CONSTRUCTION REQUIREMENTS OF THE TOWN
TOWN ENGINEER

NOTES
LOTS No. 12, 13, 25 & 26 REQUIRE PERMISSION FOR REDUCED LOT SIZE UNDER SECTION 3.24 OF THE GLASTONBURY ZONING REGULATIONS.
SEE SHEET 1 FOR NOTES & KEY

SEE NOTES ON SHEET 1

I HEREBY CERTIFY THIS MAP TO BE SUBSTANTIALLY CORRECT AND IN ACCORDANCE WITH CLASS A-2 OF CONN. TECHNICAL COUNCIL, INC. CODE.

Myron Feinstein

R. P. DIMMOCK ASSOCIATES
CONSULTING ENGINEERS
6 WALNUT DRIVE MARLBOROUGH, CONNECTICUT

MYRON FEINSTEIN ASSOCIATES
LAND SURVEYING & LAND PLANNING ENGINEERING
WEST HARTFORD CONNECTICUT

DATE MAY 12, 1975
COM. NO. 7507

TITLE OF SHEET
FINAL SUBDIVISION PLAN

SCALE 1" = 40'
DESIGNED BY

REVISIONS
JUNE 10, 1975
March 18, 1976

OFFICIAL MAP
TOWN CLERK'S OFFICE
MAP NO. 3040

TOWN CLERK'S OFFICE
GLASTONBURY, CONN.
RECORDED IN BOOK
DATE
BY

MANNARINO SUBDIVISION RESIDENCE A
 SUBDIVISION NAME ZONE

FRANK MANNARINO
 SUBDIVIDER

38 MARK DRIVE GLASTONBURY, CONN.
 ADDRESS

8-15-85
 DATE APPLICATION RECEIVED COMMUNITY DEVELOPMENT DIRECTOR

25 Sept. 1985
 DATE PUBLIC IMPROVEMENTS APPROVED DIRECTOR OF PUBLIC WORKS

9-3-85
 DATE SUBDIVISION APPROVED PLAN AND ZONING COMMISSION CHAIRMAN

9-3-90
 DATE SUBDIVISION EXPIRES PLAN AND ZONING COMMISSION SECRETARY

FILE NO.
85-20

Town of Glastonbury
 2155 MAIN STREET - GLASTONBURY, CONNECTICUT 06033 - (203) 659-2711

September 4, 1985

TO: Mr. Frank Mannarino
 38 Mark Drive
 Glastonbury, Ct. 06033

Re: Mannarino Subdivision

At its Regular Meeting of September 3, 1985, the Town Plan and Zoning Commission approved your application for the above-named subdivision in accordance with plans described in the attached notes. Please note that you must comply with the conditions outlined in the attached notes.

In compliance with Section 8-25 of the Connecticut General Statutes, revision of 1975, as amended, any plan for subdivision shall, upon approval, or when taken as approved by reason of the failure of the commission to act, be filed, or recorded by the applicant in the office of the Town Clerk within ninety days of the date such plan is delivered to the applicant. All such plans shall be delivered to the applicant for filing or recording properly after the time for taking an appeal from the action of the commission has elapsed and in the event of an appeal, properly upon the expiration of such appeal by standard, with a draft, or judgment in favor of the applicant.

In compliance with Section 8-25 of the Connecticut General Statutes, revision of 1975, as amended, your plan will be ready for delivery to you fifteen days after notice of action of decision is published and will be considered at that time. Sixty days thereafter or sooner, you will submit final plans, on water (low water) and all easement, deed and bond documents as required. The remaining thirty days will be used by staff to administratively process your documents and have the plans entered with the necessary signatures. It is your responsibility to file your plans with the stated date. If an extension of this time period is needed, please have your request in writing.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,
 TOWN PLAN AND ZONING COMMISSION
 For the Secretary
 Ernest A. Schappi
 Community Development Director

Town of Glastonbury
 2155 MAIN STREET - GLASTONBURY, CONNECTICUT 06033 - (203) 659-2711

August 30, 1985

TO: Mr. Frank Mannarino
 38 Mark Drive
 Glastonbury, Ct. 06033

Re: Mannarino Subdivision

At its Special Meeting of August 29, 1985, the Conservation Commission, acting in its capacity as the Inland Wetlands and Watercourses Agency, approved a Class A Inland Wetlands Permit in accordance with plans described in the attached notes. In addition, please note that you must comply with the conditions outlined in the attached notes.

The Community Development Office must be notified in writing immediately prior to commencement of work and following its completion. This Permit may be revised if you exceed the conditions or limitations of this Permit or have secured this Permit through inaccurate information. This Permit can not be transferred unless authorized by the Conservation Commission.

Per Section 7.4 of the Wetland Regulations, initiation of activity under this Permit must be within one year of the approval date unless the time period is extended by the Conservation Commission.

If you have any questions, please call the number listed above.

The above referenced permit conditions shall be printed on plans for filing. A note shall indicate that the permit expires in one year if no significant activity commences within that period and that permit extensions must be approved by the Wetlands Agency.

Sincerely,
 CONSERVATION COMMISSION
 Ernest A. Schappi, Environmental Planner

Town of Glastonbury
 2155 MAIN STREET - GLASTONBURY, CONNECTICUT 06033 - (203) 659-2711

August 30, 1985

TO: Mr. Frank Mannarino
 38 Mark Drive
 Glastonbury, Ct. 06033

Re: Mannarino Subdivision

At its Special Meeting of August 29, 1985, the Conservation Commission, acting in its capacity as the Inland Wetlands and Watercourses Agency, approved a Class A Inland Wetlands Permit in accordance with plans described in the attached notes. In addition, please note that you must comply with the conditions outlined in the attached notes.

The Community Development Office must be notified in writing immediately prior to commencement of work and following its completion. This Permit may be revised if you exceed the conditions or limitations of this Permit or have secured this Permit through inaccurate information. This Permit can not be transferred unless authorized by the Conservation Commission.

Per Section 7.4 of the Wetland Regulations, initiation of activity under this Permit must be within one year of the approval date unless the time period is extended by the Conservation Commission.

If you have any questions, please call the number listed above.

The above referenced conditions shall be printed on plans for filing.

Sincerely,
 ON BEHALF OF THE CONSERVATION COMMISSION
 For the Secretary
 Ernest A. Schappi, Environmental Planner

Town of Glastonbury
 2155 MAIN STREET - GLASTONBURY, CONNECTICUT 06033 - (203) 659-2711

August 30, 1985

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 38 Mark Drive
 Glastonbury, Ct. 06033

Re: Mannarino Subdivision

At its Special Meeting of August 29, 1985, the Conservation Commission, acting in its capacity as the Inland Wetlands and Watercourses Agency, approved a Class A Inland Wetlands Permit in accordance with plans described in the attached notes. In addition, please note that you must comply with the conditions outlined in the attached notes.

The Community Development Office must be notified in writing immediately prior to commencement of work and following its completion. This Permit may be revised if you exceed the conditions or limitations of this Permit or have secured this Permit through inaccurate information. This Permit can not be transferred unless authorized by the Conservation Commission.

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 ON BEHALF OF THE CONSERVATION COMMISSION
 For the Secretary
 Ernest A. Schappi, Environmental Planner

Town of Glastonbury
 2155 MAIN STREET - GLASTONBURY, CONNECTICUT 06033 - (203) 659-2711

August 30, 1985

TO: Mr. Frank Mannarino
 38 Mark Drive
 Glastonbury, Ct. 06033

Re: Mannarino Subdivision

At its Special Meeting of August 29, 1985, the Conservation Commission, acting in its capacity as the Inland Wetlands and Watercourses Agency, approved a Class A Inland Wetlands Permit in accordance with plans described in the attached notes. In addition, please note that you must comply with the conditions outlined in the attached notes.

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If you have any questions, please call the number listed above.

The above referenced conditions shall be printed on plans for filing.

Sincerely,
 ON BEHALF OF THE CONSERVATION COMMISSION
 For the Secretary
 Ernest A. Schappi, Environmental Planner

NOTICE - MANNARINO - SECTION 3.21

At its Regular Meeting of September 3, 1985, the Town Plan and Zoning Commission approved your application for the above-named subdivision in accordance with plans described in the attached notes. Please note that you must comply with the conditions outlined in the attached notes.

In compliance with Section 8-25 of the Connecticut General Statutes, revision of 1975, as amended, any plan for subdivision shall, upon approval, or when taken as approved by reason of the failure of the commission to act, be filed, or recorded by the applicant in the office of the Town Clerk within ninety days of the date such plan is delivered to the applicant. All such plans shall be delivered to the applicant for filing or recording properly after the time for taking an appeal from the action of the commission has elapsed and in the event of an appeal, properly upon the expiration of such appeal by standard, with a draft, or judgment in favor of the applicant.

In compliance with Section 8-25 of the Connecticut General Statutes, revision of 1975, as amended, your plan will be ready for delivery to you fifteen days after notice of action of decision is published and will be considered at that time. Sixty days thereafter or sooner, you will submit final plans, on water (low water) and all easement, deed and bond documents as required. The remaining thirty days will be used by staff to administratively process your documents and have the plans entered with the necessary signatures. It is your responsibility to file your plans with the stated date. If an extension of this time period is needed, please have your request in writing.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,
 TOWN PLAN AND ZONING COMMISSION
 For the Secretary
 Ernest A. Schappi, Environmental Planner

NOTICE - MANNARINO SUBDIVISION - VISTA LANE

NOTED, that the Town Plan and Zoning Commission approved the application of Frank Mannarino for a final subdivision approval of 19 lots - Mannarino Subdivision - north of Vista Lane, in accordance with the following plans:

"Subdivision Plan - Mannarino Subdivision Prepared For Frank Mannarino Glastonbury - Manchester, Conn. Rev 8-13-85 Megan & Heagle Civil Engineers & Land Surveyors Glastonbury, Conn. Date: 4-19-85 Scale: 1" = 40' Map No. 45-85-18 Sheet 1 of 2 Sheets Sheet 2 of 2 Sheets"

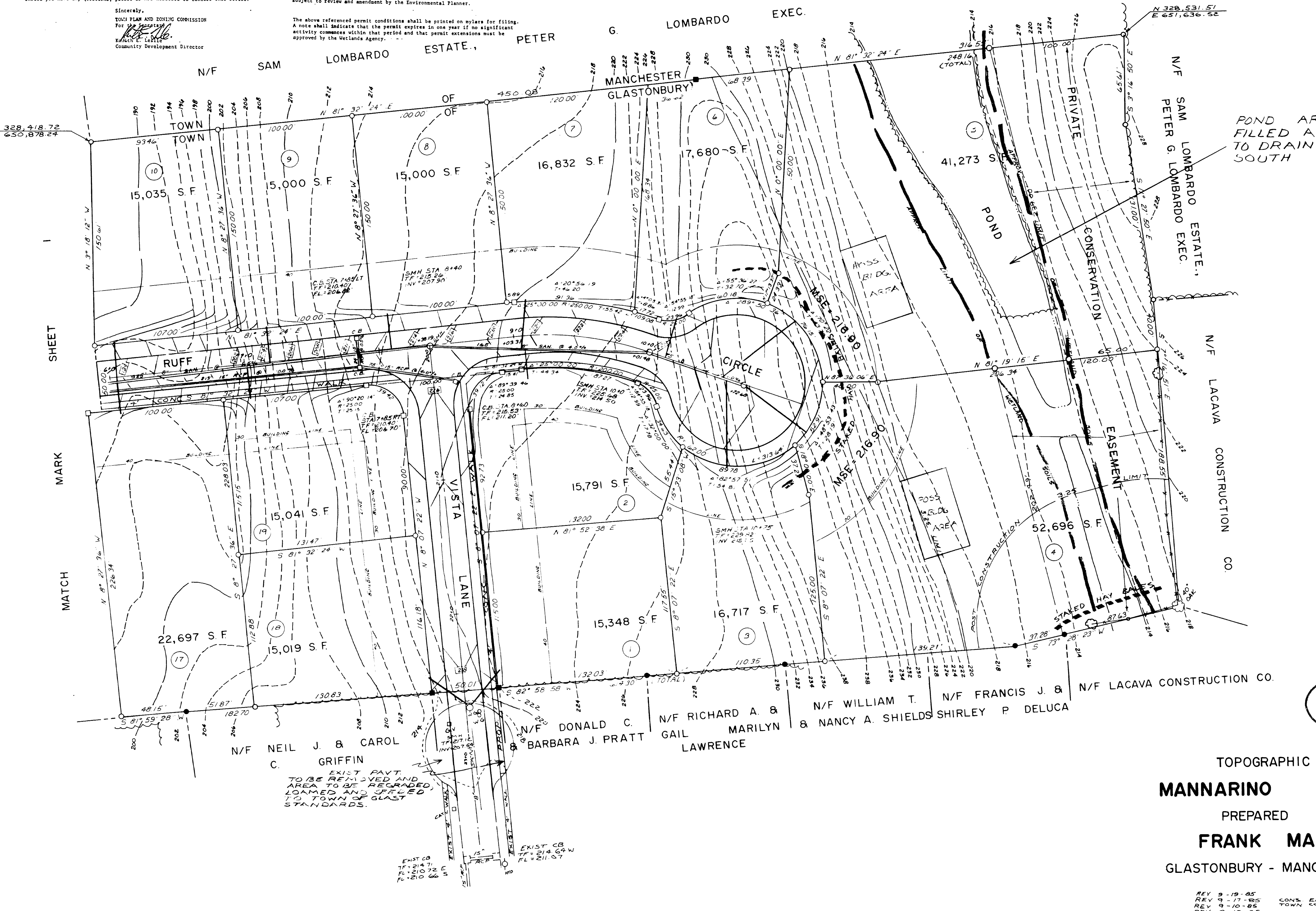
"Topographic Map - Mannarino Subdivision Prepared For Frank Mannarino Glastonbury - Manchester, Conn. Rev 8-13-85 Megan & Heagle Civil Engineers & Land Surveyors Glastonbury, Conn. Date: 4-19-85 Scale: 1" = 40' Map No. 45-85-18 Sheet 1 of 2 Sheets Sheet 2 of 2 Sheets"

"Road Drainage & Sanitary Plan & Profile - Arthur Road - Mannarino Subdivision Prepared For Frank Mannarino Glastonbury - Manchester, Conn. Rev 8-13-85 Megan & Heagle Civil Engineers & Land Surveyors Glastonbury, Conn. Date: 4-19-85 Scale: 1" = 40' Map No. 45-85-18 Sheet 1 of 2 Sheets Sheet 2 of 2 Sheets"

"Road Drainage & Sanitary Plan & Profile - Vista Lane - Mannarino Subdivision Prepared For Frank Mannarino Glastonbury - Manchester, Conn. Rev 8-13-85 Megan & Heagle Civil Engineers & Land Surveyors Glastonbury, Conn. Date: 4-19-85 Scale: 1" = 40' Map No. 45-85-18 Sheet 1 of 2 Sheets Sheet 2 of 2 Sheets"

In compliance with the following conditions:

1. A private conservation easement shall encumber wetlands upon lots 12, 13, 14 and 15 in accordance with the attached notes. The easement shall be shown on the final plan.
2. As done with all lots containing wetlands, the applicant shall include the town's standard wetland caveat with the deeds for lots 1, 11, 12, 13, and 14.
3. Tree clearing shall be limited to that necessary for construction of the roadway, sidewalk, driveway, utility, storm drainage system, and building areas. Section trees shall be flagged in the field and protected against damage during the course of construction.
4. Plot plans for lots 9-11, 14, and 15 shall depict a minimum grading, limits of clearing, erosion controls, and detritus drainage treatment.
5. Plot plans for lots 5, 7, 12, 13, and 14 shall clearly depict the 3.25 and wetland limits and include on the same notification regarding the protection of these areas and citation of appropriate Town Regulations.
6. A private conservation easement shall be placed over lots 4 and 3 as delineated by the Environmental Planner and agreed to by the developer. The easement shall be shown on the final plan.
7. Two fire hydrants shall be located as per the direction of the Glastonbury Fire Marshal.
8. The brush within the town right of way at the intersection of Vista Lane and East Oak Drive shall be cleared to provide adequate sightlines.
9. Reduction in Lot #13 is approved under Section 3.21 of the Building-Zone Regulations and Lot #14 shall meet the Standards of the Residence A Zone.
10. The building line for lot #4 shall be established 70' from the front property line as shown on the plan.
11. That the applicant satisfactorily resolve all items pertaining to the proposed sanitary sewer with the Sewer Commission prior to the commencement of construction.
12. All conditions of approval shall be clearly shown on the final plans.



GENERAL NOTES

ALL WATER SERVICE TO HAVE 4" FEET (MIN.) OF COVER

STAKED HAY BALES SHOWN ON THE PLAN SHALL BE INSTALLED PRIOR TO INITIATION OF CONSTRUCTION & SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL DISTURBED AREAS HAVE BEEN STABILIZED.

ALL WATER SERVICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH METROPOLITAN DISTRICT CONSTRUCTION SPECIFICATIONS.

IMMEDIATELY FOLLOWING FINAL GRADING, AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOADED WITH 4" OF TOPSOIL SEEDED WITH PERENNIAL FINE-TEXTURED GRASSES AT THE RATE OF 2% LBS./1000 S.F. AND MULCHED WITH STRAW AT THE RATE OF 100 LBS. PER 1000 S.F.

CATCH BASINS SUMPS SHALL BE CLEARED OF SILT PERIODICALLY DURING CONSTRUCTION

CONTOURS FROM FIELD SURVEY AND TOWN OF GLASTONBURY MAPS

FINAL LOCATIONS OF ALL UTILITY CONNECTIONS WITH EXISTING AND PROPOSED BUILDINGS SHALL BE COORDINATED WITH FINAL PLANS BY CONTRACTOR

THE LOCATION OF ALL EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF THE EXACT LOCATION AND RELOCATION AS REQUIRED OF UTILITIES IN THE FIELD.

ALL CATCH BASINS TO HAVE 2' SUMPS.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE "EROSION AND SEDIMENT CONTROL HANDBOOK" BY THE U.S. DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICE AND ARE SUBJECT TO REVIEW AND AMENDMENT BY THE ENVIRONMENTAL PLANNER.

MSE = MINIMUM SERVICEABLE ELEVATION FOR SANITARY SEWER AT STREET LINE

TO BE EXIST. PAVT. AND AREA TO BE REGRADED, LOADED AND SEED TO TOWN OF GLAST. STANDARDS.

4329

4329

TOPOGRAPHIC MAP
MANNARINO SUBDIVISION
 PREPARED FOR
FRANK MANNARINO
 GLASTONBURY - MANCHESTER, CONN.

REV 8-19-85
 REV 9-17-85
 REV 10-10-85
 REV 8-15-85

CONV. EASEMENT
 TOWN COMMENTS

MEGSON & HEAGLE
 CIVIL ENGINEERS & LAND SURVEYORS
 GLASTONBURY, CONN.

DATE 4-19-85 SCALE 1" = 40' MAP NO. 45-85-1A
 SHEET 2 OF 2 SHEETS

