

STAFF REPORT

OFFICE OF COMMUNITY DEVELOPMENT

Application:	NA	Submittal Date:	August 23, 2022
Meeting Date:	August 23, 2022	Date of Receipt:	NA
Agenda Item:	#4	Application Type:	CGS 8-24 Referral

Proposal:

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

Address:

Lot N-9 Overlook Road & Lot N-18A Wood Pond Road

Zone:

Residence AAA

Existing Land Use:

Undeveloped

Attached for Review:

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

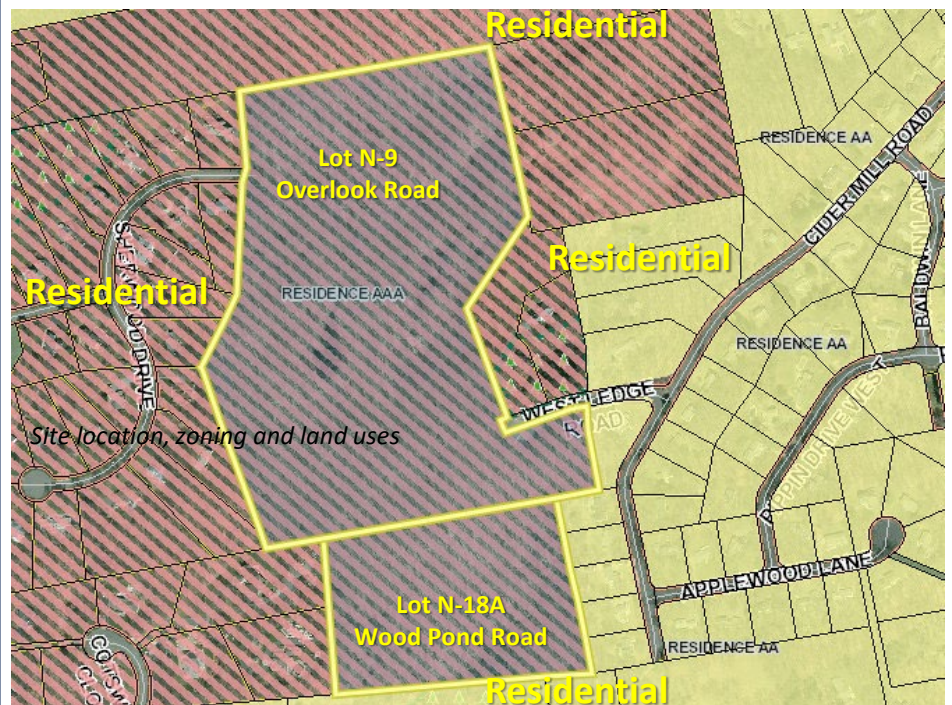
SITE DESCRIPTION

The proposed property to be acquired consists of the following parcels:

- Lot N-9 Overlook Road - The Baldwin Estate parcel– 30.7 ± parcel located off Sherwood Drive and West Ledge Road.
- Lot N-18A Wood Pond Road - The Buckingham/McVey parcel – 11.1± acres located adjacent and southerly of the Baldwin parcel

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 –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.

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 two parcels, Lot N-9 Overlook Road (30.7 ± acres) and Lot N-18A Wood Pond Road (11.1± acres), totaling 41.8± acres. 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.