

**MEMORANDUM**

**OFFICE OF COMMUNITY DEVELOPMENT**

**SECTION 6.2 EXCAVATION PERMIT RENEWAL  
TOWN OF GLASTONBURY BULKY WASTE FACILITY  
1145 TRYON STREET  
MEETING DATE: AUGUST 8, 2023**

**PUBLIC HEARING # 3**  
8/8/23 AGENDA

**To:**  
Town Plan and Zoning  
Commission

**From:**  
Office of Community  
Development Staff

**Memo Date:** August 2,  
2023

**Zoning District:**  
Reserved Land (RL)  
Zone

**Applicant**  
Mike Manfre,  
Superintendent of  
Sanitation, Town of  
Glastonbury

**Property Owner:**  
Town of Glastonbury

**EXECUTIVE SUMMARY**

- The applicant is seeking renewal of a Excavation Special Permit for the Town of Glastonbury Bulky Waste Facility, which excavated and filled approximately 35,000 cubic yards over a two year period.
- In accordance with Section 6.2 of the Building-Zone Regulations, Excavation Operations have to apply every two years for a renewal of this Special Permit.
- The applicant received its last renewal of the permit from the Town Plan and Zoning Commission on July 6, 2021.
- The Building– Zone Regulations were amended in 2018 to grandfather those excavation operations with a valid excavation permit as of December 1, 2018 from the 50-foot setback requirement of the access road from any property line.
- The Bulky Waste Facility has been in existence and continuously approved on a two year basis for 46 years and would, therefore, be considered legal non-conforming with respect to the landscaping plan requirement.
- Mike Manfre has submitted a memorandum explaining the breakdown of activities that occur at the Bulky Waste Facility as well as a phased closure projection.
- As part of the 2017 and 2019 renewals the applicant was approved to increase the number of daily trips into the facility for sale/bartered material from 50 to 75 trips while maintaining the weekly trips to the Bulky Waste Facility at the previously approved number of 250 trips per week for sale/ bartered materials. The applicant will maintain the same number of daily and weekly truck trips as the 2017, 2019, and 2021 approvals.

**REVIEW**

Included for Commission review are the following:

- A site plan showing the various activities that occur at the Bulky Waste Facility.
- A memorandum from Mike Manfre Superintendent of Sanitation, describing the activities at the Bulky Waste Facility over the last 2 fiscal years
- Town of Glastonbury staff memoranda



Aerial view of 1145 Tryon Street looking north

## **SITE DESCRIPTION**

The subject site is a 51.86 acre lot located on the east side of Tryon Street. It is Reserved Land surrounded by the Rural Residence (RR) zone. The lot serves as the Town of Glastonbury's bulky waste disposal site and landfill. Access to the site is through a curb cut off of Tryon Street.

## **ADJACENT USES**

- North**— A single family residence
- East**— Nayaug Elementary School
- South**— The Town of Portland
- West**— The Connecticut River

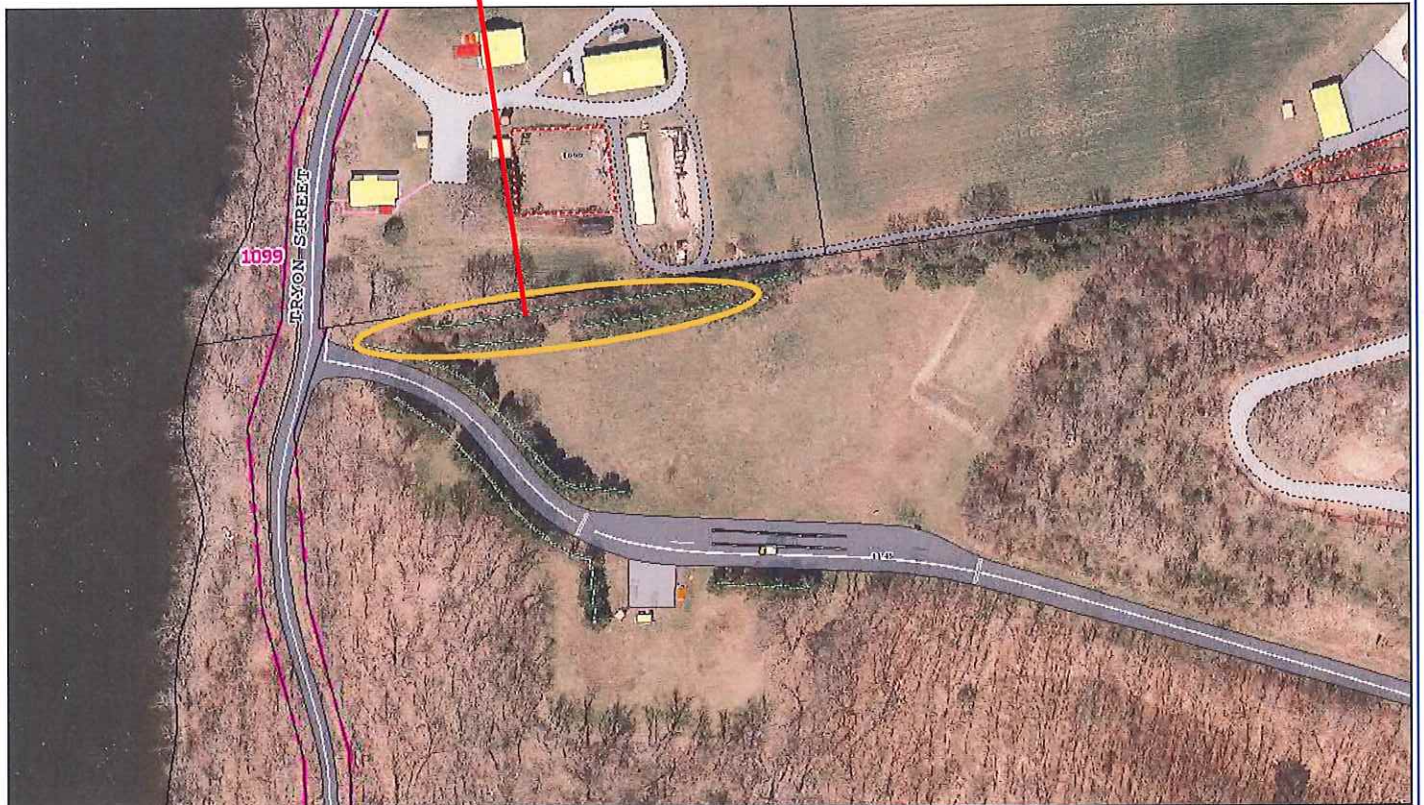
## **PROPOSAL**

The applicant is requesting a renewal of a 6.2 Special Permit for excavation at 1145 Tryon Street. The applicant has submitted a memorandum with a breakdown of the activities that have occurred over the past two years on the site. The Town is projecting to offer an estimated 30,000 cubic yards of material per year for sale or barter. There is also an additional estimated 5,000 +/- cubic yards of excavated material that is used for Town operations bringing the final total of excavated material to 35,000 +/- cubic yards annually.



**LANDSCAPING**

The site has ample mature landscaping along the property line with the residence to the north





## **ZONING ANALYSIS**

The Bulky Waste Facility has been in existence and continuously approved on a two-year basis for 46 years. The access road is within 50 feet of the abutting property line to the north. Section 6.2.7.a.3 exempts excavation operations with a valid Excavation Special Permit as of December 1, 2018 from the 50-foot minimum setback requirement for access roads from abutting property lines.

With regard to the landscaping requirement, the Town Attorney in 2019 concluded the following:

- The landscaping plan requirement references back to Section 6.2.6, which can give the TPZ discretion in terms of how much landscaping is required to satisfy the landscaping plan requirement. In terms of Bulky Waste, it would be reasonable for the TPZ to conclude in referencing Section 6.2.6 that Bulky Waste complies with this requirement because there is sufficient buffer established to comply with the standards in Section 6.2.6. In other words, even if it was found that the applicant had to comply with the landscaping requirement, a justification could be made and found reasonable that the applicant complies with said requirement.

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND ZONING COMMISSION  
DRAFT MOTION

SECTION 6.2 EXCAVATION SPECIAL PERMIT

APPLICANT/OWNER: TOWN OF GLASTONBURY  
2155 MAIN STREET  
GLASTONBURY, CT 06033

FOR: 1145 TRYON STREET – BULKY WASTE  
FACILITY

MOVED, that the Town Plan and Zoning Commission approve the application of the Town of Glastonbury for renewal of a Section 6.2 Excavation Special Permit – excavate approximately 35,000 cubic yards– 1145 Tryon Street – Reserved Land Zone, in accordance with the following plans:

To be quoted

And

1. In compliance with conditions 1-13 as set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission at their regular meeting of November 4, 2010. Regarding condition #13, the referenced restoration plan shall be submitted approximately 6 months prior to the anticipated closure of an excavation cell.
2. The operating schedule shall be as follows:
  - a. Monday through Friday exclusive of State holidays 7:00 a.m. to 3:00 p.m.
  - b. Processing and screening of on-site material shall be permitted as follows:
    - i. Limited to no more than 40 days per year
3. In addition to the Town activity, the hauling of sold/bartered material shall not exceed 75 loads per day or 250 loads per week.
4. This Section 6.2 Special Permit shall expire on August 8, 2025.
5. All construction shall be performed in accordance with the following:
  - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended
  - 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.
6. Each property owner shall comply with the long-term maintenance plan and schedule depicted on the approved plans to ensure the performance and pollutant removal efficiency of all privately-owned stormwater management systems.
7. The applicant is hereby notified of their potential obligation to obtain authorization under the DEEP's General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities ("construction general permit") for any project that disturbs one or more acres of land, either individually or collectively, as part of a larger common plan, and results in a point source discharge to the surface waters of the state either directly or through a stormwater conveyance system. The applicant shall provide a copy of the Storm

Water Pollution Control Plan required by the construction general permit to the Town upon request.

8. This is a Section 6.2 Excavation Special Permit. 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  
AUGUST 8, 2023

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ROBERT J. ZANLUNGO JR., CHAIRMAN



# Town of Glastonbury

GLASTONBURY POLICE DEPARTMENT • TEL (860) 633-8301 • FAX (860) 652-4290

CHIEF OF POLICE  
Marshall S. Porter

CAPTAIN  
Mark Catania

To: Town Plan and Zoning Commission

Re: Application of the Town of Glastonbury for renewal of the Excavation Permit at Bulky Waste- 1145 Tryon St.

Members of the Police Department have reviewed the application of the Town of Glastonbury for the renewal of the Excavation Permit at Bulky Waste at 1145 Tryon St.

The Police Department has no objection to this proposal.

Sincerely



Marshall S. Porter  
Chief of Police







# Town of Glastonbury

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

## Memo

August 1, 2023

**To:** Shelley Caltagirone, Director Planning and Land Use Services

**Fr:** Wendy S. Mis, Director of Health

**Re:** Excavation Permit Renewal  
1145 Tryon Street

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This office has received the above referenced plan by Town of Glastonbury, dated 7/5/23 for the bulky waste disposal site excavation and fill 2023 Excavation Permit Plan.

No sanitary impact is anticipated with this project, and approval with respect to CT Public Health Code is forwarded for Commission consideration.



**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
- Section 6.2 Excavation Special Permit
- 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 Town of Glastonbury

Name -Same as applicant-

Address 2155 Main Street  
Glastonbury, CT

Address \_\_\_\_\_  
\_\_\_\_\_

Telephone 860-652-7772

Telephone \_\_\_\_\_

Fax 860-652-7771

Fax \_\_\_\_\_

Location of proposed use  
(include street address  
if applicable)

1145 Tryon Street  
Glastonbury, CT 06033

Map/Street/Lot C15/7200/E0029

Zoning District of proposal Reserved Land

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

Renewal of Excavation Special Permit to comply with Section 6.2 of the Town of Glastonbury  
Zoning Regulations.

Signature   
Applicant or Authorized Representative

Signature \_\_\_\_\_  
Owner or Authorized Representative

Date 7/7/2023

Date \_\_\_\_\_

TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT  
STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Special Permits
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00 collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant Town of Glastonbury  
Address 2155 Main Street  
Glastonbury, CT 06033  
Name of Project Town of Glastonbury Bulky Waste Facility Excavation Permit  
Address 1145 Tryon Street  
Glastonbury, CT 06033

Type of Application:

Special Permit Section Number	<u>6.2</u>
Subdivision and Resubdivision	_____
Change of Zone	_____
Planned Area Development	_____
Final Development Plan and/or Zone Change	_____
Inland Wetlands and Watercourses Permit	_____
Special Exceptions and Variances	_____

Date Fee Received \_\_\_\_\_

By \_\_\_\_\_

Project Number \_\_\_\_\_



**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**

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**For Office Use**

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Cash / Check

Public Hearing Scheduled \_\_\_\_\_

Public Hearing Advertised (1) \_\_\_\_\_

(2) \_\_\_\_\_

Action \_\_\_\_\_

Notice of Action \_\_\_\_\_



# Town of Glastonbury

SANITATION / WATER POLLUTION CONTROL • TEL (860) 652-7772 • FAX (860) 652-7771

July 7, 2023

To: Gary Haynes, Planner  
Jonathan Luiz, Town Manager  
From: Mike Manfre, Superintendent of Sanitation  
Re: Bulky Waste Landfill – 1145 Tryon Street  
Section 6.2 Excavation Permit Renewal



Attached please find our application and the plan titled Town of Glastonbury Bulky Waste Disposal Site Excavation and Fill – 2023 Excavation Permit Plan. This plan is provided as background for the renewal of our Section 6.2 Special Permit to allow the ongoing excavation required for the continuation of our Bulky Waste Landfill operation.

Since 1977 the Town has continually operated and maintained this facility as a bulky waste landfill. This facility provides an invaluable resource to the Town of Glastonbury and its residents to dispose of demolition/construction waste and vegetative materials generated within the Town. In addition various earthen materials such as fill, sand, and process gravel are available for Town operational needs and resale as a revenue source for the Town as well as an efficient method to maintain required landfilling capacity. Recycling of materials has been an area of emphasis in recent years. Brush is no longer burned, instead recycled by grinding and made available for Town and public use. Concrete and bituminous materials are no longer buried, instead stockpiled and crushed to make recycled process gravel. Tires are also stockpiled and collected by a vendor for recycling.

Staff has proactively finalized a phased closure plan for this facility along with a financial program to fund the closure costs, which has been approved by the Town Council. Although the initial closure phase is projected to occur in 2030, the final area closure is expected to occur in 2130.

Fill and excavation activities over the last two years are as follows;

Activity	July 1, 2021 – June 30, 2022		July 1, 2022 – June 30, 2023	
	Quantity (Tons)	Trips	Quantity (Tons)	Trips
Transient Customers	2,055.52	6,088	2,259.64	5,875
Town Operations	6,048.95	1,142	6,423.74	1,074
Sale of Fill	0	0	7454.63	342
<b>TOTAL</b>	<b>8,104.47</b>	<b>7,230</b>	<b>16,138.01</b>	<b>7,291</b>



The following provides a summary of activities related to the plan;

- (A) Filled Area; Continues to be filled although not at completed levels at this time. The area will ultimately be closed out accordingly based on final elevations allowed.
- (B) Fill Area; Active landfill area for large stumps.
- (C) Sale of Fill; Material is excavated and sold to outside sources to allow space for ongoing landfilling operations.
- (D) Brush Storage and Grinding; Brush is stockpiled and as required a contracted vendor provides equipment to grind this material which had previously been disposed of by burning. The finished product is stored nearby and made available for Town use and or resale.
- (E) Aggregate Storage and Processing; Concrete, bituminous and aggregate materials are stored and recycled as required for Town use and or resale.
- (F) Tire Storage; Discarded tires are stockpiled and routinely collected by a vender to be recycled. In recent years we have encouraged residents to utilize the Transfer Station for tire drop off.
- (G) Mulch Storage; Processed recycled brush/wood waste material is stockpiled for use by Town and or resale.
- Sediment Basin Discharge; Maintained by the Town as required.
- Storm Drain Basins; Maintained as required in our CT DEEP Stormwater Pollution Prevention Plan (revised April 2023).
- Roadway Sweeping; Performed by the Town as required.
- Ongoing groundwater monitoring program as required by CT DEEP.

Approval of this application allows for continuation of the necessary landfilling and filling operation required to operate this facility. I will be available at your meeting to respond to questions accordingly.

ATT: TP&Z Application for Special Permit 2023 Bulky Waste Site Plan







# Town of Glastonbury

SANITATION / WATER POLLUTION CONTROL • TEL (860) 652-7772 • FAX (860) 652-7771

August 1, 2023

Old Maid's Farm, LLC  
ATT: George M. Purtil  
2146 Main Street  
Glastonbury, CT 06033-2283

RE: 1145 Tryon Street  
Town Planning and Zoning commission Public Hearing August 8, 2023

Mr. Purtil,

As an abutting property owner to the above referenced property, you are hereby notified of the upcoming Public Hearing as outlined in the attached Town Planning and Zoning Notice dated July 28, 2023 and August 4, 2023.

Please feel free to contact me directly if you have any questions at 860-652-7774.

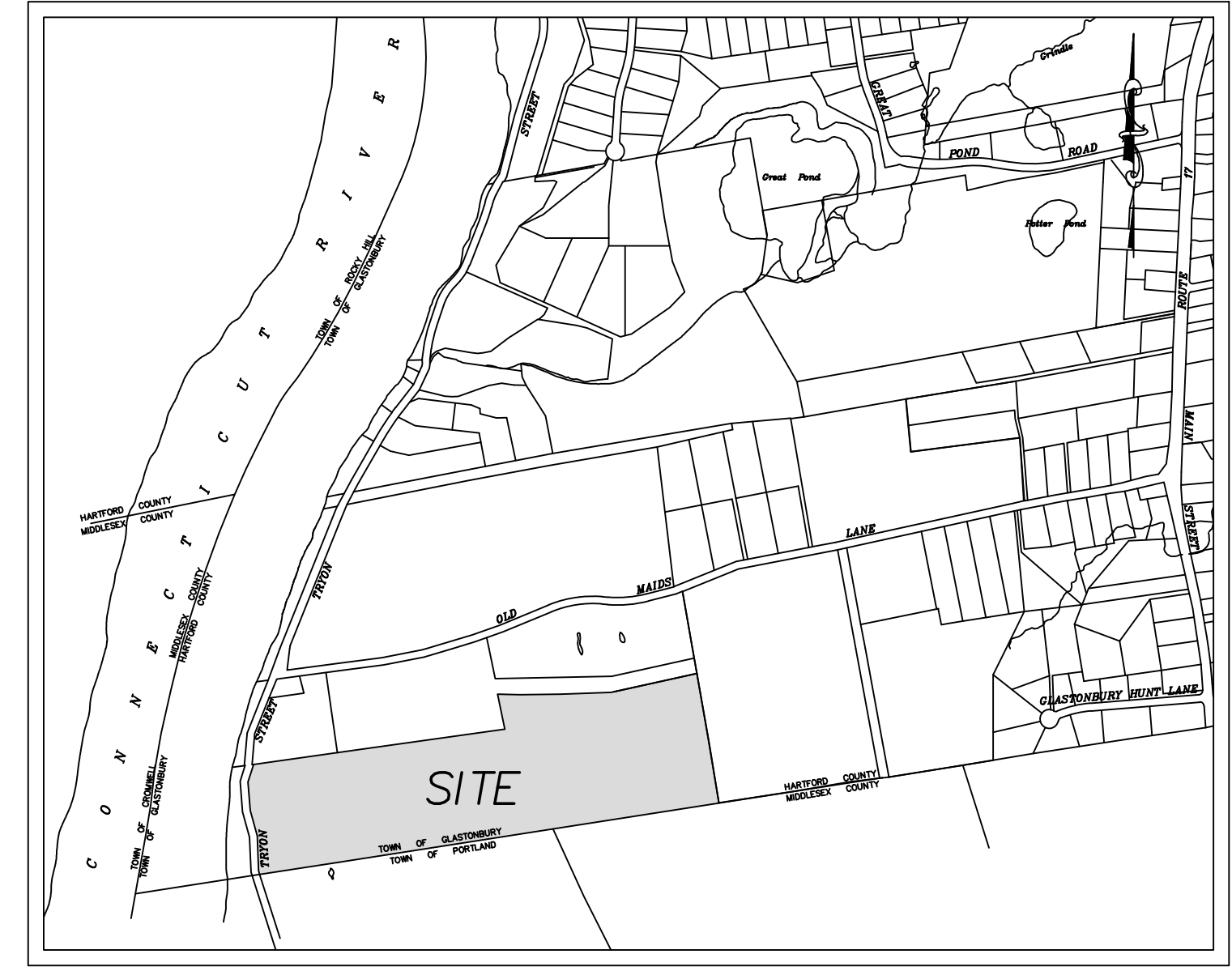
Sincerely,

Mike Manfre  
Superintendent of Sanitation

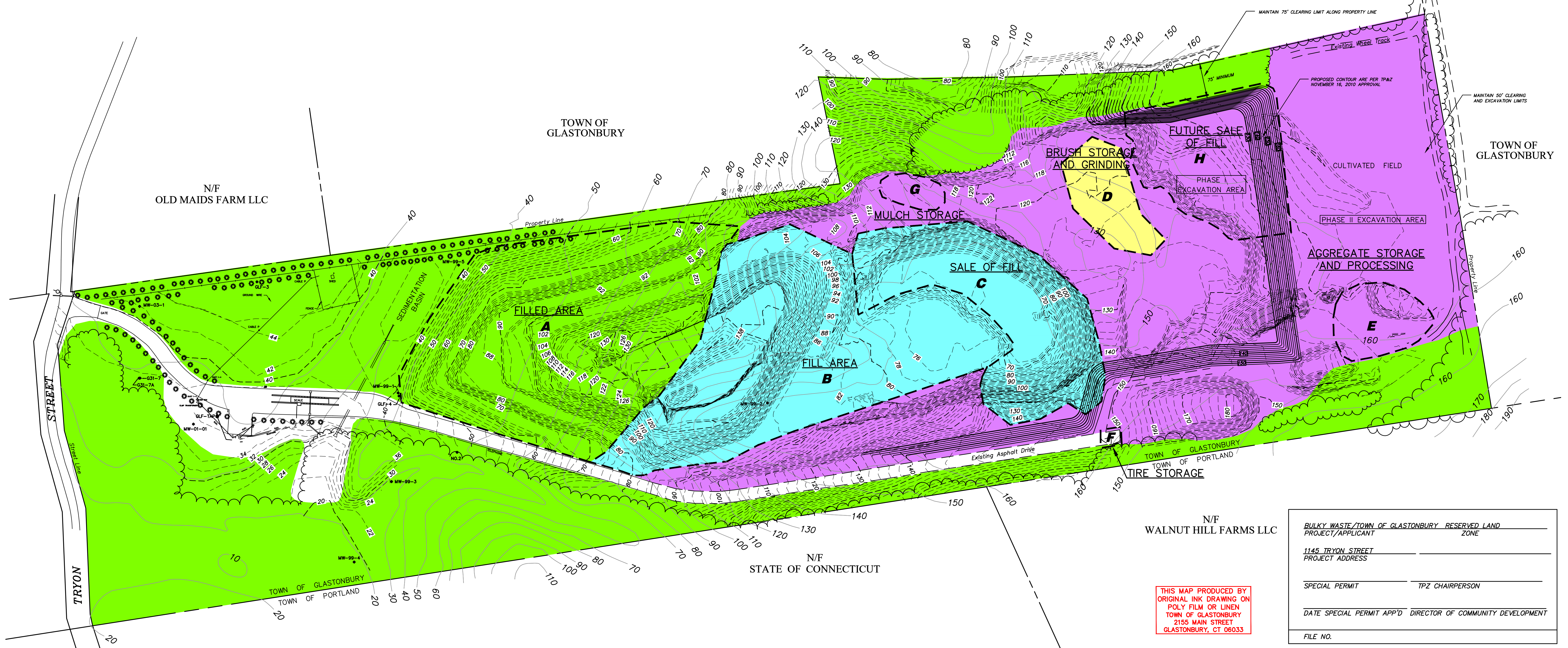
MTM/lad

CC: Gary Haynes, Planner, Community Development, Town of Glastonbury





LOCATION MAP  
SCALE: 1"=1000'

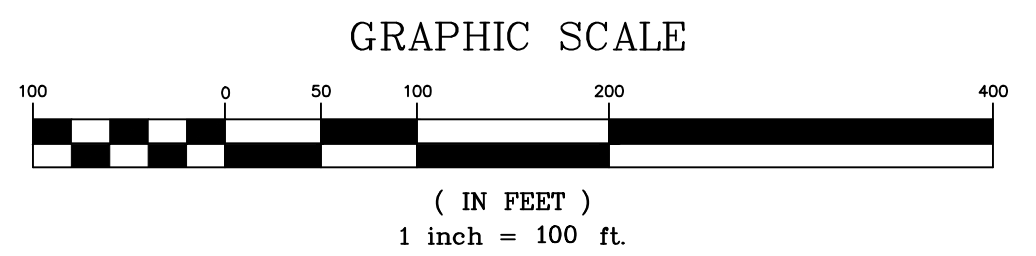


BULKY WASTE/TOWN OF GLASTONBURY RESERVED LAND PROJECT/APPLICANT	
1145 TRYON STREET PROJECT ADDRESS	
SPECIAL PERMIT	TPZ CHAIRPERSON
DATE SPECIAL PERMIT APP'D DIRECTOR OF COMMUNITY DEVELOPMENT	
FILE NO.	

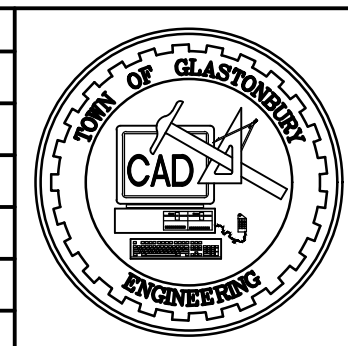
THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN TOWN OF GLASTONBURY 2155 MAIN STREET GLASTONBURY, CT 06033

150  
140  
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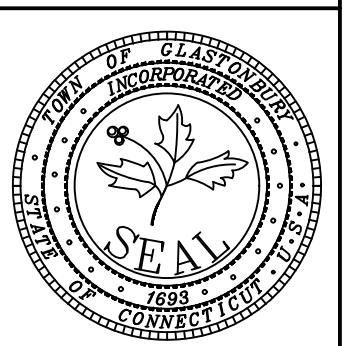
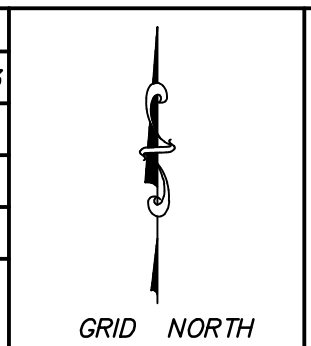
PROPOSED CONTOURS (PER NOVEMBER 16, 2010 APPROVAL)  
CONTOUR JULY 1978  
CONTOUR SEPTEMBER 2022



DRAWING ISSUE STATUS		
NO.	DESCRIPTION	DATE
1.	-----	----



SCALE: AS SHOWN	DATE: 6-26-2023
DRAWN BY: S.Troy	CHECKED BY: S.M.B.
APPROVED BY: D.A.P.	ST. FILE:



MAP DEPICTING TOWN OF GLASTONBURY BULKY WASTE DISPOSAL SITE EXCAVATION AND FILL 2023 EXCAVATION PERMIT PLAN LOCATED ON 1145 TRYON STREET GLASTONBURY, CONNECTICUT

NOTE: THE CONTOURS ABOVE ELEVATION 40 WERE OBTAINED BY AN ACTUAL FIELD SURVEY CONDUCTED IN AUGUST OF 2016 AND SUPPLEMENTED WITH ADDITIONAL SURVEY THROUGH SEPTEMBER 2022

Certified to be substantially correct  
DANIEL A. PENNINGTON P.E. Reg. No. 2101