



## STAFF REPORT

## OFFICE OF COMMUNITY DEVELOPMENT

**Application # :** 4314  
**Meeting Date:** December 13, 2022  
**Agenda Item:** Regular Meeting Item #4

**Submittal Date:** November 22, 2022  
**Date of Receipt:** December 13, 2022  
**Application Type:** Subdivision

**Applicant:**

Joseph Orsini

**Owner:**

Patricia Orsini Revocable Trust

**Proposal:**

Two-lot subdivision

**Proposal Address:**

359 Country Club Road

**Zone:**

Rural Residence /  
Groundwater Protection Area  
2

**Existing Land Use:**

Single Family

**Prior Reviews/ Permits:**

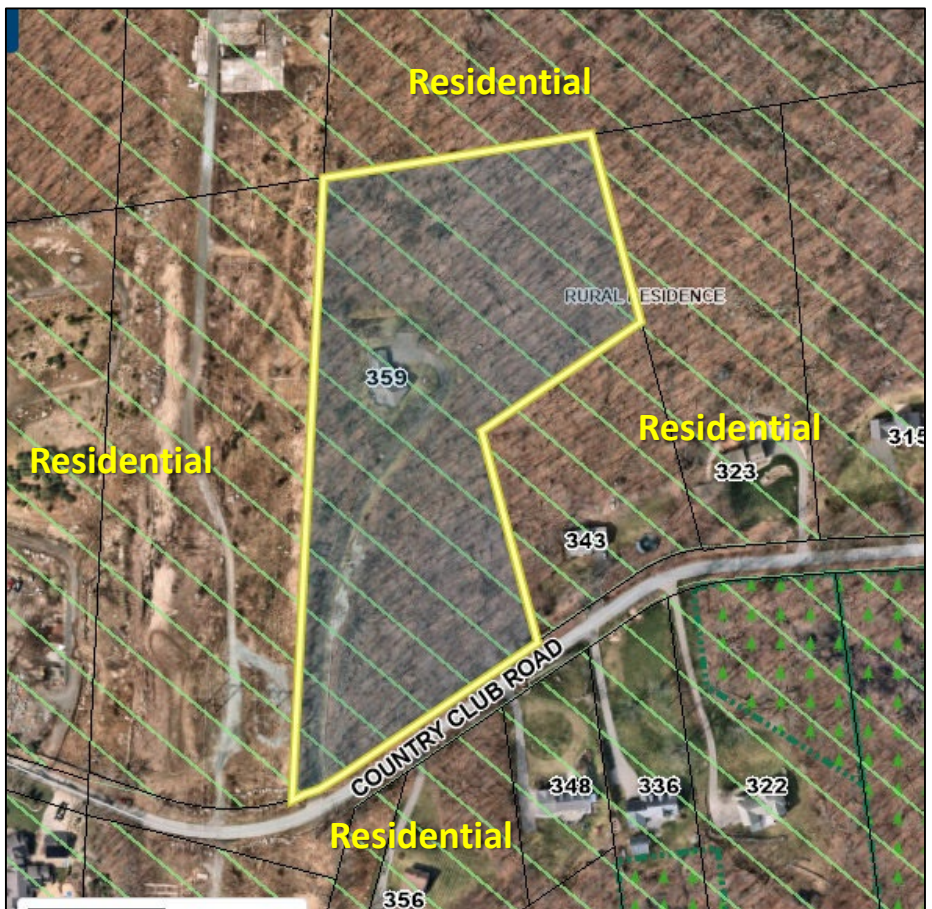
- Conservation Commission  
– 12/8/2022

**Attached for Review:**

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

### Executive Summary

- The applicant proposes at 2-lot subdivision at 359 Country Club Road
- The applicant is requesting a sidewalk waiver and a capped sewer waiver.



Site location, zoning and land uses

## **Site Description**

The subject property is 6.93 acres located on the north side of Country Club Road. The lot slopes moderately up from southeast to north. A single-family house is located at the northwest corner of the lot. The remainder of the lot is wooded. Soils on the site include: Charlton-Chatfield complex, 5 – 45 percent slopes; very rocky, Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes; and Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes. There is an existing stonewall that runs along the southern property line off the site.

## **Proposal**

The applicant proposes to subdivide the existing lot at 359 Country Club Road into two lots. The new lot will be 1.56 acres and will contain a new house to be developed at a later date. The remaining lot will be 5.37 acres and will contain the existing house. Access to the new lot will be through a new curb cut located at the southwest corner of the site. The new lot will have on-site well and septic. The applicant intends to preserve the majority of the the stone wall along the southern property boundary; only removing a section to create the driveway for the site.

## **Planning and Zoning Analysis**

The proposed lot 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 applicant intends to preserve at least 3 specimen trees in the Town right-of-way that will fulfill the Subdivision Regulations requirement for street trees in the Rural Residence Zone.



**Street view of 395 Country Club Road looking northeast**

TOWN PLAN AND ZONING COMMISSION

FINAL SUBDIVISION APPROVAL

APPLICANT: JOSEPH ORSINI  
359 COUNTRY CLUB ROAD  
SOUTH GLASTONBURY, CT 06073

OWNER: PATRICIA A. ORSININ  
REVOCABLE TRUST  
359 COUNTRY CLUB ROAD  
SOUTH GLASTONBURY, CT 06073

FOR: 359 COUNTRY CLUB ROAD – 2 LOT  
SUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the application of Joseph Orsini for subdivision approval – Two lot Patricia A. Orsini Revocable Trust Subdivision–359 Country Club Road–Rural Residence Zone and Groundwater Protection Zone 2, in accordance with the plan set entitled “Subdivision Plan Prepared for Patricia A. Orsini Revocable Trust #359 Country Club Road, Glastonbury Connecticut” Prepared by, Advanced Surveys LLC, dated 6/12/2022 and revised 12/22, 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, December 8, 2022.
  - b. The standards contained in a report from the Fire Marshal, File 22-024R, plans reviewed 12-08-2022.
2. In adherence to:
  - a. The Town Engineer’s memorandum dated December 1, 2022.
  - b. The Sanitarian’s memorandum dated November 29, 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. The 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  
DECEMBER 13, 2022

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ROBERT J. ZANLUNGO JR., CHAIRMAN

TOWN PLAN AND ZONING COMMISSION

WAIVER OF SIDEWALK CONSTRUCTION

APPLICANT: JOSEPH ORSINI  
359 COUNTRY CLUB ROAD  
SOUTH GLASTONBURY, CT 06073

OWNER: PATRICIA A. ORSININ  
REVOCABLE TRUST  
359 COUNTRY CLUB ROAD  
SOUTH GLASTONBURY, CT 06073

FOR: 359 COUNTRY CLUB ROAD – 2 LOT  
SUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the request of Joseph Orsini for a waiver of sidewalk construction in conjunction with a 2-lot Subdivision at 359 Country Club Road.


APPROVED: TOWN PLAN & ZONING COMMISSION  
DECEMBER 13, 2022

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ROBERT J. ZANLUNGO JR., CHAIRMAN

**MEMORANDUM**

To: Town Plan & Zoning Commission

From: Suzanne Simone, Environmental Planner 

Date: December 9, 2022

Re: Recommendation to the Town Plan & Zoning Commission: 359 Country Club Road

The Conservation Commission approved the following recommendation to the Town Plan & Zoning Commission at the December 8, 2022 meeting:

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a one lot subdivision at 359 Country Club Road, in accordance with plans entitled "Subdivision Plan Prepared for Patricia A. Orsini Revocable Trust, 359 Country Club Road, Glastonbury CT, Dated June 12, 2022, Revised December 2022" 4 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 Development Schedule (Sheet #3) 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 (oak and beech), as detailed in the above referenced plans, shall be preserved and flagged for protection to the lot being cleared for development and the root zone around each tree shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff. No equipment or materials shall be located or stored within the root zone area of these four trees.
6. The stormwater management plan should be reviewed and found satisfactory by the town engineering department and environmental planner.

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December 1, 2022

**MEMORANDUM**

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

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



Re: Patricia A. Orsini Revocable Trust 2-Lot Subdivision  
359 Country Club Road

The Engineering Division has reviewed the plans for the proposed 2 lot subdivision located at 359 Country Club Road prepared by Advanced Surveys, LLC last revised November 2022 and offers the comments below. Given the limited area of disturbance associated with this subdivision, comments 2-6 may be addressed via submittal to the Town Engineer's office prior to filing of plans if this application is approved by the Commission.

1. Label the right-of-way in favor of the Town of Glastonbury on sheet 1 of 4 as "Existing Right of Way" and identify the volume and page.
2. Provide water quality volume computations for the project area and for the proposed rain gardens to confirm that they have been sized to retain the full water quality volume.
3. The rain garden in front of the proposed residence should be shifted closer to the road such that run-off from the proposed driveway can be retained within it.
4. Provide construction details for the proposed rain gardens including grading and planting notes as required.
5. Provide a stormwater system maintenance plan and schedule for the proposed rain gardens on sheet 2 of 4 with a note that the property is owner is responsible for such maintenance.
6. Provide the required Town of Glastonbury MS4 Permit Tracking Data table on sheet 2 of 4.
7. Provide the Engineering Division standard inspection note on sheet 2 of 4.
8. Revise the Erosion and Sediment Control narrative "Development" paragraph to reflect the number of lots and disturbed area for the proposed development.
9. The Town Standard Driveway Apron Detail should be added to sheet 3 of 4, replacing the existing detail.

10. 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:** Orsini Subdivision    **LOCATION:** 359 Country Club Road

**DEVELOPER:** Patricia & Joseph Orsini

xx **NEW CONSTRUCTION**    \_\_\_ **CHANGE OF USE**    xx **SUBDIVISION**    COMMERCIAL

**OCCUPANCY CLASSIFICATION:** Group R    **F.M.O. FILE #** 22-024 R

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

**SURVEYOR'S PLAN #** 22-080    **INITIAL PLANS**    6-12-22

**SURVEYOR:** Advanced Surveys LLC

**ADDRESS AND PHONE:** 136 Dunham Street, Norwich CT 06360

**DATE PLANS RECEIVED:** 12-08-22    **DATE PLANS REVIEWED:** 12-08-22

**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**



# *Town of Glastonbury*

## *Health Department*

### MEMORANDUM

Date: November 29, 2022

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian *DK*

Re: 359 Country Club Road, Patricia Orsini

The Department has been involved in the investigation of this property since May 2022. Soil testing was conducted in May 2022. Groundwater monitoring was not required since the soil testing occurred during the spring. The soil in the area is described as Hollis Chatfield Rock outcrop complex, Sutton fine sandy loam and Canton and Charlton fine sandy loams. Redoximorphic features were encountered at 24" in test holes 6 and 7. Ledge was encountered at less than 60" below grade in down-gradient test holes 1 and 3 (55" and 54" respectively). An area suitable for on-site sewage disposal was identified and is shown on plans prepared June 12, 2022 (revised November 22, 2022) by Advanced Surveys, 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 the proposed lot is to be designed by a professional engineer licensed in the State of Connecticut.
2. Leach field will be permitted only in the location shown on the approved subdivision plan.
3. A sanitary "as-built" drawing for the proposed lot 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 radon are to be included with the standard water potability report. Please note that as of October 1, 2022 the standard water potability report now includes uranium, arsenic and lead.

Revised 9-22-17

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**GLASTONBURY POLICE DEPARTMENT**

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**TO:** JONATHAN E. MULLEN, AICP, PLANNER  
**FROM:** MARSHALL S. PORTER, POLICE CHIEF  
**SUBJECT:** 359 COUNTRY CLUB ROAD  
**DATE:** DECEMBER 8, 2022



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I have reviewed Joseph Orsini's application for a two-lot subdivision approval at 359 Country Club Road. I have no objections so long as each lot is numbered in accordance with Town Codes.



# Town of Glastonbury

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

December 2, 2022

Mr. Richard A. Deschamps, L.S.  
Advanced Surveys, LLC  
136 Dunham Street  
Norwich, CT. 06360

Re: Country Club Road Subdivision- Patricia A. Orsini Revocable Trust  
#359 Country Club Road

Dear Mr. Deschamps:

The proposed 2 lot subdivision is located outside the limits of the Sewer Service Area depicted in the March 2015 Sanitary Sewer Master Plan, therefore a waiver of the design and construction of capped sewers for the above-referenced project will not be required from the Water Pollution Control Authority.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory J. Mahoney".

Gregory J. Mahoney  
Senior Engineering Technician

Cc: Jonathan Mullen, Planner