

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**CGS SECTION 8-24 REFERRAL
FROM THE TOWN COUNCIL TO THE TOWN PLAN AND ZONING COMMISSION
FOR POTENTIAL LAND ACQUISITION
MEETING DATE : MAY 3, 2022**

REGULAR MEETING
ITEM#4 05-03-2022 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
April 28, 2022

REVIEW

Included for Commission review is a memorandum from Richard J. Johnson, Town Manager and a map showing the location of the 4 parcels.

SITE DESCRIPTION

The proposed property to be acquired is 4 parcels totaling 95± acres (Lots W-11, W-12, W-14 and E-18) off Dayton Road.

COMMISSION REVIEW

Pursuant to Section 8-24 of the Connecticut General Statutes, the Commission's role is to review the pending action of the Town Council, referred to the Commission, for a determination of consistency of the action with the Town's Plan of Conservation and Development (POCD).

CONSISTENCY WITH THE POCD

The purchase of land is consistent with the following goals and policies in the POCD:

- **Town-wide Policy:**
 - Preserve large tracts of land, which ideally would connect to adjacent existing open space or undeveloped parcels, as opposed to small, scattered, fragmented areas.
- **Resource Category Policy-Streambelts, Greenways and Trails**
 - While providing public walkways in appropriate areas, continue to protect the flood channels, streambelts and the habitat integrity of the Connecticut River and other important watercourse systems.
 - Create continuous linear buffers along major watercourses, ...and to provide public pathways within some of these greenway buffers. Preservation of linkages to form a continuous streambelt along Roaring Brook, Salmon Brook and other streams and tributaries to provide greenbelt preservation.

CONSISTENCY WITH THE POCD CONTINUED....

• Resource Category Policy –Open Space for Natural Resource Preservation

- The Town's goal is to continue to receive land in fee by donation or purchase, or to protect with conservation easements land containing unique, significant or fragile natural resources; and furthermore, to link these lands, where appropriate, with adjacent and nearby open space lands, stream valleys, greenways and forestlands.

• Resource Category Policy-Streambelts, Greenways and Trails

- Maintain adequate preservation buffers around wetlands and watercourses and, where appropriate, protect these areas by conservation easements or acquisition.

• Planning Area 2 Policies-Streambelts, Greenways and Open Space

- Maintain adequate buffers around wetlands and vernal areas and preserve vegetation/habitat transition zones through open space purchase, donation or conservation easements.
- Continue protection of Roaring Brook and other watercourses with available preservation tools.

MOTION

RESOLVED, that the Plan and Zoning Commission of the Town of Glastonbury forwards a favorable recommendation, pursuant to Section 8-24 of the General Statutes of Connecticut, regarding the following:

Purchase of 4 parcels totaling 95± acres (Lots W-11, W-12, W-14 and E-18) off Dayton Road. This action is pursuant to Section 8-24 of the General Statutes of Connecticut as the purchase of this parcel is consistent with the policies of the Town of Glastonbury Plan of Conservation and Development.