



STAFF REPORT

OFFICE OF COMMUNITY DEVELOPMENT

Application: 4294	Submittal Date: July 28, 2022
Meeting Date: August 23, 2022	Date of Receipt: August 9, 2022
Agenda Item: #3	Application Type: Subdivision

Applicant/ Owner:
Paul Gondek

Proposal:
One-lot subdivision

Proposal Address:
15 Dickinson Road

Zone:
Rural Residence

Existing Land Use:
Single Family

Prior Reviews/ Permits:

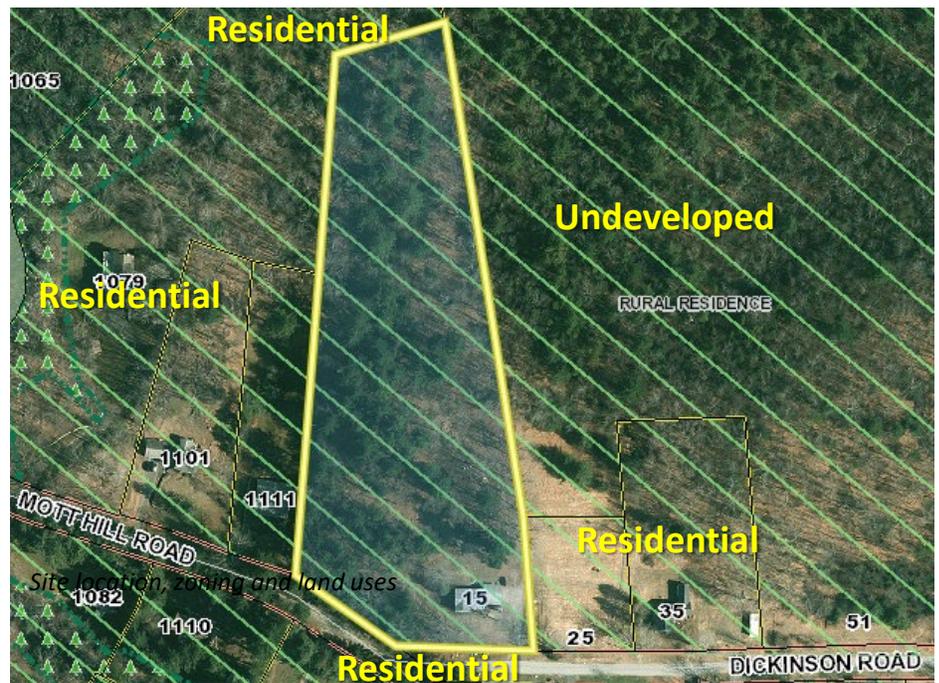
- Conservation Commission
– 7/28/2022

Attached for Review:

- Site plans
- Town of Glastonbury staff memoranda
- Draft motion

Executive Summary

- The applicant proposes at 1 lot subdivision at 15 Dickinson Road.
- The applicant is requesting a sidewalk and capped sewer waiver.



Site Description (See plan set sheet)

The subject property is 5.3 acres located on the northeast corner of Dickinson Road and Mott Hill Road. The lot slopes moderately downward from southeast to northwest. The northern portion of the site is wooded. Soils on the site include Gloucester gravely sandy loam, 8 to 15 percent slopes, very stony and Penwood loamy sand, 3 to 8 percent slopes.

Proposal

The applicant proposes to subdivide the existing lot at 15 Dickinson Road into two lots. Lot 1 will be .91 acres and will contain the existing house. Lot 2 will be 4.4 acres and will developed at a later date. Access to lot 2 will be through the existing driveway. The new lot will have on site well and septic. The proposed site plan shows that 2 specimen trees will be preserved near the street.

Planning and Zoning Analysis

The proposed lots meets all the bulk and setback requirements for the Rural Residence Zone. The applicant has requested waivers from installation of sidewalks and capped sewers. The Engineering Department has submitted a memorandum on behalf of the Town of Glastonbury Water Pollution Control Authority stating that a waiver for capped sewers is not required. The Town Engineer's memorandum notes that 3 street trees are required in accordance with the Subdivision Regulations.



Street view of 15 Dickinson Road looking north

TOWN PLAN AND ZONING COMMISSION

FINAL SUBDIVISION APPROVAL

PAUL GONDEK
931 MAIN STREET
SOUTH GLASTONBURY CT, 06073

FOR: 15 DICKINSON ROAD – 2 LOT
SUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the application of Paul Gondek for a 2-lot Subdivision–15 Dickinson Road–Rural Residence Zone and Groundwater Protection Zone 1, in accordance with the plan set entitled “Subdivision Plan # 15 Dickinson Road & Mott Hill Road” and

1. In compliance with:
 - a. The conditions set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission at their regular meeting of, 2022.
 - b. The standards contained in a report from the Fire Marshal, File 22-012R, plans reviewed 08-16-2022.
2. In adherence to:
 - a. The Town Engineer’s memorandum dated August 17, 2022.
 - b. The Sanitarian’s memorandum dated August 16, 2022
3. All construction shall be performed in accordance with the following:
 - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended
 - b. The Connecticut Stormwater Quality Manual, as amended
 - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b
 - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended, the Town of Glastonbury Subdivision and Resubdivision Regulations, as amended, and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.
4. Each property owner shall comply with the long-term maintenance plan and schedule depicted on the approved plans to ensure the performance and pollutant removal efficiency of all privately owned stormwater management systems.
5. This is a subdivision approval. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall

consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
AUGUST 23, 2022

RAYMOND HASSETT, ACTING CHAIRMAN

TOWN PLAN AND ZONING COMMISSION

WAIVER OF SIDEWALK CONSTRUCTION

APPLICANT/OWNER: PAUL GONDEK
931 MAIN STREET
SOUTH GLASTONBURY, CT
06073

FOR: 15 DICKINSON ROAD – 2 LOT
SUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the request of Paul Gondek for a waiver of sidewalk construction in conjunction with a 2-lot Subdivision at 15 Dickinson Road

APPROVED: TOWN PLAN & ZONING COMMISSION
AUGUST 23, 2022

RAYMOND HASSETT, ACTING CHAIRMAN

MEMORANDUM

To: Town Plan & Zoning Commission

From: Suzanne Simone, Environmental Planner 

Date: August 4, 2022

Re: Recommendation to the Town Plan & Zoning Commission for 15 Dickinson Road

The Conservation Commission approved the following recommendation to the Town Plan & Zoning Commission at the July 28, 2022 meeting:

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a subdivision, in accordance with plans entitled “Subdivision Plan #15 Dickinson Road and Mott Hill Road, Glastonbury CT, Dated March 17, 2022, Revised June 27, 2022” 2 Sheets, with the following recommendations:

1. Erosion controls shall be installed and maintained in proper working condition and shall be repaired and replaced as needed until the site is vegetatively stabilized.
2. Erosion controls shall be inspected a minimum of once per week and within 24 hours prior to a forecasted rain event, and within 24 hours of the end of a weather event producing a rainfall amount of 0.5 inch or greater, to be conducted throughout the construction phase and until the site is vegetatively stabilized.
3. The Construction Sequence (Sheet #2) shall be adhered to.
4. The best management practices provided by the CT DEEP NDDB in support of species protection shall be stringently adhered to.
5. Trees identified to remain in the landscape (hickory and maple), as detailed in the above referenced plans, shall be preserved and protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
6. The applicant will provide documentation that solar was fully considered in the development of the site at the submission of the plot plan.

August 17, 2022

MEMORANDUM

To: Town Plan and Zoning Commission
Jonathan Mullen, Town Planner

From: Daniel A. Pennington, Town Engineer/ Manager of Physical Services



Re: 15 Dickinson Road Subdivision

The Engineering Division has reviewed the plans for the proposed 2 lot subdivision on property owned by Paul Gondek located at 15 Dickinson Road prepared by Clark Land Surveying, LLC and offers the following comments:

1. Review driveway location in the field to verify that adequate sightline can be achieved, adjust grading and clearing limits as required.
2. Provide a project specific E&S narrative including area of disturbance in acres and proposed construction sequence.
3. Provide a stormwater system maintenance plan and schedule for the proposed underground infiltration chambers and infiltration trench with a note that property is owner is responsible for such maintenance.
4. Provide the required Town of Glastonbury MS4 Tracking Data table on sheet 2 of 2.
5. Plans should be revised to reflect the location of 3 required street trees per RR zone requirements and should include appropriate tree planting details.
6. Driveway apron shall be paved in accordance with Town Standards. Town Standard Driveway Apron Detail should be added to the plans.
7. Applicant shall provide a copy of final stamped and signed plans in PDF form to the Town Engineer.



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: Paul Gondek LOCATION: 15 Dickinson Road

DEVELOPER: Paul Gondek

xx NEW CONSTRUCTION ___ CHANGE OF USE xx SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: Group R F.M.O. FILE # 22-012 R

PROPOSED FIRE PROTECTION: NONE- via GFD tanker truck shuttle & Mutual Aid

SURVEYOR'S PLAN # 2022-30 INITIAL PLAN 5 REVISED PLAN 6-27-22

SURVEYOR: Todd Clark

ADDRESS AND PHONE: 126 Tunxis Road Bristol CT 860-967-8590

DATE PLANS RECEIVED: 8-15-22 DATE PLANS REVIEWED: 8-16-22

COMMENTS: There is no public water supply available for the purposes of fire protection in this area.

The use of and location of temporary fuel tanks utilized for construction purposes will need to be reviewed by this office.

Blasting activity, if required, will need to be conducted in accordance with Federal, State, and industry standards

Open burning of construction debris is not permitted. This includes any vegetation that might be cleared as part of the proposal.

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property.

Address numbers shall be a minimum of 4 in. (100 mm) high with a minimum stroke width of 1/2 in. (13 mm).

Address numbers shall contrast with their background.

REVIEWED BY:

Deputy Chief Christopher N. Siwy – Fire Marshal

PAGE 1 OF 1
cc: App/File



Town of Glastonbury

Health Department

MEMORANDUM

Date: August 16, 2022

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian 

Re: #15 Dickinson Road & Mott Hill Road, Paul Gondek

The Department has been involved in the investigation of this property since 2016. Soil testing was conducted in February and March 2016. Groundwater monitoring was not required since the soil testing occurred during the spring. The soil in the area is described as Gloucester gravelly sandy loam, very stony. The 2016 soil testing revealed possible shallow ledge or large boulder in one test hole. Neither groundwater nor redoximorphic features were encountered in any of the test holes. Areas suitable for on-site sewage disposal were identified and are shown on plans prepared May 17, 2022 (revised June 27, 2022) by Clark Land Surveying, LLC.

The Department recommends approval of this proposal using on-site sewage disposal with water supplied by private well with the following requirements:

1. The sewage disposal system for Lot 2 is to be designed by a professional engineer licensed in the State of Connecticut.
2. Leach fields will be permitted only in the locations shown on the approved subdivision plan.
3. A sanitary "as-built" drawing for Lot 2 prepared by a licensed surveyor is to be submitted to the Health Department prior to the issuance of a Certificate of Occupancy.
4. Results for the concentration of uranium and radon are to be included with the standard water potability report.

Revised 9-22-17

GLASTONBURY POLICE DEPARTMENT

TO: TOWN PLANNING AND ZONING COMMISSION
FROM: MARSHALL S. PORTER, POLICE CHIEF
SUBJECT: APPLICATION OF GENERAL LANDSCAPING, LLC FOR SECTION 12 SPECIAL PERMIT
DATE: 08/19/2022



Members of the Police Department have reviewed the application of General Landscaping, LLC for a Section 12 Special Permit- Construction of 6 bulk storage containment bunkers and ancillary parking for contract construction services in conjunction with operations at 100 & 116 Kreiger Ln- 121 Kreiger Ln- Planned Commerce Zone.

The Police Department has no objection to this proposal.

A handwritten signature in blue ink, appearing to read "MS Porter", is written over a horizontal line.

Marshall S. Porter
Chief of Police



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

August 17, 2022

William T. Clark, L.S.
Clark Land Surveying, LLC
126 Tunxis Road
Bristol, CT. 06010

Re: #15 Dickinson Road & Mott Hill Road Subdivision
Paul Gondek
Capped Sewer Waiver Request Determination

Dear Mr. Clark:

The above referenced proposed 2 lot subdivision is not located within the current sewer master plan service area. Approval of a capped sewer waiver by the WPCA Commission is not required.

If you have any questions regarding this matter, please call me at (860) 652-7742.

Sincerely,

Gregory Mahoney
Senior Engineering Technician

Cc: Jonathan Mullen, Planner

AUG 02 2022

July 13, 2022

Todd Clark
Clark Land Surveying LLC
126 Tunxis Rd
Bristol, CT 06010
TODD@CLARKLS.BIZ

NDDDB DETERMINATION NUMBER: 202207266

Project: Subdivision of lot, addition of a second single-family home on property of 15 Dickinson Rd, South Glastonbury, CT

Expiration: July 13, 2024

I have reviewed Natural Diversity Database (NDDDB) maps and files regarding this project. According to our records, there are State-listed species (RCSA Sec. 26-306) documented nearby the proposed project area.

Timber rattlesnake (*Crotalus horridus*) State Endangered
Whip-poor-will (*Caprimulgus vociferous*) State Special Concern
Eastern box turtle (*Terrapene carolina carolina*) State Special Concern
Natural Community: Dry acidic oak forest on stratified sand and gravel

Timber rattlesnake (*Crotalus horridus*) State Status: Endangered

Rattlesnakes are actively foraging in Connecticut forests between April 1 and October 31. Populations of this reptile have declined dramatically in recent years primarily due to habitat fragmentation and human persecution. The timber rattlesnake is protected by state laws; it is illegal to move, harass, collect, or kill rattlesnakes in Connecticut. *This is a sensitive species and knowledge of its presence should only be shared as required with individuals directly involved in the project.*

- **Preferably:** Harvest and ground disturbance should be restricted to the months of November 1- March 31 to avoid impacts to this species.
- Please be advised that encounters may be common during the active period on your site. Future property owners should be advised and prepared to observe a venomous reptile.

Eastern box turtle (*Terrapene carolina carolina*) State Status: Special Concern

In Connecticut, these turtles are found in well-drained forest bottomlands and a matrix of open deciduous forests, early successional habitat, fields, gravel pits, and or powerlines. Turtles are dormant between November 1 and April 1 and hibernate in substrate only a few inches from the surface in forested habitat.

Protection measures for higher priority conservation species prefer that your work to be conducted during the dormant period for these species (Nov 1- March 31):

- Use Best Management Practices to avoid soil compaction
- Minimize tree clearing and excavation as much as possible

If work must be conducted during the active season: (April 1- Oct 31):

- Construction workers should be apprised of both species description and possible presence and that any snakes encountered site should not be killed.
- The immediate work area should be scanned for reptiles before starting work using mechanical equipment
- Any reptiles found should be moved out of the way. These animals are protected by law and should never be taken off site.
- Work conducted during early morning and evening hours should occur with special care not to harm basking individuals.
- No vehicles or heavy machinery should be parked overnight in any sandy areas especially within early successional habitat or along forest edges.
- Areas where excavated or stockpiled materials are stored will be first cleared of animals and enclosed in exclusionary fencing.
- Exclusionary fencing should be at least 20 in tall and must be secured to and remain in contact with the ground and be regularly maintained (at least bi-weekly and after major weather events) to secure any gaps or openings at ground level that may let animal pass through.
- Silt fences should be removed as soon as the project is completed.

Whip-poor-will- *Caprimulgus vociferus*: State Special Concern

The whip-poor-will is a bird that nests in forest habitat with an open understory, often adjacent to areas of shrubby or herbaceous habitat. They are ground-nesting birds that breed between April 20- July 30. They consume aerial invertebrates, especially Lepidoptera and Coleoptera. Whip-poor-will will benefit from protection of unfragmented forested blocks, which serve as insulation to development subsidized predators, invasive plants, and forest disturbance.

- No anticipated impacts for work during the preferred period between November 1- March 31.
- Do not cut, clear, remove trees or shrubs, or disturb forest floor between May 1-July 30 without conducting surveys to determine birds are not present.
 - Whip-poor-will surveys should be conducted between May 20- July 15. Best times to survey for whip-poor-will are when moon is at least half illuminated and above the horizon, and not obscured by clouds. You will want minimal wind for your survey. DEEP research indicates that detection rates increase also after midnight but, before sunrise. With a 6 minute survey point, that is 3 min of silent listening followed by callback, followed by 3 minutes of silent listening, you will have 60% probability of detecting the bird, given it is present, within 400m of your survey point. You will need to conduct multiple points in your project area on multiple nights to be sure that it is not there at all.
- Avoid creating collision hazards for Birds and Bats. Glass collisions **including residential windows** indiscriminately kill 1 billion birds a year. Develop or renovate your building façade and site design strategy to make the building and site structures visible barriers to birds. Bat collisions are less well understood, but smooth vertical surfaces affect bats' abilities to avoid collisions.

- Limit interior and exterior night lighting. Lighting, temporary or permanent should not be directed towards wetlands and forested habitat. Security lighting should always be down-shielded to keep light within the boundaries of the site.
- Take steps necessary to assure that construction is designed, built, and operated in accordance with the standards and requirements of the LEED Green Building Rating System Pilot Credit #55. The USGBC releases revised versions of the LEED Building Rating System on a regular basis, and you should refer to the most current version when beginning a new building or construction project or renovation.
- Visit American Bird Conservancy website for more guidance:
<https://abcbirds.org/program/glass-collisions/>

Natural Diversity Database information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Bureau of Natural Resources and cooperating units of DEEP, independent conservation groups, and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the NDDDB should not be substituted for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated in the NDDDB as it becomes available.

Please contact me if you have any questions (shannon.kearney@ct.gov). Thank you for consulting with the Natural Diversity Database and continuing to work with us to protect State-listed species.

Sincerely,
/s/ Shannon B. Kearney
Wildlife Biologist