

**APPLICATION FOR FINAL SUBDIVISION APPROVAL
89 WOODLAND STREET-2 LOT SUBDIVISION
MEETING DATE : JULY 18, 2023**

PUBLIC HEARING # 3
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 Protec-
tion Zone:**
1 & 2

Applicant/Owner:
Paul Cavanna

Review Materials
Included for Commis-
sion review are the
following:

- The Subdivision Plan
- Memoranda from Town Staff

EXECUTIVE SUMMARY

- The applicant is proposing 2 frontage lots to be subdivided located at 63-65 Woodland St.
- Property is Zoned Rural Residence.
- Parcel is 177 acres.
- Proposed lot 1 is 2.68 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 June 29, 2023 from Elizabeth Giannelli.
- The Conservation Commission on July 13, 2023 forwarded recommendations in memo dated July 14, 2023

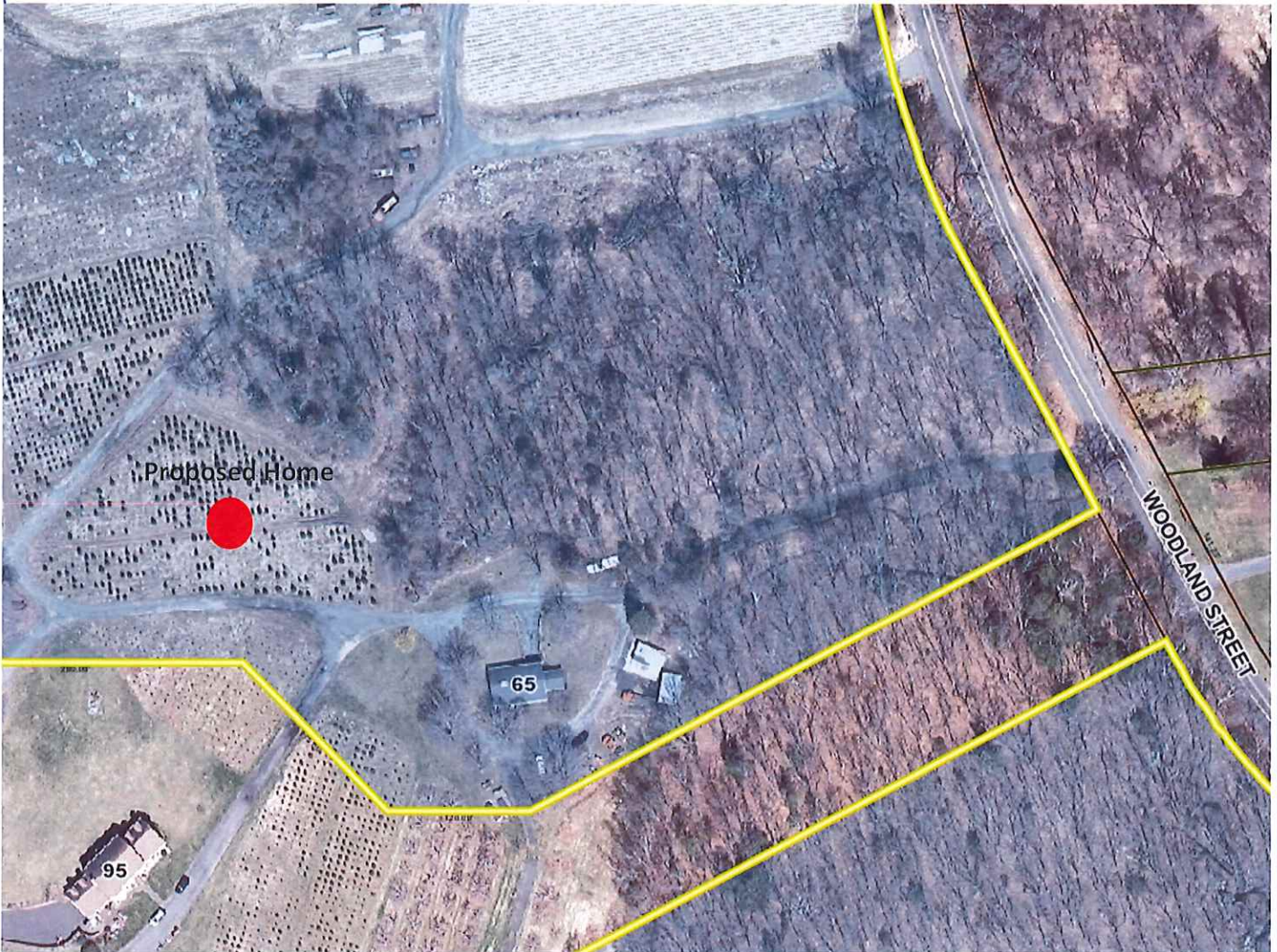


ADJACENT USES

Site is surrounded by residential and agricultural uses.

SITE DESCRIPTION

The site is located on 177 acres on Woodland Street. Applicant is proposing subdivision to create 2.68 acre frontage lot. The proposed house will share common driveway with 65 and 95 Woodland Street. Property is located in the Rural Residence Zone and Groundwater Protection Area-1 & 2. 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. The proposed house is located approximately 600 feet from the road. Applicant is not proposing any street trees as there is a heavily wooded 500 ft buffer between Woodland Street and the proposed home.

The proposed subdivision also meets all the requirements of Section 20 of the Building Zone Regulations with regard to ground water protection. Applicant is outside sewer service area therefore WPCA has waived requirement for capped sewers per memo dated June 1, 2023.

Proposed house is served by common driveway that serves 3 lots. Driveway width ranges 12.4 ft—14.75 feet in width. Common driveway and utility easements are shown on the plans to serve the proposed home.

Engineering has assigned address for proposed home to be 89 Woodland Street. Although the application and memos incorrectly references 80 Woodland Street. Finalized maps and documents submitted to town shall be revised to reference the correct address.

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

PAUL J. CAVANNA

80 WOODLAND STREET

SOUTH GLASTONBURY CT, 06073

FOR: 63-65 WOODLAND STREET-2 LOT SUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the application of Paul J. Cavanna for a 2-lot Subdivision—63-65 Woodland Street—Rural Residence Zone and Groundwater Protection Zone 1 & 2, in accordance with the plan set entitled “Subdivision Plan 63-65 Woodland Street, prepared by Bushnell Associates LLC, revision date 6/23/23” 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 July 14, 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 # 3 and 4 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

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

TOWN PLAN AND ZONING COMMISSION

WAIVER OF SIDEWALK CONSTRUCTION

DRAFT MOTION

PAUL J. CAVANNA

80 WOODLAND STREET

SOUTH GLASTONBURY CT, 06073

FOR: 63-65 WOODLAND STREET-2 LOT SUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the request of Paul J. Cavanna for a waiver of sidewalk construction in conjunction with a 2-lot Subdivision at 63-65 Woodland Street.


APPROVED: TOWN PLAN & ZONING COMMISSION

July 18, 2023

ROBERT J. ZANLUNGO CHAIRMAN

MEMORANDUM

To: Town Plan & Zoning Commission

From: Suzanne Simone, Environmental Planner 

Date: July 14, 2023

Re: Recommendation to the Town Plan & Zoning Commission: 63-65 Woodland St subdivision

MOVED at the July 13, 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 "Cavanna Subdivision, 63-65 Woodland Street, Paul Cavanna Owner & Subdivider, Glastonbury, CT. Dated March 17, 2023, Revised June 23, 2023". 5 Sheets, with the following recommendations:

1. Clearing limits shall be identified by field survey and flagged, prior to cutting trees.
2. Erosion controls shall be installed and maintained in proper working condition and shall be repaired and replaced and 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. 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.
4. Rain garden dimensions, calculations and maintenance schedule shall be revised to be consistent with the proposed design. Revisions and additions to be provided to and approved by the Environmental Planner and Town Engineer.
5. The plot plan submitted in support of a building permit will be consistent with the details shown on the subdivision plan.




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: 80 Woodland Street subdivision

This office has reviewed plans by Bushnell Associates LLC dated 3/17/23, last revised 6/23/23 for a proposed one lot subdivision. Soils testing has been conducted by this department as indicated 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: Cavanna Subdivision
63-65 Woodland Street

The Engineering Division has reviewed the application materials for the proposed one lot Cavanna Subdivision located at 63-65 Woodland Street prepared by Bushnell Associates LLC including plans and water quality volume computations last revised June 23, 2023 and offers the following comments:

1. Previous comments in a memorandum dated July 6, 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. The address for the newly created lot will be 89 Woodland Street and shall be labeled on the final plans prior to recording on the land records.
3. 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 PAUL CAVANNA FOR A SUBDIVISION
APPROVAL FOR 80 WOODLAND ST.
DATE: 07/11/23



Members of the Police Department have reviewed the application of Paul Cavanna for a Subdivision approval for 80 Woodland St.

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 be "M.S. Porter", written over a horizontal line.

Marshall S. Porter
Chief of Police

June 29, 2023

Mr. Robert Zanolungo, Chairman
Glastonbury Town Plan and Zoning Commission
2155 Main Street
Glastonbury, Connecticut 06033

RE: Sidewalk Waiver Request for Cavanna Subdivision, Woodland Street

Dear Mr. Zanolungo:

This letter is written in accordance with §11.2 Variation for Sidewalk Standards of the Town of Glastonbury Subdivision and Resubdivision Regulations, to request a waiver of the requirement of the installation of a sidewalk along the frontage of the proposed lot on Woodland Street. This request is made based on the following factors:

- (a) There is a substantial change in topography adjacent to Woodland Street in the southern portion of the proposed lot that will require substantial cutting to create an area for a sidewalk. Additionally, the grading required to create the area for the sidewalk would require that a stand of mature trees be removed.
- (b) There are no sidewalks in the surrounding area, the nearest sidewalk located on Heather Glen Road (Farmcliff Subdivision) which is 1.3 miles away from the proposed 1-lot subdivision. There are no present or projected sites for schools, village centers and public facilities and pedestrian traffic in this area.
- (c) Under the current zoning designation of Rural Residence, the density of housing in the area will be consistent with this project (1 single family residence per acre) thereby keeping unit density very low with little projected pedestrian traffic.
- (d) The vertical alignment of Woodland Street makes the installation of additional sidewalks unlikely in the foreseeable future.
- (e) Present and projected traffic conditions, including relatively light volumes, reasonable speeds and adequate sight lines near the site make sidewalks unnecessary.

It is reasonable to conclude that granting the waiver request will not have a significant adverse effect on adjacent property or on public health and safety.

Please feel free to contact me if you have any questions or comments.

Yours truly,

Elizabeth Giannelli

Elizabeth Giannelli, Applicant



Town of Glastonbury

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

June 5, 2023

Mr. Andrew S. Bushnell, P.E., L.S.
Bushnell Associates LLC
563 Woodbridge Street
Manchester, Connecticut 06042

Re: #63-65 Woodland Street Resubdivision- Paul Cavana

Dear Mr. Bushnell:

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,

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

Gregory J. Mahoney
Senior Engineering Technician

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

July 6, 2023

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

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

Re: Cavanna One-Lot Subdivision
63-65 Woodland Street

The Engineering Division has reviewed the application materials for the proposed One-lot Cavanna Subdivision located at 63-65 Woodland Street prepared by Bushnell Associates LLC including plans and water quality volume computations last revised June 23, 2023 and offers the following comments:

1. Rain garden dimensions on sheet 4 of the plans should be revised to provide the required water quality volume per the computations. Rain gardens should be labeled with both the required and provided water quality volumes.
2. Rain garden detail on sheet 5 should be revised to reflect the variable depths of rain gardens (8 to 12 inches) shown on the plan sheet.
3. Provide a detailed maintenance schedule for the proposed rain gardens on sheet 4 including a statement that the property owner is responsible for such maintenance.
4. Label existing and proposed utility services for the new building lot or add the required line types to the legend.

STAFF REPORT

**TPZ RECOMMENDATION: AGENDA ITEM II
JULY 7, 2023 MEETING**

To: **Conservation Commission/Inland Wetlands and Watercourses Agency**

Date: July 3, 2023

Re: **TPZ Recommendation: Woodland St
One Lot Subdivision; Single Family House and Septic System**

Review Documents:

Plan Set, Dated March 17, 2023, Revised June 23, 2023

Engineering Department Comments, Dated July 6, 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 63-65 Woodland Street.

Review

Site Description

The property is approximately 177 acres within the Rural Residence Zone. The property is not encumbered by a conservation easement. The property is an active tree farm. The property contains wetland soils and watercourses but not in the area of the proposed subdivision to create a 2.68 acre lot. The property is within Groundwater Protection Zones #1 and #2. The nitrogen loading calculation provided indicates the standards required in Section 20 of the TPZ regulations have been met.

The plan contains notations about proposed excavation pits, which are not part of this application for subdivision.

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 plan locates silt fence to surround the proposed house during development. The plan labels the silt fence location as also serving as the limit of clearing.

Water Quality and Drainage

The stormwater will be directed into three rain gardens, the two serving the roof leaders are located to the west and east of the house and the one serving the driveway is located to the east of the house and driveway.

Landscape

The plan identifies the trees along Woodland Street will remain, negating the need to plant the required three street trees for subdivided lots.

The plan has a note stating “no specimen trees to be removed in area of clearing”. The plan does not identify nor define “specimen” tree. The majority of the proposed lot is shown to remain a wooded lot. The applicant identifies the area between the gravel haul road and the proposed house will retain an evergreen shrub buffer. A planting plan is not provided.

Draft TPZ Recommendation

**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 “Cavanna Subdivision, 63-65 Woodland Street, Paul Cavanna Owner & Subdivider, Glastonbury, CT. Dated March 17, 2023, Revised June 23, 2023”. 5 Sheets, with the following recommendations:

1. Clearing limits shall be identified by field survey and flagged, prior to cutting trees.
2. Erosion controls shall be installed and maintained in proper working condition and shall be repaired and replaced and 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. 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.
4. Rain garden dimensions, calculations and maintenance schedule shall be revised to be consistent with the proposed design.
5. The plot plan submitted in support of a building permit will be consistent with the details shown on the subdivision plan.

Nitrogen Loading Calculations

Proposed: 1 House 5 people/dwelling
Lot Area 116,559 Sq. Ft. / 2.68 Acres

Impervious Surface

Roof Area: 2,441 ft^2

Driveway: 2,167 ft^2

Pervious Surface

Lawn Area: 23,795 ft^2

Natural Area: 88,156 ft^2

Connecticut Rainfall = 44 in/year

Loading Factors:

Cape Cod Tech Bulletin 91-001

Roof: 0.75 mg/L

Driveways: 1.5 mg/L

Lawns: 3 lb. / 11,000 ft^2 @ 35% Leaching

Natural Area Infiltration: 40%

Site Zoning: Rural Residence
GW 1 + GW 2

Town of Glastonbury
Office of Community Development
RECEIVED
JUN 29 2023

Estimated Loading

Wastewater

$$1 \text{ Dwelling} \times 5 \text{ people/Dwelling} \times 75 \text{ GPD} \times 3.785 \text{ L/GAL} \\ = 1,419 \text{ L/D} \times 24 \text{ mg/L} = 34,065 \text{ mg/D}$$

Roof

$$2,441 \text{ ft}^2 \times 44 \text{ in/yr} \times 1 \text{ ft}/12 \text{ in} \times 1 \text{ yr}/365 \text{ D} \times 28.32 \text{ L/ft}^3 \\ = 694.4 \text{ L/D} \times 0.75 \text{ mg/L} = 521 \text{ mg/D}$$

Driveway

$$2,167 \text{ ft}^2 \times 44 \text{ in/yr} \times 1 \text{ ft}/12 \text{ in} \times 1 \text{ yr}/365 \text{ D} \times 28.32 \text{ L/ft}^3 \\ = 617 \text{ L/D} \times 1.5 \text{ mg/L} = 926 \text{ mg/D}$$

Lawn

$$23,795 \text{ ft}^2 \times 3 \text{ lb}/1000 \text{ ft}^2/\text{yr} \times 1 \text{ yr}/365 \text{ D} \times 454,000 \text{ mg/lb} \times 0.35 \\ = 31,077 \text{ mg/D}$$

Natural Area

$$88,156 \text{ ft}^2 \times 44 \text{ in/yr} \times 1 \text{ ft}/12 \text{ in} \times 1 \text{ yr}/365 \text{ D} \times 28.32 \text{ L/ft}^3 \times 0.40 \\ = 25,080 \text{ L/D}$$

Summary: Concentration

Roof	Driveway	Lawn	Wastewater
521 mg/D	926 mg/D	31,077 mg/D	34,065 mg/D
694 L/D	617 L/D	25,080 L/D	1,419 L/D

$$= 66,589 \text{ mg/D} / 27,810 \text{ L/D} = 2.39 \text{ mg/L}$$

Allowable Concentration GW-1 = 5 mg/L
 GW-2 = 7 mg/L