

STAFF REPORT

OFFICE OF COMMUNITY DEVELOPMENT

Application #: NA	Submittal Date: November 10, 2022
Meeting Date: December 13, 2022	Date of Receipt: December 13, 2022
Agenda Item: Regular Meeting Item #3	Application Type: Aquifer Protection Permit Registration

Proposal:

Acceptance of Municipal Aquifer Protection Area Registration for Bulky Waste Facility

Address:

1145 Tryon Street

Zone:

Reserved Land

Existing Land Use:

Town of Glastonbury
Bulky Waste Facility

Prior Reviews / Permits:

Plans Review Subcommittee –
November 30, 2022

Attached for Review:

- Municipal Aquifer Protection Area Permit Registration Application and attachments

EXECUTIVE SUMMARY

- In 2008 the Gardiner Wellfield Aquifer Protection Area (GWAPA) was designated in the southwest corner of Glastonbury.
- Aquifer Protection Area (APA) regulations were adopted by the Town as mandated by the Connecticut Department of Energy and Environmental Protection (CT DEEP).
- The Town Plan and Zoning Commission was granted authority to act as the Aquifer Protection Agency.
- The only use regulated by the APA regulations within GWAPA is the Bulky Waste Facility.
- The Bulky Waste Facility is required to register with the Aquifer Protection Agency
- The action before the agency is to accept the registration for the Bulky Waste Facility



Site location, Gardiner Wellfield Aquifer Protection Area boundaries

SITE DESCRIPTION

The subject site is a 51.86 acre lot located on the east side of Tryon Street. The site is zoned as Reserved Land. The lot serves as the Town of Glastonbury’s bulky waste disposal site and landfill. Access to the site is via a curb cut off of Tryon Street.

ADJACENT USES

- North— A single family residence
- East— Nayaug Elementary School
- South— The Town of Portland
- West— The Connecticut River

PROPOSAL

The proposal is for Municipal Registration of the Town of Glastonbury Bulky Waste facility as a Regulated Activity in an Aquifer Protection Area. The registration has been reviewed by Town Staff and is complete. Please note that copies of the registration materials were sent to the Connecticut Department of Energy and Environmental Protection (CT DEEP), The Department of Public Health and the Cromwell Fire District Water Company in accordance with State Statute. Due to the location of the Bulky Waste Facility, a courtesy notice was sent to the Town of Portland.

The action before the agency is to accept the registration for the Bulky Waste Facility as a Regulated Activity in the Gardiner Wellfield Aquifer Protection Area.

TOWN PLAN AND ZONING COMMISSION

SECTION 7 – GENERAL
REGISTRATION,
AQUIFER PROTECTION
REGULATIONS

APPLICANT/OWNER: TOWN OF GLASTONBURY
2155 MAIN STREET
PO BOX 6523
GLASTONBURY, CT 06033

FOR: 1145 TRYON STREET

MOVED, that the Town Plan and Zoning Commission accept the request of the Town of Glastonbury for Municipal Registration of the Bulky Waste Facility at 1145 Tryon Street.

APPROVED: TOWN PLAN & ZONING COMMISSION
DECEMBER 13, 2022

ROBERT J. ZANLUNGO JR, CHAIRMAN

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF NOVEMBER 30, 2022 SPECIAL MEETING

The meeting commenced at 8:13 AM through Zoom Video Conferencing.

Present: Subcommittee members Robert Zanlungo and Corey Turner; and
Jonathan E. Mullen, AICP, Planner

**1145 TRYON STREET – acceptance of the municipal Aquifer Protection Area ~~Permit~~
registration for the Bulky Waste facility – Reserved Land – Gardiner Wellfield Aquifer
area - Mike Manfre, Superintendent of Sanitation – Jonathan Mullen, AICP, Planner, for
the applicant, the Town of Glastonbury**

Mr. Mullen explained that the registration of the Aquifer Protection Area for the Bulky Waste Facility located at 1145 Tryon Street has expired and the Town needs to re-register. Mr. Mullen explained the Municipal Aquifer Protection registration process. Mr. Manfre stated that he is working with the Town Engineer to update the Stormwater Pollution Plan for the facility as part of the new registration.
