



Town of Glastonbury

Community Development

DRAFT MOTION OF APPROVAL

TOWN PLAN AND
ZONING COMMISSION

CONDITIONAL SUBDIVISION APPROVAL

APPLICANT/OWNER:
REJEAN JACQUES
PO BOX 615
SOUTH GLASTONBURY, CT 06073

FOR: 539 AND 551 MANCHESTER RD
CROSBY II SUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the application of Rejean Jacques for conditional subdivision approval— 7 lots – 539 and 551 Manchester Rd – Rural Residence Zone and Groundwater Protection Zone 1, in accordance with the following plans:

And

1. In compliance with:
 - a. The standards contained in a report from the Fire Marshal, File # 22-027, plans reviewed 9-19-22.
 - b. The conditions set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission their Regular Meeting of April 13, 2023.
2. In adherence to:
 - a. The Town Engineer's memorandum dated May 5, 2023.
 - b. The Health Director's memorandum dated March 27, 2023.
 - c. The Police Chief's memorandum dated May 4, 2023.
3. All overburden, if any, shall be stabilized so as to prevent its erosion by either wind or water and so that it does not become a source of dust or other windblown air pollutants.
4. It shall be the responsibility of the applicant to repair immediately, any damage to any sidewalk, curbs, surface drains or other improvements or utilities that may be caused as a result of the excavation operations.
5. Proper safety measures shall be utilized and strictly adhered to at all times to protect the health, welfare and safety of all individuals and property.
6. All construction shall be performed in accordance with the following:
 - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended

Re:

Date

- 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.
7. This is a subdivision. 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
MAY 16, 2023

ROBERT J. ZANLUNGO, JR., CHAIRMAN

**APPLICATION FOR CONDITIONAL SUBDIVISION APPROVAL
CROSBY II SUDIVISION - 7-LOTS
MEETING DATE : MAY 16, 2023**

PUBLIC HEARING # 2
05/16/23 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date: May 11,
2023

Zoning District:
Rural Residence

**Groundwater Protec-
tion Zone:**
1

Applicant/Owner:
Rejean Jacques

EXECUTIVE SUMMARY

- The applicant is proposing at 7-lot subdivision at the end of Crosby Road cul-de-sac.
- The proposal utilizes two parcels 539 Manchester Rd (7.07 acres) and 551 Manchester Rd (3.36 acres).
- The proposal includes extending the cul-de-sac 200 ft to serve 7 lots. Crosby Rd existing cul-de-sac is 1100 ft in length. The total length of proposed cul-de-sac is 1300 ft in length.
- The proposed lots meet the minimum bulk and setback standards for the Rural Residence Zone.
- Lots 1-4 have 125 ft of frontage on Manchester Rd. Lots 5-7 have 125 ft of frontage on Crosby Rd (Lot 5 & 6 frontage requirement is being measured at the building line).
- Access for all the lots is off of the proposed cul-de-sac, except lot 1 which is an existing house and will continue to utilize shared driveway to Neipsic Rd.
- The lots will be serviced by well and septic.
- There are wetlands on the western most part of Lots 5 and 6. No work is being proposed in the wetland or the upland review and the applicant is proposing a conservation easement to protect this area.
- The Plans Review Subcommittee reviewed the proposal at their April 12, 2023.
- The Conservation Commission on April 13, 2023 forwarded favorable recommendations for approval of the Special Permit, and for the Groundwater Protection Permit for the project to the Town Plan and Zoning Commission.

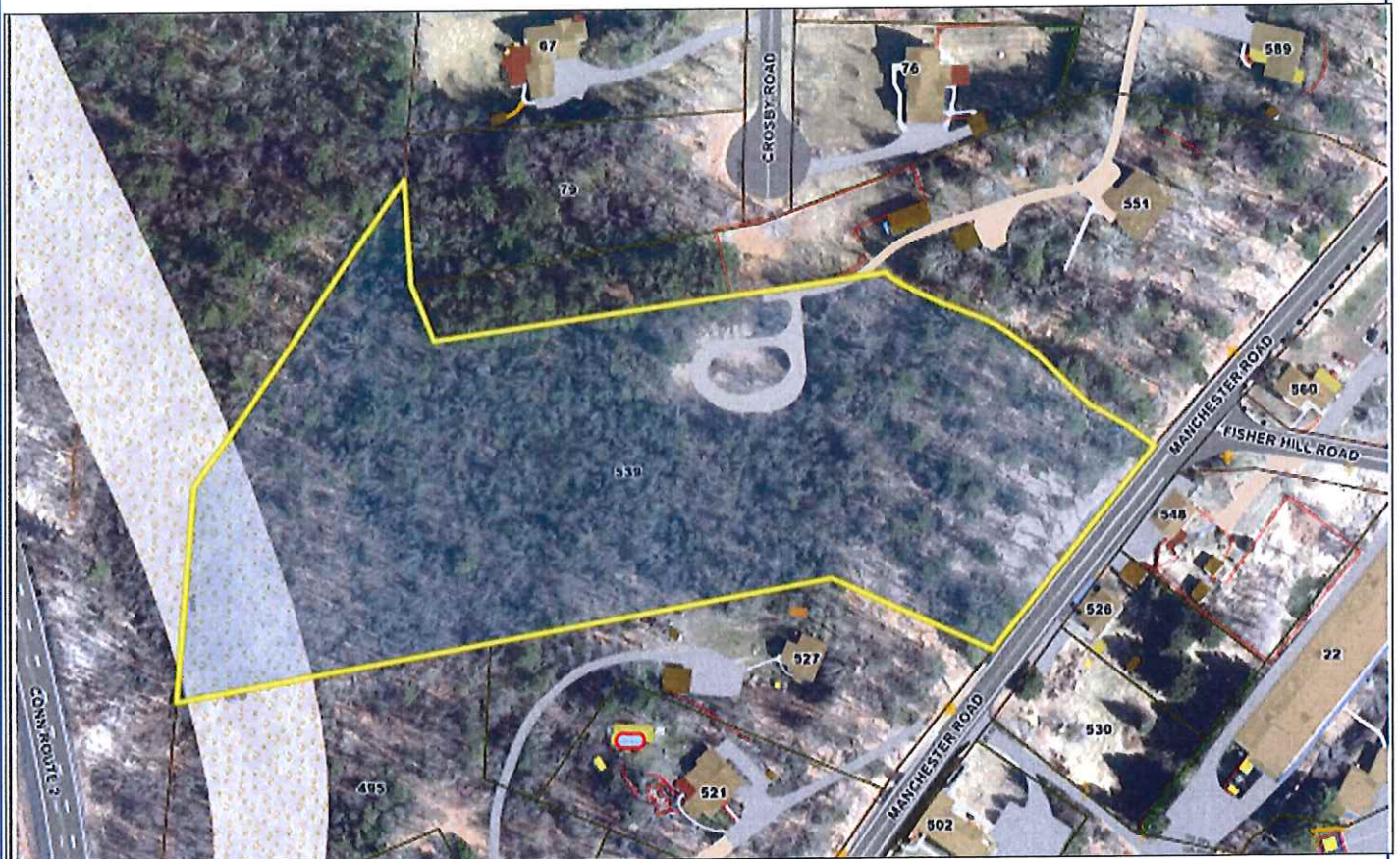
REVIEW

Included for Commission review are the following:

- The Subdivision Plans
- Memoranda from Town Staff
- Hydrology Hydraulics and Nitrogen Report revision dated October 2022
- Loureiro Solid Waste Report dated March 7, 2023



551 Manchester Rd 3.36 acres



539 Manchester Rd 7.07 acres

ADJACENT USES

The site has residential to the north, east, and south with undeveloped land located to the west adjacent to Route 2.

SITE DESCRIPTION

The site is located to the west of Manchester Rd and south of the current temporary cul-de-sac Crosby Rd. The proposal utilizes two parcels 539 Manchester Rd and 551 Manchester Rd for a total of 10.313 acres.

The applicant is proposing extending the existing cul-de-sac Crosby Rd 200 ft for a total length of 1300 ft to access 7 proposed residential lots. Area of proposed development is relatively flat and property slopes off to the west toward Route 2 and to the east toward Manchester Rd. Lot one will maintain an existing home that will continue its access via a shared driveway to Neipsic Rd. All other proposed houses will get access via Crosby Rd.

Property is zoned Rural Residence and applicant's proposal meets all bulk requirements of the zone. Frontage requirement for lot 1-4 are being measured off of Manchester Rd and lots 5-7 frontage requirements are being measured off of Crosby Rd (Lot 5 & 6 frontage requirement is being taken from the building line).

DRIVEWAYS

Each lot will have its own driveway with a turnaround.

WETLANDS

Wetlands are located on the west side lot 5 and 6 and a conservation easement is being proposed to protect the wetland and upland review area.

DRAINAGE

Stormwater from the roof tops will be directed to dry wells. Runoff generated from the road will be directed to existing catch basins on Crosby Road and into the existing stormwater management basin located south of 18 and 34 Crosby Road.

UTILITIES

Proposed lots will be serviced by well and septic. Applicant has added 10,000 gallon water cistern at the end of the cul-de-sac for emergency services because of lack of water service in this area. Existing gas main will be extended to end of cul-de-sac.

WPCA approved waiver for capped sewer request on May 11, 2023.

ROADS

The proposed cul-de-sac extension will follow the existing grade of 1.5% slope for 200 feet. The proposed road will end in a permanent cul-de-sac in accordance with in the Town of

Glastonbury Standards for Public improvements. Classified as a “Limited Local Road” the proposed road will have a 50-foot right of way and a 22-foot wide pavement width. Sidewalks will be extended to the end of the cul-de-sac on the east side of Crosby Road. Fifteen street trees will be planted at the perimeter of the cul-de-sac (although per regulation 3 trees per lot are required for Rural Residence Zone).

WASTE DUMP AREA

While digging test pits the applicant found an old dumping area. The applicant hired Loureiro Engineering to submit a report dated March 7, 2023, which gave rough estimates into cleaning up the estimated 10 CY of material or following DEEP protocol in leaving the material there covering it up and ensuring no construction is being proposed near the area. The dumping area is located on the western portion of the property near the wetlands.

ZONING ANALYSIS AND CONSISTENCY WITH THE POCD

The proposal meets all the requirements of the Town of Glastonbury Subdivision Regulations (minus the aforementioned Street Tree Requirement Section 14.1), and the bulk and setback requirements for the Rural Residence Zone. In accordance with Section 5.12 of the Subdivision Regulations the applicant is applying for conditional subdivision approval. The proposed subdivision also meets all the requirements of Section 20 of the Building Zone Regulations with regard to ground water protection.

The project is consistent with the 2018—2028 Plan of Conservation and Development.

Pertinent staff correspondence and draft motions are attached.

**FORMAL ACTION: AGENDA ITEM #II.1
APRIL 13, 2023 MEETING**

**DRAFT RECOMMENDATION TO
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a subdivision, in accordance with plans entitled "Crosby II Subdivision, 539 & 551 Manchester Road, Prepared for Rejean Jacques, Glastonbury CT, Dated February 28, 2023" 11 Sheets, with the following recommendations:

1. Permittee is responsible for the proper installation, maintenance and consistent monitoring of the sediment and erosion controls and stabilization measures. Permittee shall inspect the sediment and erosion controls and stabilization measures a minimum of once a 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. The Environmental Planner is hereby authorized to require increased inspections and additional soil erosion and sediment controls and stabilization measures as warranted by field conditions.
2. The Construction Sequence shall be adhered to.
3. A private conservation easement shall be established as directed by the Conservation Commission/Inland Wetlands and Watercourses Agency and this area shall henceforth not be disturbed from the site condition as stated on the approved plan. The precise delineation shall be recorded by bearings and distances and shall be recorded on the land records prior to land clearing, excavation, or construction anywhere on the property. The recorded easement shall include the Town of Glastonbury Town Clerk's Office recorded subdivision map number. The field located conservation easement boundary shall be marked with oak stakes labeled "conservation easement" with waterproof ink and tied with red flags, prior to land clearing, excavation or construction. The stakes are to be located at each change of boundary direction and at every 100 foot intervals on straightaways. All conservation easement corners shall be permanently marked with iron pins.
4. The property is identified on the CT DEEP NDDDB recent map edition. A request for reviews shall be submitted to the CT DEEP NDDDB and the best management practices provided by the CT DEEP NDDDB in support of species protection shall be stringently adhered to.
5. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required, confirming that the landscape plantings were installed in conformance with the approved landscape plan.

6. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
7. Trees to remain in the landscape, as shown on the approved plans, shall be protected with the use of high visibility construction fence during land clearing, excavation, and construction. Office of Community Development staff may require additional protection measures, as warranted by site conditions. The clearing limit shall be surveyed and flagged with high visibility tape prior to tree cutting.


**DRAFT RECOMMENDATION TO
THE WASTE WATER POLLUTION AUTHORITY**

MOVED, that the Conservation Commission recommends to the Water Pollution Control Authority approval of a waiver of capped sanitary sewers for the seven lot Crosby II Subdivision in accordance with the memorandum from the Glastonbury Health Department dated March 27, 2023

May 5, 2023

MEMORANDUM

To: Town Plan and Zoning Commission
Shelley Caltagirone, Director of Planning and Land Use Services

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

Re: Crosby II 7-Lot Subdivision
Extension of Crosby Road


The Engineering Division has reviewed the application materials for the proposed 7-lot Crosby II Subdivision prepared by Megson, Heagle and Friend, Civil Engineers and Land Surveyors, LLC including plans dated February 28, 2023 and a Hydrology and Hydraulics Report last revised October 2022 offers the following comments:

1. Previous comments in a memorandum dated April 4, 2023 from this office to Suzanne Simone and the Conservation Commission have not been addressed on the application materials and must be resolved to the satisfaction of this office.
2. Applicant shall provide an electronic copy of final stamped and signed plans and stormwater management report in PDF form to the Town Engineer.
3. A viable snow storage area should be identified at a logical point(s) around the perimeter of the new cul-de-sac. Locations to be determined recognizing driveway and likely mailbox locations. Plan notes to be added accordingly.

April 4, 2023

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

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

Re: Crosby II 7-Lot Subdivision
Extension of Crosby Road

The Engineering Division has reviewed the application materials for the proposed 7-lot Crosby II Subdivision prepared by Megson, Heagle and Friend, Civil Engineers and Land Surveyors, LLC including plans dated February 28, 2023 and a Hydrology and Hydraulics Report last revised October 2022 offers the following comments:

1. The Hydrology and Hydraulics Report successfully demonstrates that the proposed modifications to the existing detention pond will retain all stormwater run-off for all events analyzed up through the 100-year storm, which is consistent with the original design intent from Section 1 of this subdivision. Water quality treatment provided through detention pond storage, private roof infiltration systems and driveway infiltration trenches is consistent with Town Standards for stormwater management.
2. Footing drains for the proposed buildings should be depicted on the plans or a note should be added if footing drains are not intended to be installed based on soil type.
3. The Town drainage system should be extended up to the proposed cul-de-sac to provide a connection point for footing drains or surface drains from the lots if required in the future.
4. Provide spot grades on all proposed driveways to demonstrate cross slope needed to direct stormwater run-off into proposed infiltration trenches. Expand driveway infiltration trench detail to show driveway cross pitched into the trench.
5. A narrative for maintenance of the proposed driveway infiltration trenches should be added to the stormwater maintenance narrative on sheet 3 of 11.
6. Depict and label the Town Standard subdivision sign at the end of the existing cul-de-sac and add the appropriate detail for this sign to the detail sheet. This sign shall be installed as soon as construction begins.
7. Provide additional proposed spot grades to clarify grading on sheet 5 of 11 for the existing driveway serving #76 Crosby Road to be extended as part of the project.
8. The label for the proposed snow storage area in the cul-de-sac should be bolded for visibility and the hatch used should not extend over the proposed driveways.

9. Additional spot grades should be provided on sheet 4 of 11 for both sides of the sidewalk ramp at the top and bottom of the ramp to clarify grading intent.
10. The location of the proposed suction pipe, vent pipe, and pipe rail support for the fire tank should be depicted on the plans.
11. Excavation for the proposed fire tank will be approximately 10 feet deep and therefore may affect the abutting property at #79 Crosby Road depending on means of shoring. Proposed roadway grading on sheet 3 of 11 also shows grading extending into this same property. It is suggested that the tank be moved further from the property line and grading limits be adjusted or appropriate rights be obtained from the abutting property owner.




Town of Glastonbury

Health Department

MEMORANDUM

Date: March 27, 2023

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian 

Re: Crosby II Subdivision prepared for Rejean Jacques

The Department has been involved in the investigation of this property since April 2021. Soil testing was conducted in April and May 2021 and March 2022. Groundwater monitoring was not required since the soil testing occurred during the spring. The soil in the area is described as Manchester gravelly sandy loam. Neither redoximorphic features nor ledge were encountered in any of the test holes. Percolation rates ranged from less than 1 minute per inch to 6.4 minutes per inch. Areas suitable for on-site sewage disposal systems were identified and are shown on plans prepared March 23, 2023 by Megson, Heagle & Friend Civil Engineers & Land Surveyors, LLC.

The Department recommends approval of this proposal using on-site sewage disposal with water supplied by private wells with the following requirements:

1. The sewage disposal systems for the proposed lots are to be designed by a professional engineer licensed in the State of Connecticut.
2. Leach fields will be permitted only in the locations shown on the approved subdivision plan.
3. Sanitary "as-built" drawings for the proposed lots prepared by a licensed surveyor are to be submitted to the Health Department prior to the issuance of a Certificate of Occupancy.
4. Result for the concentration of radon is to be included with the standard water potability report for each lot. Please note that as of October 1, 2022 the standard water potability report now includes uranium, arsenic and lead.

Revised 9-22-17



Town of Glastonbury

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

May 11, 2023

Mr. Mark W. Friend, P.E.
Megson, Heagle & Friend, LLC
81 Rankin Road
Glastonbury, CT. 06033

Re: Crosby II Subdivision
Capped Sewer Waiver Request

Dear Mr. Friend:

This is to advise you that at its regular meeting on May 10, 2023 the Town of Glastonbury Water Pollution Control Authority approved the waiver of the design and construction of capped sewers for the Crosby II Subdivision.

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

Sincerely,

Gregory Mahoney
Senior Engineering Technician

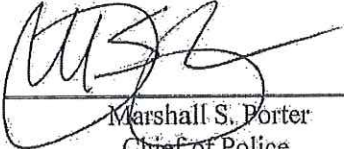
Cc: Shelley Caltagirone, Director of Planning & Land Use Services

GLASTONBURY POLICE DEPARTMENT

TO: TOWN PLAN & ZONING COMMISSION
FROM: MARSHALL S. PORTER, POLICE CHIEF
SUBJECT: CROSBY RD II SUBDIVISION
DATE: MAY 4, 2023



I have reviewed Rejean Jacques application for a seven-lot subdivision approval for the extension of Crosby Rd. I have no objections so long as each lot is numbered in accordance with Town Codes.



Marshall S. Porter
Chief of Police



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: Crosby II Subdivision **LOCATION:** Crosby Road

DEVELOPER: Rejean Jacques

NEW CONSTRUCTION CHANGE OF USE SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: Group R **F.M.O. FILE #** 22-027

PROPOSED FIRE PROTECTION: NONE -Via GFD Tanker truck Shuttle & Mutual Aid

ENGINEER'S PLAN # 30-21-1C **INITIAL PLAN** **REVISED PLAN** 9-8-22

ENGINEER: Jonathan Sczurek- Mark Friend – Megson, Heagle & Friend

ADDRESS AND PHONE: 18 Rankin Road Glastonbury CT 860-659-0587

DATE PLANS RECEIVED: 9-19-22 **DATE PLANS REVIEWED:** 9-19-22

COMMENTS: Address numerals to be posted in accordance with state and local requirements

Rear lot driveways, shared common driveways, and individual driveways require numeral markings and wayfinding signs.

Address numbers shall contrast with their background.

There is no public water supply available for the purposes of fire protection in this area. It is recommended that the alternative methods to provide water for fire protection be installed such as a water storage cistern and or residential automatic fire sprinklers.

The developer shall inform all contractors and property owners that the disposal of construction debris by open burning is not permitted. This includes any vegetation that might be cleared as part of this development

The use of and location of temporary fuel tanks utilized for construction purposes will need to be reviewed by this office.

The use of Crosby Road for staging of materials, stockpiles or parking of vehicles is not permitted.

REVIEWED BY:

Deputy Chief Christopher N. Siwy -Fire Marshal



VIA E-Mail

March 7, 2023

Rejean Realty
PO Box 615
Glastonbury, CT 06073

Attn: Mr. Rejean Jacques

**RE: Solid Waste Investigation
Crosby II Subdivision, Glastonbury, Connecticut**

Dear Mr. Jacques,

On January 24th, 2023, Loureiro Engineering Associates (LEA) and Mark Friend from Megson, Heagle & Friend performed soil testing on-site at parcels on Crosby Road in Glastonbury, Connecticut associated with a proposed subdivision. The soil testing was performed to analyze the extents and makeup of two existing dumping areas associated with historical farming activities.

LEA oversaw, logged, and documented a total of 9 test pits. Of these 9, samples for lab analysis were taken at 3.

Household solid waste consisting of glass bottles, aluminum cans, cookware, and scrap metal was found predominantly within the first 2.5-feet of the test pits along the access path (TP-L1, TP-L2, TP-L9). This is likely due to waste being dumped out directly adjacent to a vehicle on the access path. Solid waste was found at other test pits within only the topsoil layer, indicating that waste likely moved down-gradient to these locations from the main dumping area. A secondary dumping area to the west exhibited this surface-level waste as well, with no solid waste found below the topsoil layer. See Attachment A for select photographs.

Dense solid waste was found to be approximately in a 2-foot wide by 2.5-foot deep “trench” between TP-L1 and TP-L9. Based on this, it is estimated that the combined volume of solid waste in the dumping areas is 6 cubic yards (CY). This is a conservative estimate that includes solid waste that can be found at the surface throughout the dumping areas. Locations of the test pits can be found on Drawing 1.

Soils analysis performed by Tunxis Laboratory, LLC show that the samples taken do not exceed RDEC or GA PMC requirements for metals, PCBs, VOCs, and Total Petroleum Hydrocarbons. SVOC constituents were also all under threshold requirements except for bis(2-ethylhexyl) Phthalate. The bis(2-ethylhexyl) Phthalate is a plasticizer that is likely remnant of some plastic particles that were associated with the waste. As such, this constituent is not of concern and is

Loureiro Engineering Associates, Inc.

100 Northwest Drive • Plainville, CT 06062 • 860.747.6181 • Fax 860.747.8822 • www.Loureiro.com

AN EMPLOYEE-OWNED COMPANY

Affirmative Action / Equal Opportunity Employer



essentially expected in such a situation. See Attachment B for the full Soils Analytical Report and Table 1 for Soil Exceedances Report.

Therefore, due to the volume and inert quality of the solid waste present on site, the waste can be excavated, loaded, and hauled off site for disposal during subdivision construction. A cost estimate provided for disposal of solid waste mixed with soil is \$150/ton. Due to the waste being embedded in soil, the total volume of disposal is estimated to be 10 CY. This volume translates to approximately 15 tons. This cost can vary between contractors and additional quotes may want to be sourced before disposal.

Since the volume of solid waste found on-site is under the amount defined as a solid waste disposal area as defined by Sec. 22a-207 of the Connecticut General Statutes (10 CY), an alternative to off-site disposal is keeping the waste on-site. Based on conversations with the Connecticut Department of Energy & Environmental Protection (DEEP), the waste should be managed in the following ways if kept on-site:

- Waste shall be sufficiently covered with topsoil for safety and to prevent further migration of solid waste.
- The solid waste areas may be documented on land records.
- No developments should be constructed on the solid waste areas. Based on Drawing 1, no structures or utilities are currently proposed to be built in the solid waste area. The proposed conservation easement and upland review area further reduce the likelihood of development occurring in the solid waste areas. Additionally, improvements such as gardens are unlikely to be developed in the solid waste areas due to the slope and wooded nature and distance from proposed house.
- No drinking water wells should be constructed in the solid waste areas. Currently, the closest proposed well is over 250-feet from the nearest solid waste area.
- The solid waste areas and information within this letter should be disclosed to local approval boards and may be subject to conditions of approval for the subdivision.
- If more solid waste is found on the site in areas not investigated by LEA, the volume of solid waste shall be added to the amount known to be on site (6 CY) and may then cause the site to be regulated under DEEP programs.

We hope this information proves useful, and should you have any questions regarding this letter or its attachments, please contact me at (860) 410-2906.



Sincerely,

LOUREIRO ENGINEERING ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "G. Andrews Jr.", is positioned above the printed name.

George F. Andrews Jr., P.E., L.E.P.
Principal Engineer

Attachments

Drawing 1 – Subdivision Site Development Map

Attachment A - Photos

Attachment B – Soils Analytical Report by Tunxis Laboratories, LLC

Table 1- Soil Exceedances Report

DRAWING 1

Subdivision Site Development Map



Figure 1: Solid waste found in TP-L1.



Figure 2: Dense solid waste embedded in wall of TP-L1.



Figure 3: Solid waste found in TP-L9, south of TP-L1. Both test pits are adjacent to the access path.



Figure 4: Dense solid waste found in approximately 2.5' deep "trench" in TP-L9.



Figure 5: Minimal solid waste found present in TP-L3, which was located down-gradient of TP-L1 and TP-L9. This was consistent for other test pits located in this area.