

**MEMORANDUM**

**OFFICE OF COMMUNITY DEVELOPMENT**

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

REGULAR MEETING ITEM#5  
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 site.

**SITE DESCRIPTION**

The proposed property to be acquired a 28± acre parcel (Lot N-80) located on Old Hebron 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**

Acceptance of the donation 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:

Acceptance of the donation of a 28± acre parcel (Lot N-80) off Old Hebron Road. This action is pursuant to Section 8-24 of the General Statutes of Connecticut as the acceptance of the donation of this parcel is consistent with the policies of the Town of Glastonbury Plan of Conservation and Development.