



STAFF REPORT

Staff Contact: Gary Haynes, Planner

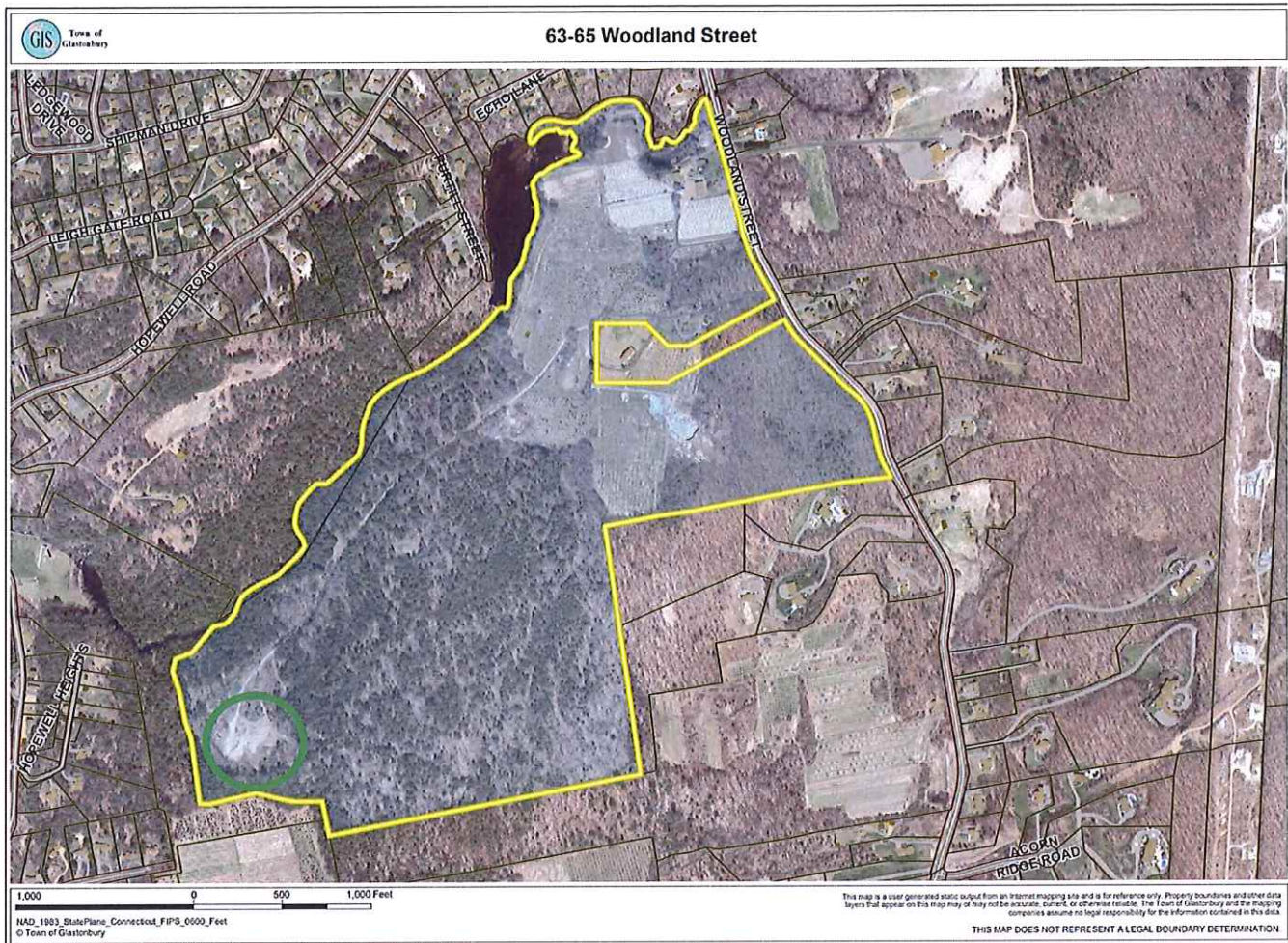
OFFICE OF COMMUNITY DEVELOPMENT

Tel: (860) 652-7510

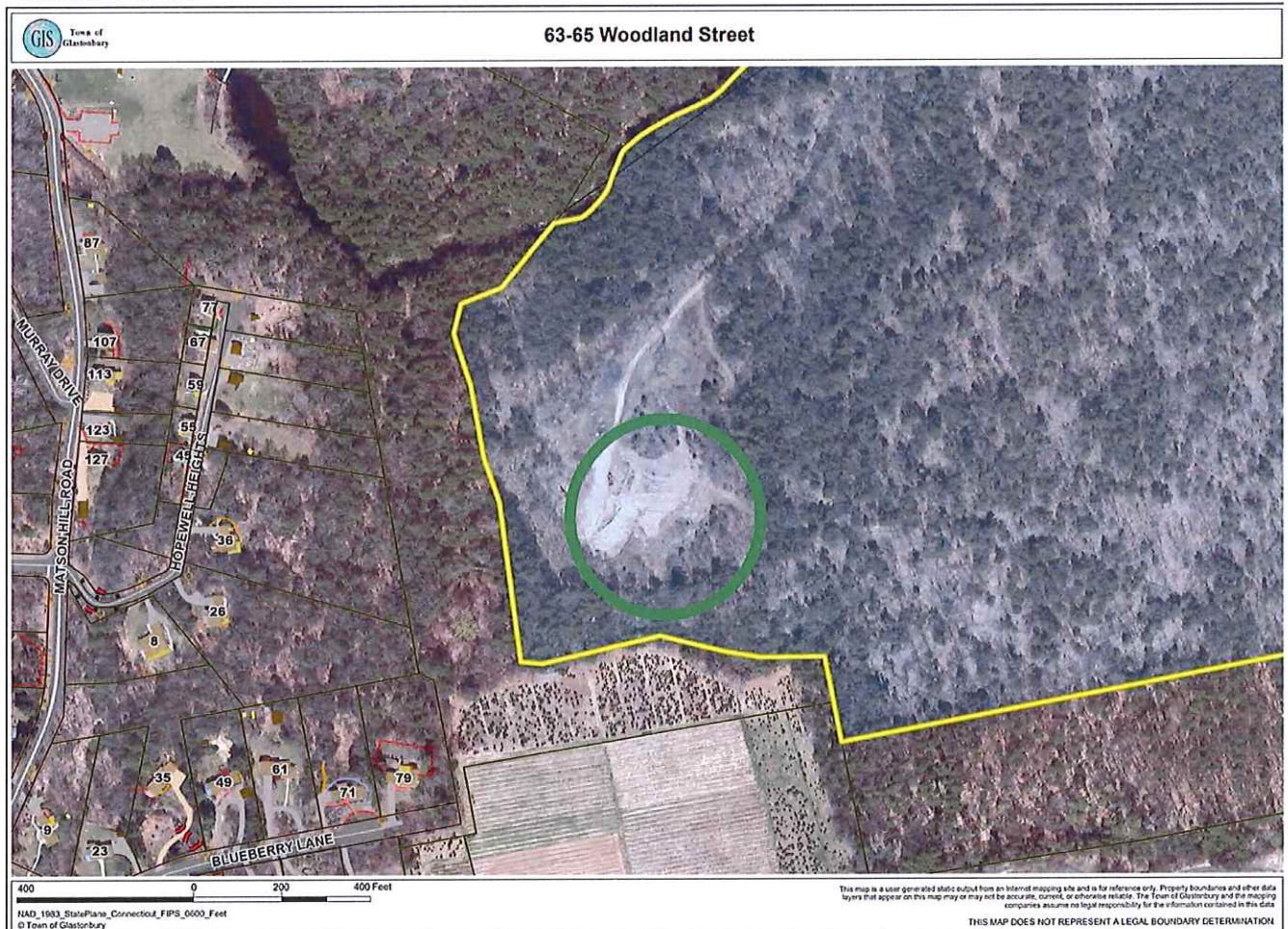
Email: planning@glastonbury-ct.gov

Application #:	N/A	Submittal Date:	April 10, 2023
Meeting Date:	May 2, 2023	Date of Receipt:	April 18, 2023
Agenda Item:	Public Hearing # 1	Application Type:	§6.2 Excavation Permit

<p>Applicant: John and Paul Cavanna</p> <p>Owner: Paul Cavanna</p> <p>Proposal: Excavation Permit Renewal</p> <p>Proposal Address: 63-65 Woodland St</p> <p>Zone: Rural Residence Zone/ Groundwater Protection Zone 1</p> <p>Existing Land Use: Excavation</p> <p>Attached for Review:</p> <ul style="list-style-type: none"> • Abutter Letter Certification • Department Memos • Site Plan • Staff Comments • Draft Motion 	<p><u>EXECUTIVE SUMMARY</u></p> <ul style="list-style-type: none"> • The applicant is seeking renewal of a Section 6.2 Excavation Permit for 63-65 Woodland Street. • In accordance with Section 6.2 of the Building-Zone Regulations, excavation operators have to apply every two years for a renewal of this Special Permit. • The original permit was granted by the Town Plan and Zoning Commission in April 1985. • The applicant has been granted several renewals/new permits since the original approval. • The existing permit expires on May 5, 2023. • The original approval allowed for a total of 200,000 cubic feet of material to be excavated from 7 acre originally approved excavation area of this site. • Thus far 2.39 acres of the 7 acres have been excavated, and less than half of the 200,000 cubic feet of material has been removed. • Over the next two years the applicant is proposing to excavate .44 acres of the current excavation area and estimates removal of approximately 5,000 cubic yards of material. • All access roads and areas remain as originally approved.
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Overall Parcel



Excavation Area

SITE DESCRIPTION

The subject site is a 172.6 acre lot located on the east side of Woodland Street in the Rural Residence (RR) Zone. Access to the site is via a curb cut off on Woodland Street leading to an existing gravel haul road that heads southwest toward the excavation site in the southwest corner of the property.

ADJACENT USES

Single family residences abut the property to the north and west. Farmland abuts the property to the east and south.

PROPOSAL

The renewal request proposes excavation in a 7 +/- acre portion of the site located in the southwest corner of the lot. Approximately 200,000 cubic feet of material is approved to be removed from the site (to date less than half of that amount has been removed from the site). In keeping with the 2001 approval and approvals thereafter, the applicant is requesting use of a portable screener for processing and screening on-site material.

PLANNING AND ZONING ANALYSIS

The proposed excavation activities meet all the requirements set forth in Section 6.2 of the Building-Zone Regulations. And, all adjacent property owners were mailed notice of the renewal application on April 21, 2023, in accordance with Section 6.2.9 requirements.



Town of Glastonbury

Community Development

DRAFT MOTION

TOWN PLAN AND ZONING COMMISSION

SECTION 6.2 EXCAVATION SPECIAL PERMIT

APPLICANT/OWNER: PAUL CAVANNA
80 WOODLAND STREET
SOUTH GLASTONBURY, CT 06073

FOR: 63-65 WOODLAND STREET

MOVED, that the Town Plan and Zoning Commission approve the application of Paul Cavanna for renewal of Section 6.2 Excavation Special Permit - for excavation of earth products - 63 Woodland Street - Rural Residence Zone and Ground Water Protection Zone 1, in accordance with the following conditions:

1. In compliance with:
 - a. The following conditions to be added to finalized plans:
 - i. The regraded slopes shall not exceed 3:1.
 - ii. As each section of Phase I of the 7-acre excavation area is completed and regraded, restoration shall be done immediately and shall include:
 1. Application of at least 4" of topsoil;
 2. Seeding according to Natural Resource Conservation Service direction;
 3. Application of straw and or other suitable mulch.
 - iii. Erosion and sedimentation control measures, dust control, and restoration methods shall be subject to review and amendment by the Environmental Planner.
 - iv. The operating schedule shall be as follows:
 1. Monday through Friday (exclusive of State holidays) 7:00 a.m. to 4:00 p.m.;
 2. Equipment Start-up and /or idling on or adjacent to the site shall not be permitted prior to the approved hours of operation.
 - v. Accumulated sediment deposits shall be removed from the sedimentation basins as needed or as directed by the Environmental Planner, in order to maintain the sediment storage capacity of the basins.
 - vi. Monthly reports shall be submitted to the Town Plan and Zoning Commission which specify the number of vehicle trips completed during that month.
 - vii. This Special Permit shall expire May 5, 2025.
 - a. The Police Department's memorandum dated April 12, 2023.
 - b. The Fire Marshal's memorandum dated April 24, 2023.
 - c. The Health Department Director's memorandum dated April 27, 2023.

APPROVED: TOWN PLAN & ZONING COMMISSION
May 2, 2023

ROBERT J. ZANLUNGO JR., CHAIRMAN



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN REVIEW

PROJECT: **Cavanna Excavation Permit Renewal** LOCATION: **63-65 Woodland St**

___NEW CONSTRUCTION CHANGE OF USE SUBDIVISION **XX** COMMERCIAL

OCCUPANCY CLASSIFICATION: **RR Zone** FILE # **23-017**

PROPOSED FIRE PROTECTION: None via GFD tanker Truck Shuttle & Mutual Aid
ENGINEER'S PLAN: **2022-123** INITIAL PLAN **12-29-22** REVISED PLAN

ENGINEER: **Andrew F. Bushnell- Bushnell Associates LLC**

ADDRESS: **563 Woodland Street Manchester CT 06042** PHONE: **860-643-7875**

DATE PLANS RECEIVED: **4-24-23** DATE PLANS REVIEWED: **4-24-23**

COMMENTS:

Blasting Activity to be conducted in accordance with State, Federal, regulations and Industry Standards.

Pre-blast notifications to abutters and adjacent property owners to be accomplished within twenty- four hours of the intended activity. A list of property owner notifications to be maintained, updated and kept available for review pending the issuance of the next permit renewal.

The submitted engineered drawings should depict all structures and features on the parcel including the areas of proposed blasting

REVIEWED BY

Deputy Chief Chris Siwy

PAGE 1 OF 1

cc: Applicant
File



Town of Glastonbury
Health Department

Memo

April 27, 2023

To: Shelley Caltagirone, Director Planning and Land Use Services

Fr: Wendy Mis, MPH, RS, Director of Health

Re: Paul and John Cavanna
63 Woodland Street, Renewal of Excavation Permit

This office has received a Proposed Excavation Plan dated 12/29/22 by Bushnell Associates LLC for 63 Woodland Street.


The excavation operation must maintain erosion checks and windblown sediment controls. No additional sanitary impact is anticipated with this excavation, and approval with respect to CT Public Health Code is forwarded for Commission consideration.

GLASTONBURY POLICE DEPARTMENT

TO: TOWN PLAN AND ZONING COMMISSION
FROM: MARSHALL S. PORTER, POLICE CHIEF
SUBJECT: APPLICATION OF PAUL CAVANNA, EXCAVATION PERMIT
RENEWAL. 63-65 WOODLAND ST.
DATE: APRIL 12, 2023.



Members of the Police Department have reviewed the application from Paul Cavanna for renewal of an Excavation Permit for 63-65 Woodland St. There are no objections to this proposal.



Marshall S. Porter
Chief of Police

Gary Haynes

From: Daniel Pennington
Sent: Thursday, April 13, 2023 4:06 PM
To: Gary Haynes
Subject: Cavanna Excavation Permit

Gary,

I've reviewed plans submitted in conjunction with the above referenced application and have no concerns with the expansion of the excavation area as depicted.

Daniel A. Pennington P.E.
Town Engineer/Manager of Physical Services
Town of Glastonbury , CT
2155 Main St. Glastonbury,CT 06033
860-652-7736

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Town of Glastonbury
Office of Community Development
RECEIVED

APR 04 2023
10:00 AM

TOWN PLAN AND ZONING COMMISSION
GLASTONBURY, CT
APPLICATION FOR SPECIAL PERMIT

Application for:

- _____ Section 12 Special Permit with Design Review (SPDR)
_____ Section 12.9 Minor Change to an approved Section 12 SPDR
 X Section 6.2 Excavation Special Permit (renewal)
_____ Section 6.8 Rear Lot Special Permit
_____ Section 4.11 Flood Zone Special Permit
_____ Section 6.11 Accessory Apartment Special Permit**
** Applicant must submit addresses of property owners within 100 feet
of the premises in accordance with Section 6.11.4 of the Building-Zone Regulations
_____ Other

Application and fee to be submitted with 14 sets of plans - see other side for fees.

Consult appropriate section(s) of the Glastonbury Building Zone Regulations to determine standards and criteria for application evaluation.

Applicant

Property Owner

Name John and Paul Cavanna

Name Paul Cavanna

Address c/o Dorian R. Famiglietti
Kahan, Kerensky, Capossela LLP
45 Hartford Tnpk Vernon, CT 06066

Address 80 Woodland St
S. Glastonbury, CT 06073

Telephone 860-812-1765

Telephone 860-398-8929

Fax 860-647-8302

Fax _____

Email dfamiglietti@kkc-law.com

Location of proposed use 63-65 Woodland St
(include street address
if applicable)

Map/Street/Lot 11 / 7800 / W0002 Zoning District of proposal RR

Nature of request, including type of use, reasons for application, etc.

An excavation permit for this 7 ac +/- area was originally issued in 1985.
It has been continuously renewed every 2 years thereafter. The most recent
renewal of the permit is due to expire on 5/5/2023. Applicant hereby requests
a 2-year renewal of the permit, upon all of the terms and conditions contained
in the original approval, and as modified or amended through the years, including
the continued use of the portable processor that was originally permitted in 2001.

Signature [Signature]
Applicant or Authorized Representative.

Signature [Signature]
Owner or Authorized Representative

Date 4/10/2023

Date April 6th 2023

Fees:

Special Permits:

Sec. 12 SPDR, Sec. 6.2, Sec. 6.8,
Sec. 4.11, Sec. 6.11, Other

\$200.00
plus \$60.00 State of Connecticut Fee = \$260.00

Sec. 12 SPDR - an additional fee of \$25 for each
2,000 sq. ft. over 10,000 sq. ft. is required

Sec. 6.2 Excavation Special Permit - an additional fee of
\$40 for each 5 acres or portion thereof in excess of 10 acres

Sec. 12.9 Minor Change

\$50.00
plus \$60.00 State of Connecticut Fee = \$110.00

For Office Use

Date Received:

04/10/23

Fee Paid:

\$ 260.⁰⁰

Cash / Check

#1219

Public Hearing Scheduled _____

Public Hearing Advertised (1) _____

(2) _____

Action _____

Notice of Action _____

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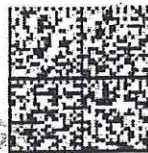
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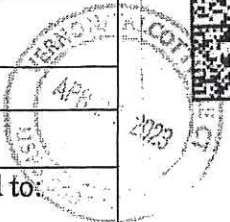
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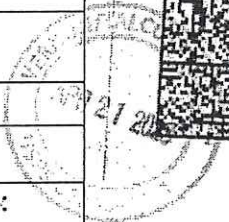
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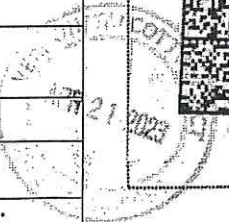
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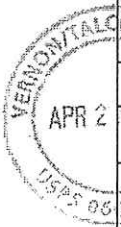
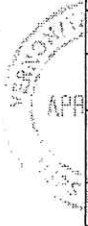
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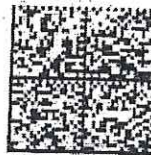
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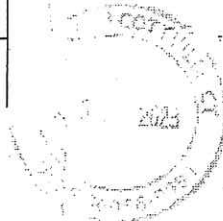
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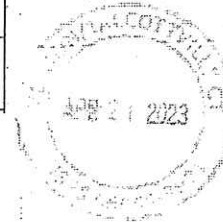
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