

**APPLICATION FOR FINAL RESUBDIVISION APPROVAL
152 DUG RD-2 LOT RESUBDIVISION
MEETING DATE : JULY 18, 2023**

PUBLIC HEARING # 1
07/18/23 AGENDA

To:
Town Plan and Zoning Commission

From:
Office of Community Development Staff

Memo Date: July 13, 2023

Zoning District:
Rural Residence

Groundwater Protection Zone:
1

Applicant/Owner:
Skip Kamis

Review Materials
Included for Commission review are the following:

- The Subdivision Plan
- Memoranda from Town Staff

EXECUTIVE SUMMARY

- The applicant is proposing 2 frontage lots to be re-subdivided located at 152 Dug Rd.
- Property is Zoned Rural Residence.
- Parcel is 8.72 acres.
- Proposed lot 2 is 7.8 acres and lot 2A is .91 acres
- Proposed lots meet the minimum bulk and setback standards for the Rural Residence Zone.
- The lots will be serviced by well and septic and have been approved by the Health Department in memo dated July 10, 2023 .
- In Rural Residence Zone sidewalks are required on one side of the road. Applicant has applied for a waiver of the sidewalk requirement in memo dated July 16, 2023 from Megson, Heagle & Friend.
- The Conservation Commission forwarded recommendations in memo dated May 25, 2023



ADJACENT USES

Site is surrounded by residential and agricultural uses.

SITE DESCRIPTION

The site is located in the middle of Dug Rd between Tryon and Main Street. Applicant is proposing re-subdivision 8.72 acres into two frontage lots. Lot 2 will be 7.8 acres and Lot 2A will be .91 acres. Property is located in the Rural Residence Zone and Groundwater Protection Area-1. As the applicant is outside of the sewer service area the applicant is proposing to serve new home with well and septic.

PLANNING & ZONING ANALYSIS



The proposal meets all the requirements of the Town of Glastonbury Subdivision Regulations and the bulk and setback requirements for the Rural Residence Zone. Applicant has applied for waiver for sidewalks per Section 11.2 of the Subdivision Regulations based on low need for pedestrian circulation and topographical issues. Three street trees have been added to the proposed lot to meet the street tree requirement of the Subdivision Regulations.

The proposed subdivision also meets all the requirements of Section 20 of the Building Zone Regulations with regard to ground water protection per memo dated June 29, 2023 from Megson, Heagle & Friend.

Applicant is outside sewer service area therefore WPCA has waived requirement for capped sewers per memo dated June 1, 2023.

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

Pertinent staff correspondence and draft motions are attached.



Town of Glastonbury

COMMUNITY DEVELOPMENT • (860) 652-7510 • planning@glastonbury-ct.gov

TOWN PLAN AND ZONING COMMISSION

FINAL SUBDIVISION APPROVAL

DRAFT MOTION

SKIP KAMIS

PO BOX 312

SOUTH GLASTONBURY CT, 06073

FOR: 152 DUG RD – 2 LOT RESUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the application of Skip Kamis for a 2-lot Subdivision–152 Dug Rd–Rural Residence Zone and Groundwater Protection Zone 1, in accordance with the plan set entitled “Subdivision Plan 152 Dug Rd prepared by Megson, Heagle and Friend, revision date 6/15/23” 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 in memo dated May 25, 2023.
2. In adherence to:
 - a. The Health Department memorandum dated, July 10, 2023.
 - b. The Engineering Department memorandum, dated July 12, 2023.
 - c. The Police Department memorandum, dated July 11, 2023.
3. With the following conditions:
 - a. Prior to issuance of a Building Permit applicant shall file motion of approval and Sheet # 1-3 of Subdivision Plan on the land records of the Town Clerk.
 - b. Prior to issuance of a Building Permit applicant shall file (2) paper copies of finalized approved plans to be filed in the Office of Community Development.
 - c. 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
JULY 18, 2023

ROBERT J. ZANLUNGO CHAIRMAN



Town of Glastonbury

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TOWN PLAN AND ZONING COMMISSION
DRAFT MOTION

WAIVER OF SIDEWALK CONSTRUCTION

SKIP KAMIS

PO BOX 312

SOUTH GLASTONBURY CT, 06073

FOR: 152 DUG RD – 2 LOT RESUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the request of Skip Kamis for a waiver of sidewalk construction in conjunction with a 2-lot Subdivision at 152 Dug Rd

APPROVED: TOWN PLAN & ZONING COMMISSION

July 18, 2023

ROBERT J. ZANLUNGO CHAIRMAN




Town of Glastonbury

HEALTH DEPARTMENT • TEL (860) 652-7534 • FAX (860) 652-7533 • Health@glastonbury-ct.gov

Memo

July 10, 2023

To: Shelley Caltagirone, Director Planning and Land Use Services

Fr: Wendy S. Mis, Director of Health 

Re: Subdivision 152 Dug Road


This office has reviewed the plans for the above referenced property by Megson, Heagle and Friend dated 3/27/23, last revised 6/15/23. Soils testing was conducted by this Department, and results are included on the plan.

An engineer's asbuilt will be required documenting site and sanitary improvements. The plan is in substantial compliance with the Connecticut Public Health Code, and approval with respect to Connecticut Public Health Code is forwarded for Commission Consideration.

July 12, 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: 152 Dug Road Resubdivision

The Engineering Division has reviewed the application materials for the proposed 1-lot resubdivision of 152 Dug Road prepared by Megson, Heagle and Friend, Civil Engineers and Land Surveyors, LLC including plan last revised June 15, 2023 offers the following comments:

1. Label proposed drywells on sheet 2 of 6 with dimensions and information regarding required and provided water quality volumes.
2. The label for the proposed driveway width should be corrected to 12 feet rather than 25 feet.
3. Label proposed sedimentation control fence on the Erosion and Sedimentation Control Plan sheet 3 of 6.
4. The address for the newly created lot will be 210 Dug Road and shall be labeled on the final plans prior to recording on the land records.
5. Applicant shall provide an electronic copy of final stamped and signed plans in PDF form to the Town Engineer.

GLASTONBURY POLICE DEPARTMENT

TO: TOWN PLAN AND ZONING COMMISSION
FROM: MARSHALL S. PORTER, POLICE CHIEF
SUBJECT: APPLICATION OF SKIP KAMIS FOR A SUBDIVISION
APPROVAL FOR 152 DUG RD.
DATE: 07/11/23



Members of the Police Department have reviewed the application of Skip Kamis for a Subdivision approval for 152 Dug Rd.

The police department has no objection to this proposal so long as the lot is numbered in accordance with Town Codes.

A handwritten signature in black ink, appearing to read "M. S. Porter", written over a horizontal line.

Marshall S. Porter
Chief of Police

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONNECTICUT 06033
PHONE (860) 659-0587
FAX (860) 657-4429

July 16, 2023

Mr. Robert J. Zanolungo, Jr., Chairman
Town Plan & Zoning Commission
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Re: Waiver of Sidewalks
152 Dug Rd Resubdivision
South Glastonbury

Dear Mr Zanolungo:

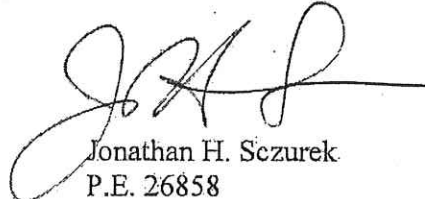
On behalf of the Applicant, I am requesting a waiver of sidewalks in accordance with Section 11.2 of the Subdivision Regulations, for the above referenced subdivision located in a Rural Residence Zone.

The requested waiver is for 408 lineal feet of sidewalk along the Dug Road frontage. The request is based on the low present and projected pedestrian traffic within the area. Also, the topography of the land surrounding Dug Road and the amount of grading that would be necessary to install sidewalks would be very substantial. There are no sidewalks on any section of Dug Road and a waivers have been granted previously for this property and others on Dug Road.

In keeping with the rural and scenic characteristics of this area, it would seem appropriate to grant a sidewalk waiver along Dug Road.

Thank you for your attention to this matter.

Very Truly Yours,



Jonathan H. Sczurek
P.E. 26858

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONNECTICUT 06033
PHONE (860) 659-0587
FAX (860) 657-4429

June 29, 2023

Gary Haynes, Planner
Office of Community Development
2155 Main Street
P.O. Box 6523
Glastonbury, CT 06033

Re: Skip Kamis
152 Dug Rd Resubdivision
Glastonbury, CT

Dear Gary,

I am writing on behalf of the Applicant, Skip Kamis, with regard to the above referenced subdivision on Dug Road in South Glastonbury. More specifically how the proposal meets the standards of Section 20 of the Town of Glastonbury Building Zone Regulations.

This proposal meets Section 20.8.3 with regard to on-site septic systems due to the fact that there is more than five feet of naturally occurring soil over bedrock and there is more than twenty-four inches of naturally occurring soil above seasonal high groundwater. Furthermore, the proposed leaching system will be more than five feet above bedrock and more than twenty-four inches above the seasonal high groundwater table.

Nitrogen Loading Calculations have been submitted indicating that using a mass balance equation as required under Section 20.13.1 the resulting total nitrogen prediction for this proposal will be 2.53 mg/L meeting the standard of 5 mg/L in the GW-1 Zone.

Per Section 20.13.3 the groundwater infiltration potential of the site will not be reduced more than 50% of pre-development conditions due to impervious cover on the site only totaling 13% and the incorporation of roof drain drywells to infiltrate roof runoff and a water quality basin to treat and infiltrate runoff from the proposed driveway.

For all of the reasons listed above, this proposal will meet the standards of Section 20. If you have any questions or need additional information please call.

Sincerely,



Jonathan H. Sczurek, P.E.

**NITROGEN LOADING
152 DUG ROAD RESUBDIVISION**

ZONE: RURAL RESIDENCE / GW-1

2 Lots

5 People / Dwelling

PARCEL AREA: 379,960SF = 8.723 AC

IMPERVIOUS SURFACE

Roof Area = 8,428 SF

Drives = 12,220 SF

PERVIOUS SURFACE

Lawn Area = 38,540 SF

Natural Area = 359,312 SF

CONNECTICUT RAINFALL = 44 IN./YR

LOADING FACTORS:

Cape Cod Tech Bulletin 91-001

Roof - 0.75 mg/L

Drives - 1.5 mg/L

Lawns - 3LB / 1000 SF @ 35% Leaching

Natural Area Infiltration - 40%

ESTIMATED LOADING

WASTEWATER:

$$2 \text{ Dwellings} \times 5 \text{ People/Dwelling} \times 75 \text{ GPD} \times 3.785 \text{ L/GAL} \\ = 2,839 \text{ L/D} \times 24 \text{ mg/L} = 68,130 \text{ mg/D}$$

ROOF:

$$8,428 \text{ SF} \times 44 \text{ IN/YR} \times 1 \text{ FT/12 IN} \times 1 \text{ YR/365 D} \times 28.32 \text{ L/CF} \\ = 2,398 \text{ L/D} \times 0.75 \text{ mg/L} = 1,798 \text{ mg/D}$$

DRIVE & ROAD:

$$12,220 \text{ SF} \times 44 \text{ IN/YR} \times 1 \text{ FT/12 IN} \times 1 \text{ YR/365 D} \times 28.32 \text{ L/CF} \\ = 3,477 \text{ L/D} \times 1.5 \text{ mg/L} = 5,215 \text{ mg/D}$$

LAWN:

$$38,540 \text{ SF} \times 3 \text{ LB/1,000 SF/YR} \times 1 \text{ YR/365 D} \times 454,000 \text{ mg/LB} \times 0.35 \\ = 50,334 \text{ mg/D}$$

NATURAL AREA:

$$359,312 \text{ SF} \times 44 \text{ IN/YR} \times 1 \text{ FT/12 IN} \times 1 \text{ YR/365 D} \times 28.32 \text{ L/CF} \times 0.40 \\ = 40,889 \text{ L/D}$$

SUMMARY:

CONCENTRATION						
ROOF DRAINS	+	DRIVES	+	LAWNS	+	WASTEWATER
1,798 mg/D		5,215 mg/D		50,334 mg/D		68,130 mg/D
<hr/>						
2,398 L/D		3,477 L/D		40,889 L/D		2,839 L/D
ROOF DRAINS	+	DRIVES	+	NATURAL AREA	+	WASTEWATER
<hr/>						
= (125,477 mg/D) / (49,603 L/D) = <u>2.53 mg/L</u>						

This Site is Located in a GW-1 ZONE

Nitrogen Loading of 2.53 mg/L is within the Acceptable Range of Section 20.13.1 of the Groundwater Protection Regulations.

The above calculations are based on proposed roof and lawn areas for the area of the proposed subdivision lot and actual lawn and roof areas of the existing lot a #152 Dug Rd.



Town of Glastonbury

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

June 1, 2023

Mr. Jonathan Sczurak, P.E.
Megson, Heagle & Friend
61 Rankin Road
Glastonbury, Connecticut 06033

Re: #152 Dug Road Resubdivision- Julie Carstens Kamis
#152 Dug Road

Dear Mr. Sczurak:

The proposed 1 lot resubdivision 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,

Gregory J. Mahoney
Senior Engineering Technician

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

MEMORANDUM

To: Town Plan & Zoning Commission

From: Suzanne Simone, Environmental Planner 

Date: May 25, 2023

Re: Recommendation to the Town Plan & Zoning Commission: 152 Dug Road

MOVED at the May 25, 2023 regular meeting of the Conservation Commission:


MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a subdivision, in accordance with plans entitled "Subdivision Plan, #152 Dug Road Resubdivision, Prepared for Skip Kamis, Glastonbury, CT. Dated March 27, 2023". 6 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 Erosion Control Sequence (Sheet #4) shall be adhered to.
4. Trees identified to remain in the landscape shall be preserved and protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.

MEMORANDUM

**TPZ RECOMMENDATION: AGENDA ITEM H
MAY 25, 2023 MEETING**

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner 

Date: May 18, 2023

**Re: TPZ Recommendation: 152 Dug Road
One Lot Subdivision; Single Family House and Septic System**

Review Documents:

Plan Set, Dated March 27, 2022

Engineering Department Comments, Dated May 18, 2023

Proposal

The applicant seeks a favorable recommendation from the Conservation Commission to the TPZ for a one lot subdivision and the construction of a single family house and septic system at 152 Dug Road.

Review

Site Description

The property is 8.7 acres within the Rural Residence Zone. The property is not encumbered by a conservation easement. The property does not contain wetland soils, watercourses or an upland review area. The property is within Groundwater Protection Zone #1. The nitrogen loading calculation provided indicates they meet the standards required in Section 20 of the TPZ regulations.

State-Listed Species

The property is not identified as an area of interest in the December 2022 edition of the Natural Diversity Database. No further action is required.

Soils and Erosion Control

The town gis system does not identify wetland soils or watercourses on the parcel.

Water Quality and Drainage

The stormwater will be directed to a water quality basin to the north of the property, shaped parallel to Dug Road. The detail does not locate an overflow pipe.

May 18, 2023

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

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

Re: 152 Dug Road One - Lot Subdivision

The Engineering Division has reviewed the application materials for the proposed 1-lot 152 Dug Road Subdivision prepared by Megson, Heagle and Friend, Civil Engineers and Land Surveyors, LLC including plans dated March 27, 2023 and related water quality volume computations and offers the following comments:

1. Revise water quality volume computations to reflect total lot acreage of 0.91 acres vs 0.61. Provide computations for the roof area WQV required and provided. Adjust water quality basin size as necessary.
2. Provide a detailed maintenance schedule for the roof drainage drywell added to the maintenance schedule on sheet 4 of 6. Replace "Rain Garden" in maintenance schedule with "Water Quality Basin" for consistency with plan.
3. Depict all existing improvements on the parcel at #152 Dug Road. Label existing house address on sheet 1 of 6. Revise project description notes to reflect 1 lot subdivision on sheet 4 of 6.
4. Dimension width of proposed driveway, label driveway surface material and provide detail. Label proposed curbing as BCLC. Label proposed drywell on sheet 2 of 6.
5. Label Dug Road as existing gravel road on all applicable sheets.
6. Label trees existing trees to be saved on all applicable plans. Provide and label street trees required for RR Zone (3 Total). Label species and caliper. Provide a tree planting detail in the plan set.
7. Review driveway sight line and identify any additional clearing that may be required.
8. Add silt fence and soils line to the legend on all applicable sheets.
9. Add "#152" to the subdivision name on the approval block on all applicable sheets.
10. Depict and label TP#2 on plans. Label perc hole locations to correlate with the provided data.