



STAFF REPORT

OFFICE OF COMMUNITY DEVELOPMENT

Application: NA	Submittal Date: June 29, 2022
Meeting Date: July 5, 2022	Date of Receipt: NA
Agenda Item: #3	Application Type: CGS 8-24 Referral

Proposal:

CGS 8-24 Referral from Town Council to TPZ for The Reserve For Land Acquisition & Preservation Ordinance

Attached for Review:

- Memorandum from Richard Johnson

REVIEW

Included for Commission review is a memorandum from Richard J. Johnson, Town Manager.

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 development rights and acquisition of land pursuant to the Town's ordinance establishing a Reserve for Land Acquisition 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 development rights and acquisition of land pursuant to the Town's ordinance establishing a Reserve for Land Acquisition, as it may hereafter be amended from time to time. Such funds shall be used for the purchase of development rights and/or the acquisition of land but only after referral of the proposed purchase or acquisition of the Town Plan and Zoning Commission and after public hearing as required by said ordinance and approval by the Town Council.