

STAFF REPORT

OFFICE OF COMMUNITY DEVELOPMENT

Application:	NA	Submittal Date:	December 5, 2022
Meeting Date:	December 13, 2022	Date of Receipt:	NA
Agenda Item:	Regular Meeting Item#6	Application Type:	CGS 8-24 Referral

Proposal:

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

Address:

297 Matson Hill Road

Zone:

Rural Residence

Existing Land Use:

Farm

Attached for Review:

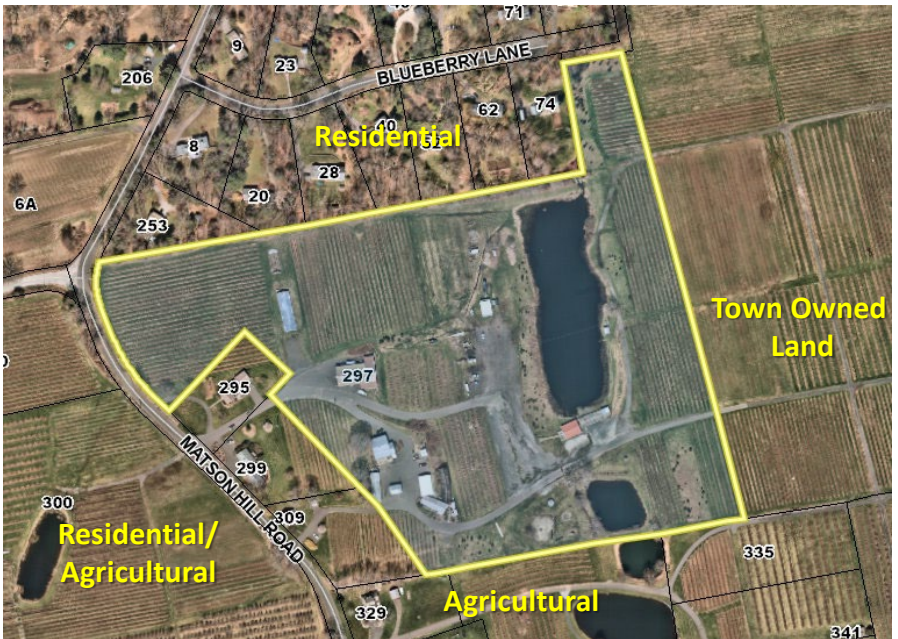
- Memorandum from Richard Johnson
- Map showing location of parcel to be acquired

SITE DESCRIPTION

The proposed property to be acquired is located at 297 Matson Hill Road. The lot is 23 ± acres located on the east side of Matson Hill Road. The site is an active farm and orchard with several farm related buildings located on the western side of the property.

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:**
 - **Open Space**
 - Preserve large tracts of land, ideally those that connect to adjacent existing open space or undeveloped parcels, as opposed to small, scattered, fragmented areas when possible.
- **Planning Area 3 – Rural**
 - **Agricultural Land**
 - Leverage transfer or purchase of development rights to maintain land in agriculture.

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 297 Matson Hill Road totaling 23± 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.