

STAFF REPORT

OFFICE OF COMMUNITY DEVELOPMENT

Application:	NA	Submittal Date:	November 10, 2022
Meeting Date:	November 15, 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:

50-55 Nye Road

Zone:

Planned Employment

Existing Land Use:

Office

Attached for Review:

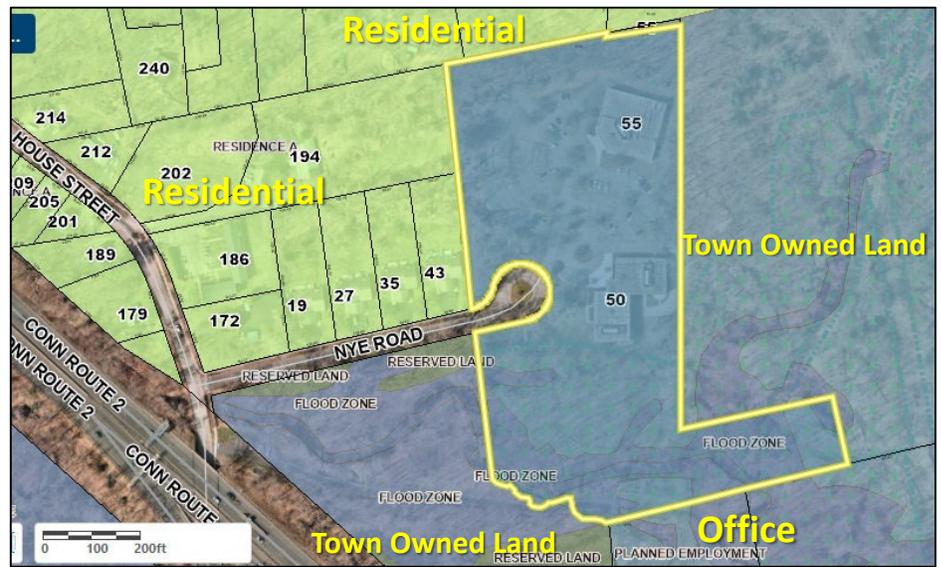
- Memorandum from Richard Johnson
- Map showing location of parcel to be acquired.

SITE DESCRIPTION

The proposed property to be acquired is located at 50- 55 Nye Road. The lot is 10.86± acres located of the cul-de-sac at the east end of Nye Road. The site currently has two office buildings with associated site improvements and parking located in the northeast section.

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:**
 - **Housing**
 - Provide affordable housing for individuals and families and senior housing / housing for the disabled, to include rental and owner occupied units.
 - **Education**
 - Continue to acquire large parcels of land for municipal facilities, including schools, in all of the designated planning areas of the Town.
 - Permit adaptive reuse of buildings for educational uses in all Planning Areas throughout the Town.
- **Planning Area 1 – Suburban**
 - **Housing**
 - Develop performance criteria to identify locations for higher density affordable housing.
 - Consider a variety of housing types including non-traditional development designs with detached single-family homes, rental apartments, condominiums, townhouses, cooperatives and duplexes, as well as affordable housing and housing for the disabled and seniors. Be supportive of projects that incorporate Universal Design to create new housing units that provide living spaces for people of all abilities.
 - **Public Facilities**
 - Continue to acquire land suitable for future municipal uses and facilities.
- **Planning Area 4 – Town Center**
 - Promote affordable housing as a component of new residential development in the Town Center.

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, 50-55 Nye Road totaling 10.86± 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.