

CGS SECTION 8-24 REFERRAL FROM THE TOWN COUNCIL
 TO THE TOWN PLAN AND ZONING COMMISSION
 REGARDING BELL STREET SIDEWALK EXTENSION
 MEETING DATE : JULY 18, 2023

REGULAR MEETING
 03-21-2023

To:
 Town Plan and Zoning
 Commission

From:
 Office of Community
 Development Staff

Memo Date: July 13,
 2023

REVIEW

Included for Commission review are the following:

- Community Development Staff Report
- A narrative description, overall concept plan, and site plan for project

DRAFT MOTION

RESOLVED, that the Plan and Zoning Commission of the Town of Glastonbury forwards a favorable recommendation and approves the Erosion & Sedimentation Control Plan regarding the following project pursuant to Section 8-24 and Section 22a-329 of the General Statutes of Connecticut:

PROJECT DESCRIPTION

Bell Street in Glastonbury is a collector type public roadway with average daily traffic counts which range from 2,400 vehicles per day +/- on the southerly end to 860 vehicles per day on the northerly end. The road in total is approximately 8,000 feet in length and connects State Route 94 (Hebron Avenue) with the Town of Manchester. Bell Street has a paved width of 22 feet throughout most of the subject area with no shoulder adjacent to the travel lane. Right of Way width in the corridor is approximately 50 feet in width. Roadway geometry both vertical and horizontal creates substandard sightlines and inadequate stopping sight distance conditions at several locations. 85th percentile speeds were recorded in the vicinity of Bayberry Road at approximately 33 mph and between Somerset and Gideon Lane at approximately 39 mph as of September 2020.

This application proposes construction of 2,700 linear feet of concrete sidewalk on Bell Street between Gideon Lane and a point just north of Bellridge Road where a 29 lot subdivision is currently proposed. The area in between these two points includes several side streets which have their only outlet to Bell Street as is depicted in Attachment D. An additional 850 linear feet of sidewalk is proposed along the perimeter of a Town owned parcel at the corner of Hebron Avenue and Bell St. This sidewalk section would directly connect to existing walks which connect to Hebron Avenue Elementary School. As shown in the graphic provided, the proposed walks between Gideon Lane and Bellridge Road would provide connection to existing walks which in turn connect to an off road Multi Use trail as well as the Elementary School. Bell Street and its connecting side streets contain approximately 330 residential homes in total.

The Town of Glastonbury believes that the purpose and need for the proposed improvements are consistent with the objectives of the Community Connectivity program in several respects as articulated below.

1. The Bell Street corridor and associated side streets include approximately 330 single family homes. The proposed sidewalks will provide safe and effective pedestrian connectivity between neighborhoods off of Bell Street where this connectivity does not presently exist.

2. The Hebron Avenue Elementary School is located approximately 500 feet west of the intersection of Bell Street and State Route 94 (Hebron Avenue). Proposed sidewalk construction will allow safe pedestrian connectivity to the school for recreational purposes and school events. In addition, Glastonbury Board of Education policy allows Elementary School students to walk or bike to school if that student lives within 1/2 mile of the property. The proposed sidewalk section at the Bell Street /Hebron Avenue intersection will allow for a limited number of children to walk to school on a daily basis as well as allowing for safe pedestrian access to the school facility for the entire Bell Street corridor. Athletic facilities at the school are often used by youth Recreational leagues and by independent individuals for a variety of recreational purposes.

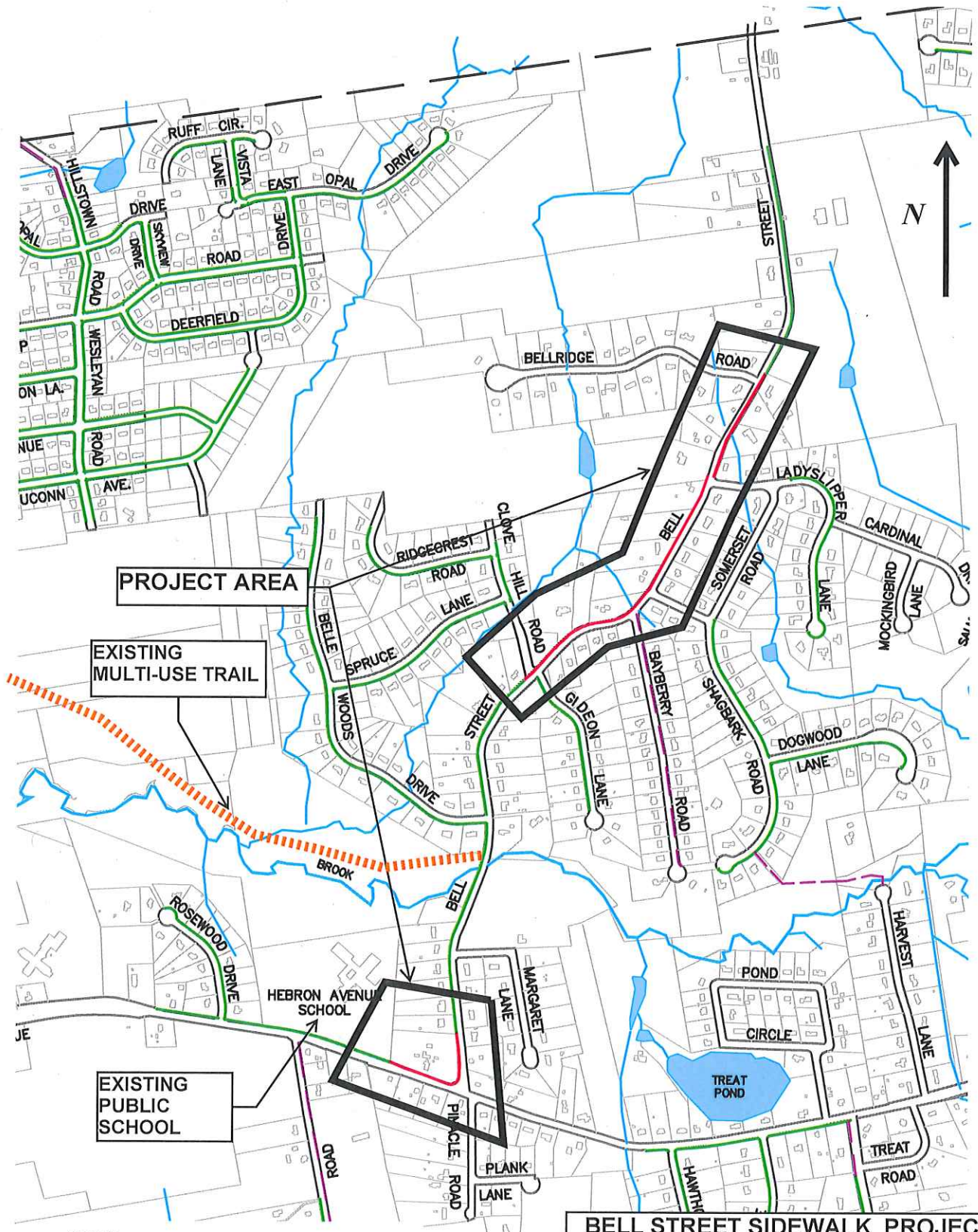
3. Just south of the Bell Street /Bellewoods Drive intersection is the easterly terminus of a 1 mile long off-road, paved multi use trail section that represents one segment of a larger bicycle and pedestrian friendly route to the Town Center (See Attachment E). Existing sidewalks connect to this trail and would connect to those proposed as part of this application.

4. A second off road multi use trail section approximately 1/2 mile in length is currently under construction and has a projected completion date of 10/31/2020. These two trail sections along with planned bicycle /pedestrian (bike/ped) access improvements within the Gateway Corporate Park will combine to form a 2 ½ mile sustainable and safe bike/ped transportation alternative to the high volume, high speed Route 94 corridor to the Town Center. The sidewalks that are the subject of this application will allow residents in the Bell Street area to safely access this alternative route to the Town's commercial center and prominent Town facilities such as the Riverfront Park, Riverfront Community Center, Welles Turner Library, Town Hall, Dog Park and other recreational amenities.

5. The Gateway Corporate Park component of this route and the planned bike/ped improvements within have been recommended for funding by the Capitol Region Council of Governments (CROG) as part of a recent Local Transportation Capital Improvement (LOTICIP) program project solicitation. State Department of Transportation review is pending and may result in approval of construction funding absent overriding Department concerns. Completion of this route segment would result in connectivity to one of the Town's major employment centers and a group of medical office buildings.

6. Lastly, the proposed Bell Street sidewalks would connect to existing walks that it turn connect directly to the aforementioned easterly off road multi use trail section. This trail section terminates on its westerly end at the Smith Middle School complex. Thus, the Town's proposal also provides connectivity from the Bell Street neighborhoods to a second school and its associated recreational facilities and indoor facilities such as the gymnasium and auditorium. In addition, existing sidewalks connect the Smith Middle School with the Town owned Addison Park which includes a number of different recreational amenities including a public swimming pool.

Viewed in total, the proposed sidewalks on Bell Street would provide direct pedestrian connectivity between neighborhoods and connectivity by extension to other bike/ped amenities which can be used to safely access Schools, Parks, employment centers and Commercial /retail facilities in the Town of Glastonbury.



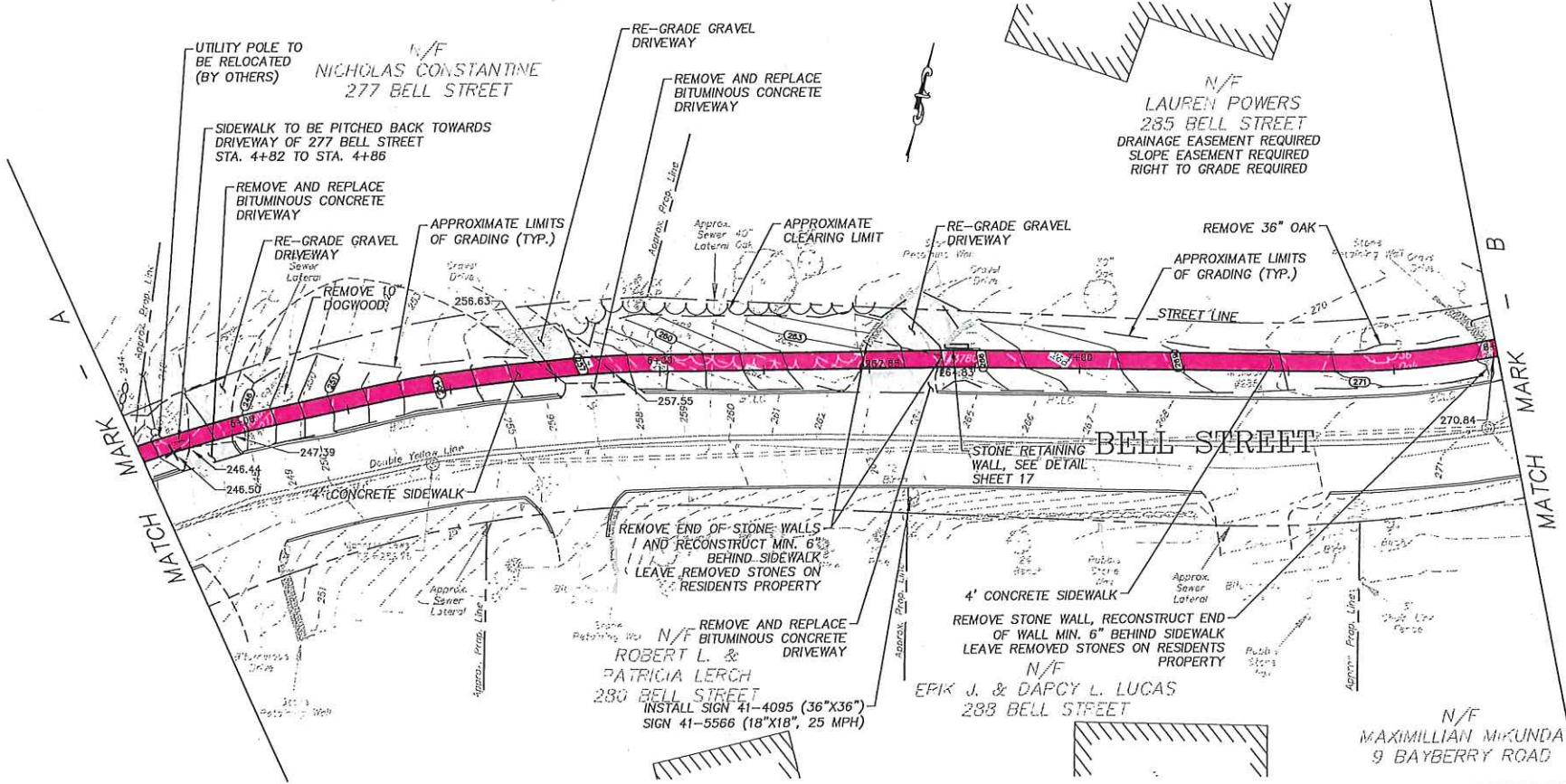
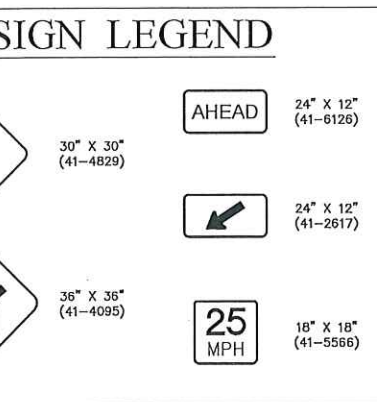
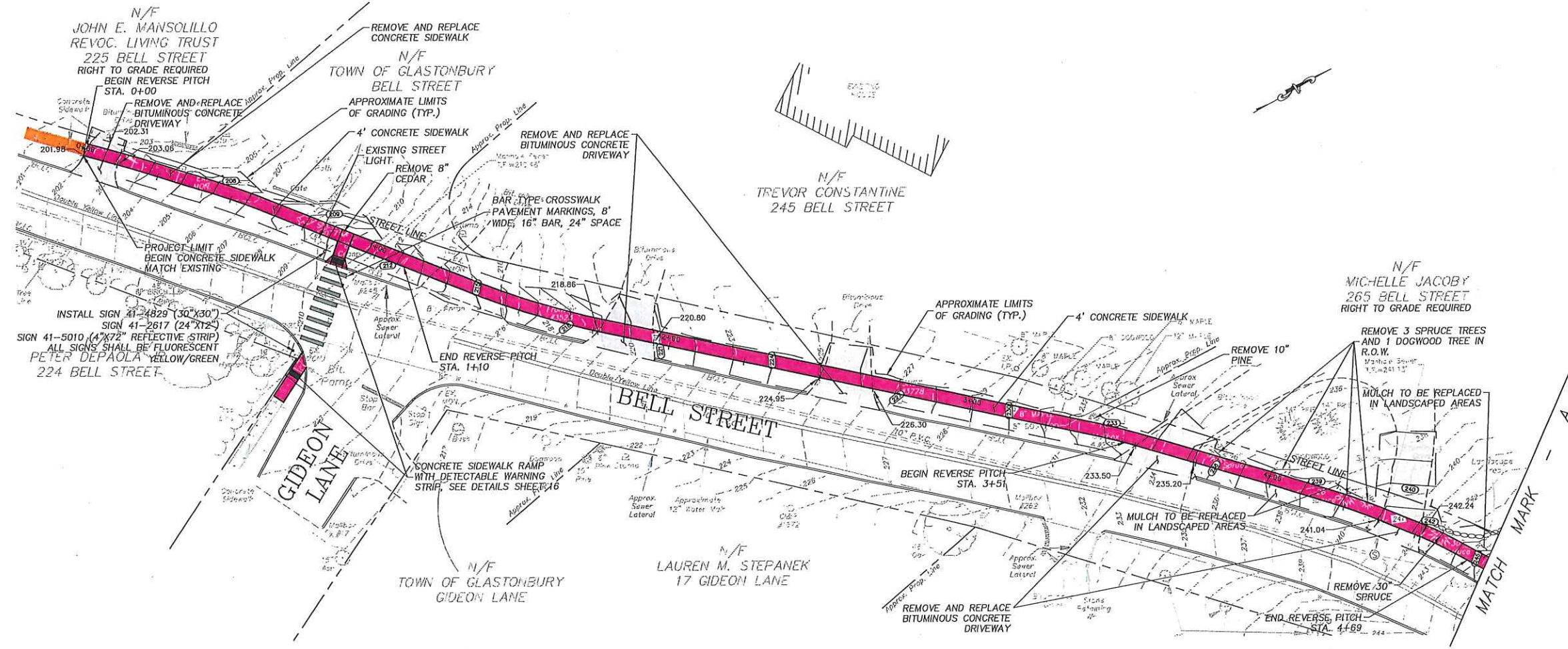
PROJECT AREA

EXISTING MULTI-USE TRAIL

EXISTING PUBLIC SCHOOL

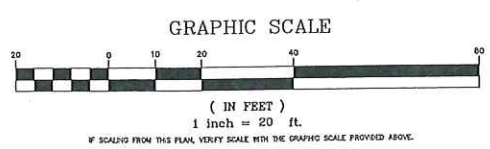
**BELL STREET SIDEWALK PROJECT
AREA MAP FROM
SIDEWALK MASTER PLAN
JULY 2023**

- LEGEND**
- EXISTING SIDEWALK
 - HIGH PRIORITY SIDEWALK EXTENSION
 - OTHER REQUESTED SIDEWALK EXTENSION



RE:
 LOCATION OF FEATURES AND CONTOUR DATA DEPICTED HEREON WERE
 OBTAINED BY FIELD SURVEY ON JUNE 2019.
 THERE IS NO BOUNDARY/DETERMINATION OPINION.
 EASEMENTS PERTAINING TO THE SUBJECT PARCEL ARE DEPICTED HEREON.
 ALL IMPROVEMENTS ARE DEPICTED HEREON.
 HORIZONTAL CONTROL IS BASED ON THE CONNECTICUT GEODETIC SURVEY
 (NAD83).
 VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN
 DATUM 1988 - (NAV88).

THE LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE
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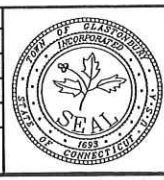


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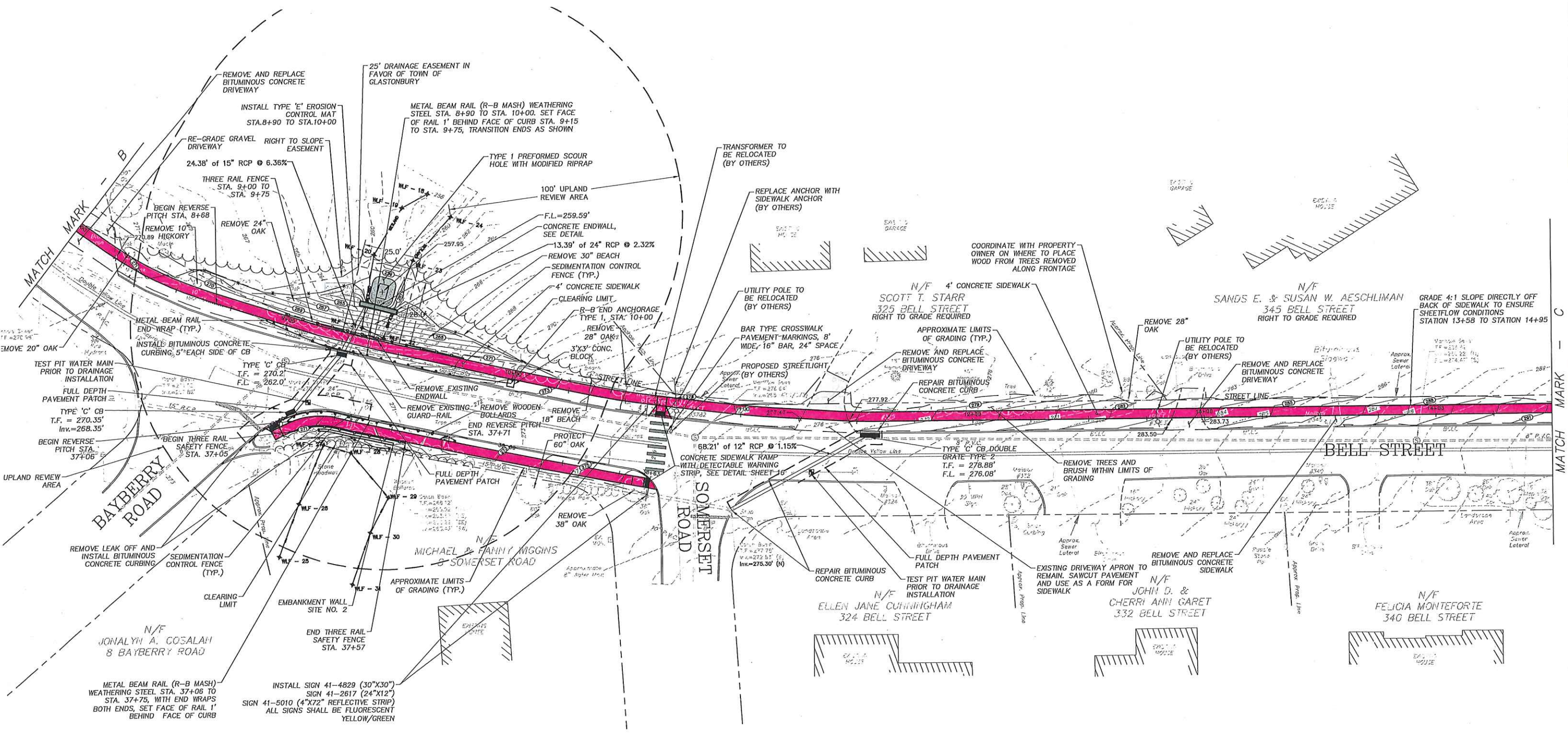
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APPROVED BY: D.A.P.	05/11/2023
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PRELIMINARY

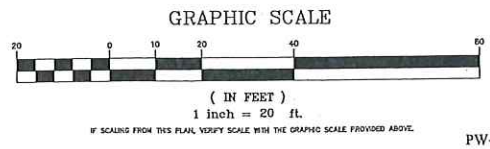
SITE PLAN DEPICTING
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SHEET NO.
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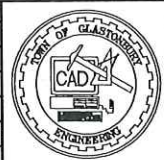


NOTE:
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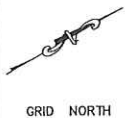
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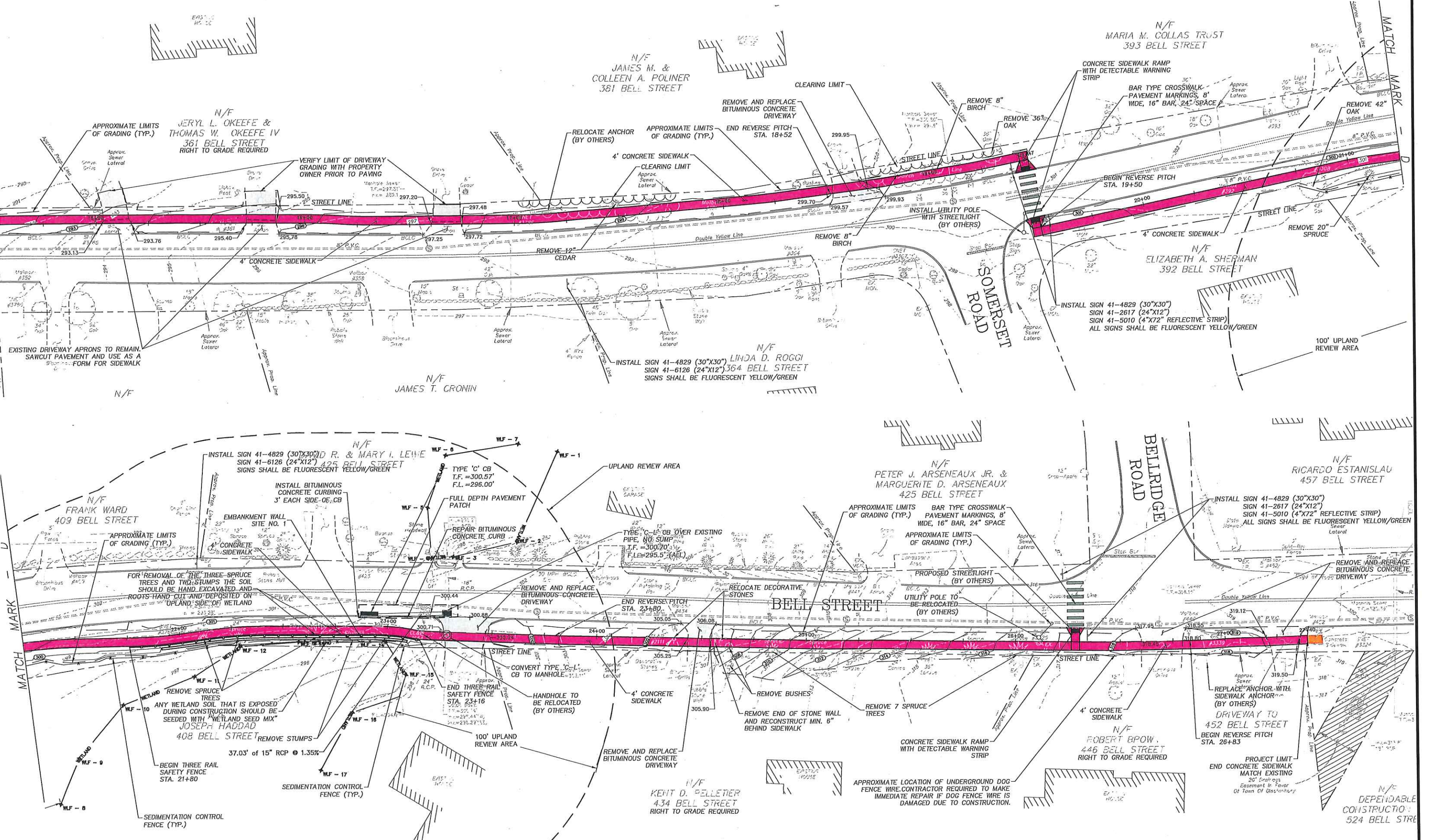
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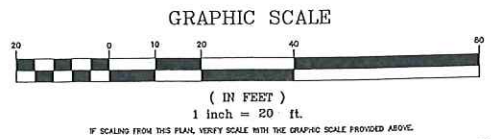
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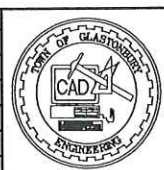


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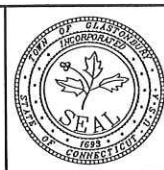
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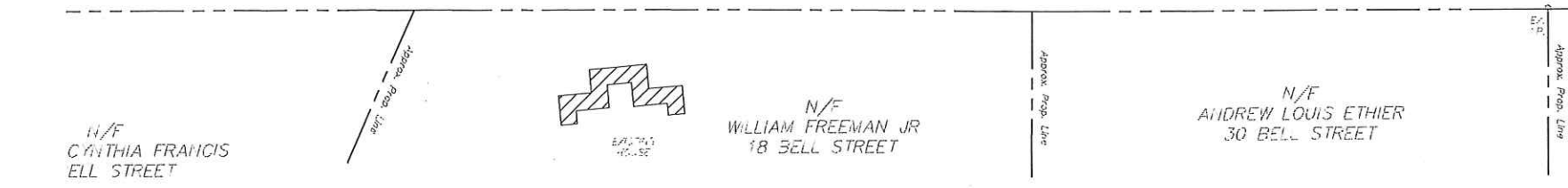
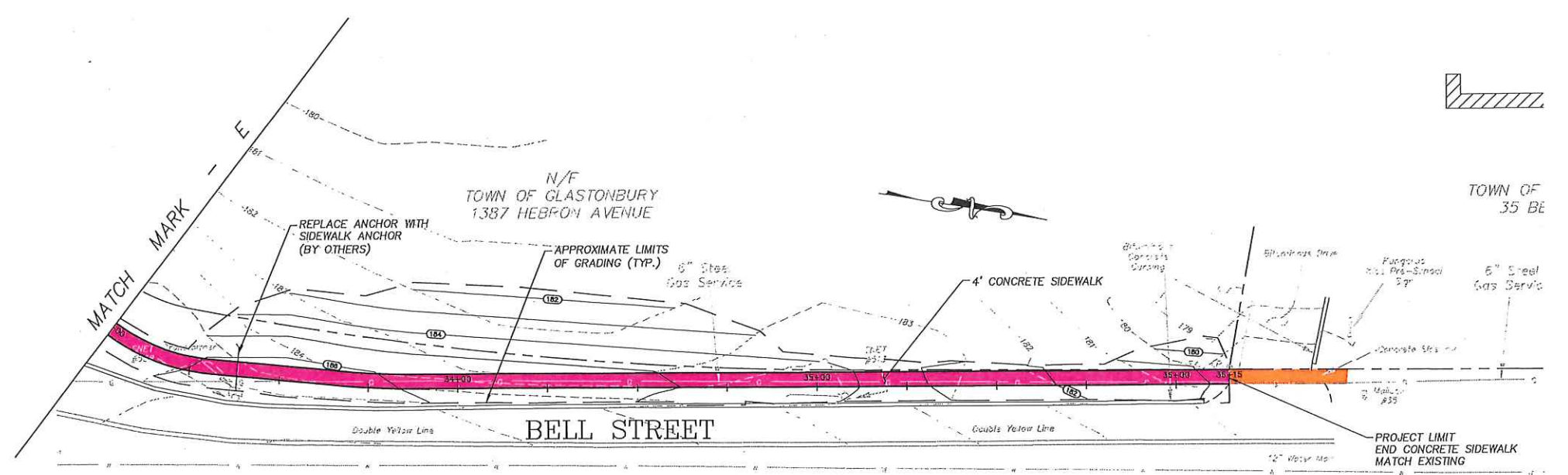
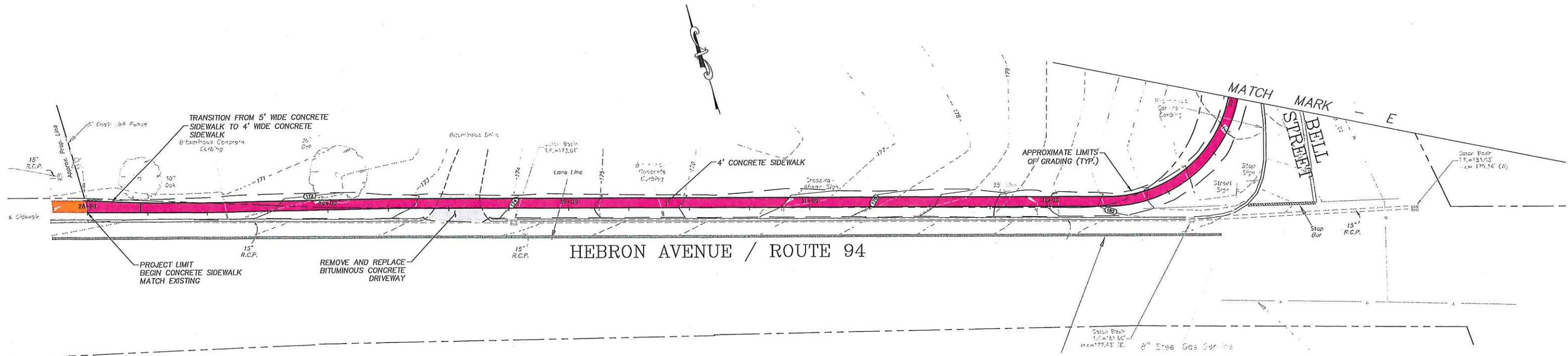
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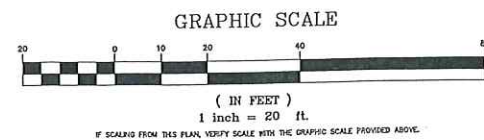


PRELIMINARY
 SITE PLAN DEPICTING PROPOSED SIDEWALK IMPROVEMENTS LOCATED ON BELL STREET GLASTONBURY, CONNECTICUT



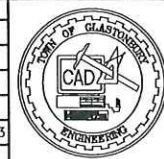
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