

## STAFF REPORT

## OFFICE OF COMMUNITY DEVELOPMENT

<b>Application:</b>	NA	<b>Submittal Date:</b>	June 14, 2022
<b>Meeting Date:</b>	June 21, 2022	<b>Date of Receipt:</b>	NA
<b>Agenda Item:</b>	#4	<b>Application Type:</b>	CGS 8-24 Referral

**Proposal:**

CGS 8-24 Referral from Town Council to TPZ for Potential Land Acquisition

**Address:**

Lots 0-4 and 0-5 Glastonbury MDWS (off Meadow Road)

**Zone:**

Flood

**Existing Land Use:**

Agricultural

**Attached for Review:**

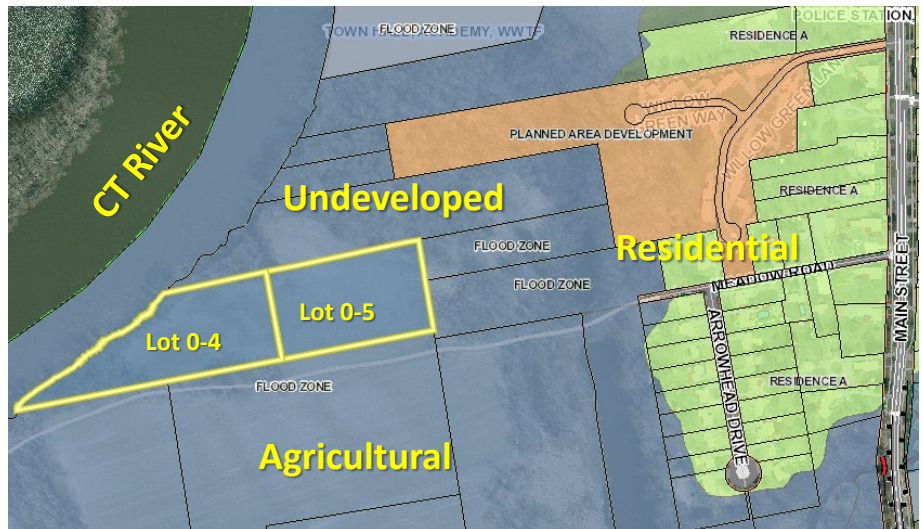
- Memorandum from Richard Johnson
- Map showing location of 2 parcels to be acquired.

**SITE DESCRIPTION**

The proposed property to be acquired is 2 parcels totaling 8± acres (Lots 0-4 and 0-5) off Meadow 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).



Site location, zoning and land uses

## **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.
  
- **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.
  
- **Resource Category Policy-Floodplain Management**
  - Limit the use of the 100-year flood zone within the Connecticut River Meadows to agricultural, low impact recreational and natural resource preservation purposes.

## **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 2 parcels totaling 8± acres (Lots 0-4 & 0-5) off Meadow 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.