

**STAFF REPORT**

Staff Contact: Gary Haynes, Planner

**OFFICE OF COMMUNITY DEVELOPMENT**

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<b>Meeting Date:</b> October 17, 2023	<b>Submittal Date:</b> September 13, 2023
<b>Agenda Item:</b> Public Hearing #1	<b>Date of Receipt:</b> September 19, 2023
<b>Application Type:</b> Section 6.11 Accessory Apartment Special Permit	<b>Hearing Deadline:</b> October 24, 2023

**Proposal Address:**  
84 Bell St

**Applicant:** Joseph Lavertu

**Owner:** Joseph Lavertu

**Proposal:**  
BZR Section 6.11

**Zone:** Rural Residence (RR)

**Existing Land Use:**  
Existing Single Family Home

**Attached for Review:**

- Draft motion
- Department Memos
- Applicant Packet / Plan Set

**Proposal**

- The applicant proposes a one-bedroom an 800 sq ft accessory apartment, (minus mechanical room). The accessory apartment will be built above an existing 3 car garage. The garage will be attached to the house by a foyer/mudroom addition.
- Ingress and egress will be through the shared foyer/mudroom addition.
- The apartment will consist of a kitchen, office, living area, bedroom, and full bath.
- House and accessory apartment will be serviced by sanitary sewer and the current septic system will be abandoned.



*Site location and surrounding land uses*

**Analysis**

Per the goals of Section 6.11, the project would expand the Town's variety of housing types including efficient and affordable housing for singles, couples, single parents with one child, elderly and new households.

The proposal meets the Standards of Section 6.11.3 in terms of size (less than 800SF), number of bedrooms (no more than 1), and kitchen facilities. The site provides ample parking, sufficient for the use. The proposal also meets the all of the design standards in terms of compatibility and scale.

The site will be served by sewer, and the proposal has been reviewed and approved by the Health Department.

September 27, 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: 84 Bell Street  
Section 6.11 Accessory Apartment Special Permit

The Engineering Division has reviewed the application materials for the proposed accessory apartment located at 84 Bell Street and has the following comment:

1. As per a memorandum from the Health Department dated September 20, 2023 this property is required to be connected to the Town sewer system as part of this application. As such, this property will be subject to a sewer assessment from the WPCA which will be assessed at the time of building permit application. The applicant should contact the Engineering Division for additional information.



# Town of Glastonbury

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

## MEMORANDUM

Date: September 20, 2023

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian *DKC*

Re: Joseph Lavertu property- Accessory Apartment – 84 Bell Street

The Department recommends approval of the proposal with the following requirements:

- 1) The home will be connected to the Town's sanitary sewer system.
- 2) The septic tank will be appropriately abandoned—pumped out and then removed or crushed in place.



# 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

Date: 09/27/23

Re: Application of Joseph Lavertu- 84 Bell St, Accessory Apartment Special Permit.

Members of the Police Department have reviewed the application of Joseph Lavertu for an Accessory Apartment at 84 Bell St.

The Police Department has no objection to this proposal so long as the lot is numbered in accordance with section 17-19 of the Town Code of Ordinances.

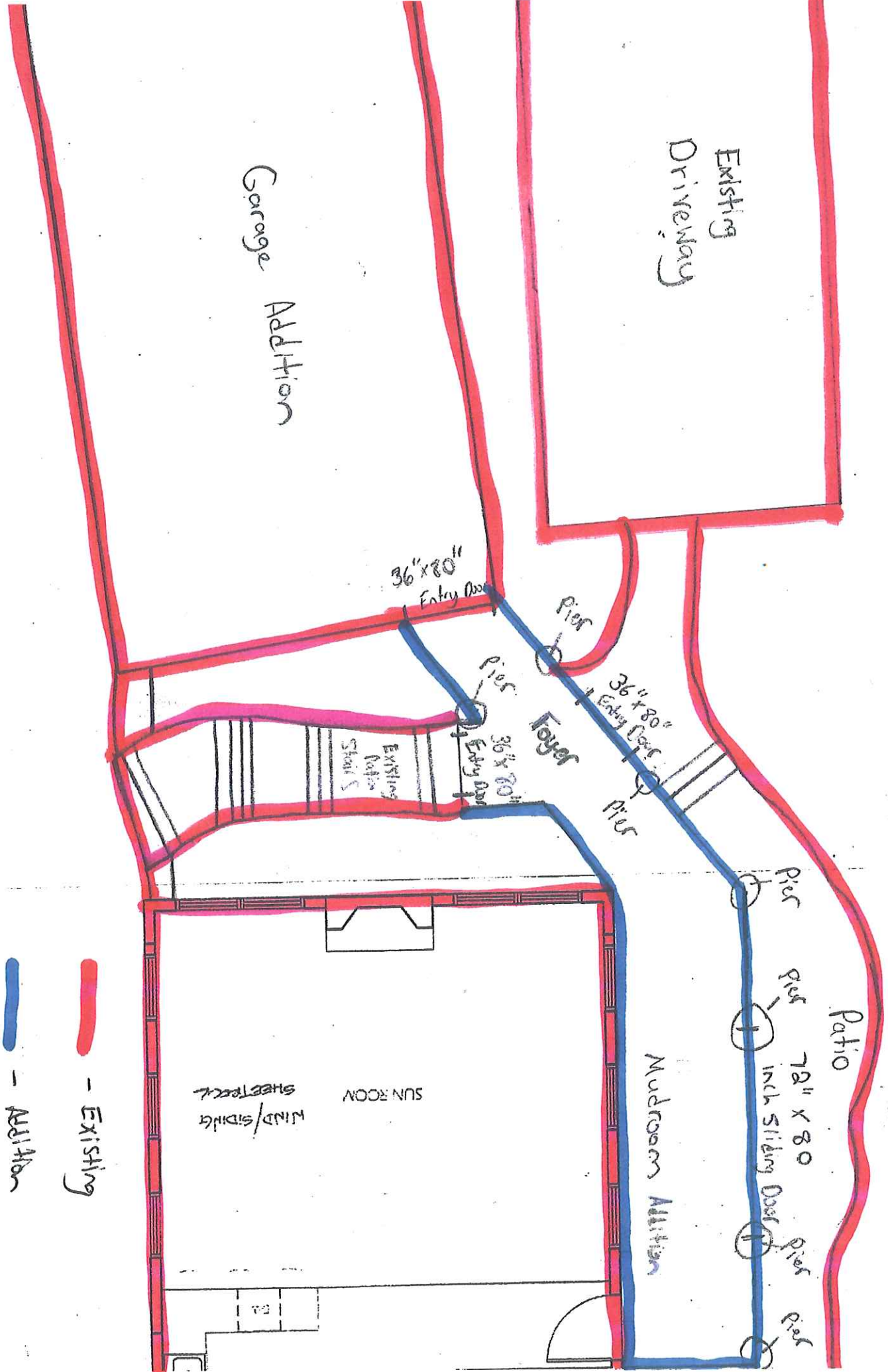
Sincerely,

*Capt. M. Catania 377 for Chief M. Porter 480  
9/27/23*

Marshall S. Porter  
Chief of Police



Connection From Primary Dwelling to Addition



Existing  
Driveway

Garage  
ADDITION

36" x 80"  
Entry Door

Pier

Pier

36" x 80"  
Entry Door

Foyer

36" x 80"  
Entry Door

Existing  
Fireplace  
Stairs

Pier

Pier

Patio

72" x 80  
inch Sliding Door

72" x 80  
inch Sliding Door

Pier

Pier

Mudroom  
ADDITION

SUN ROOM

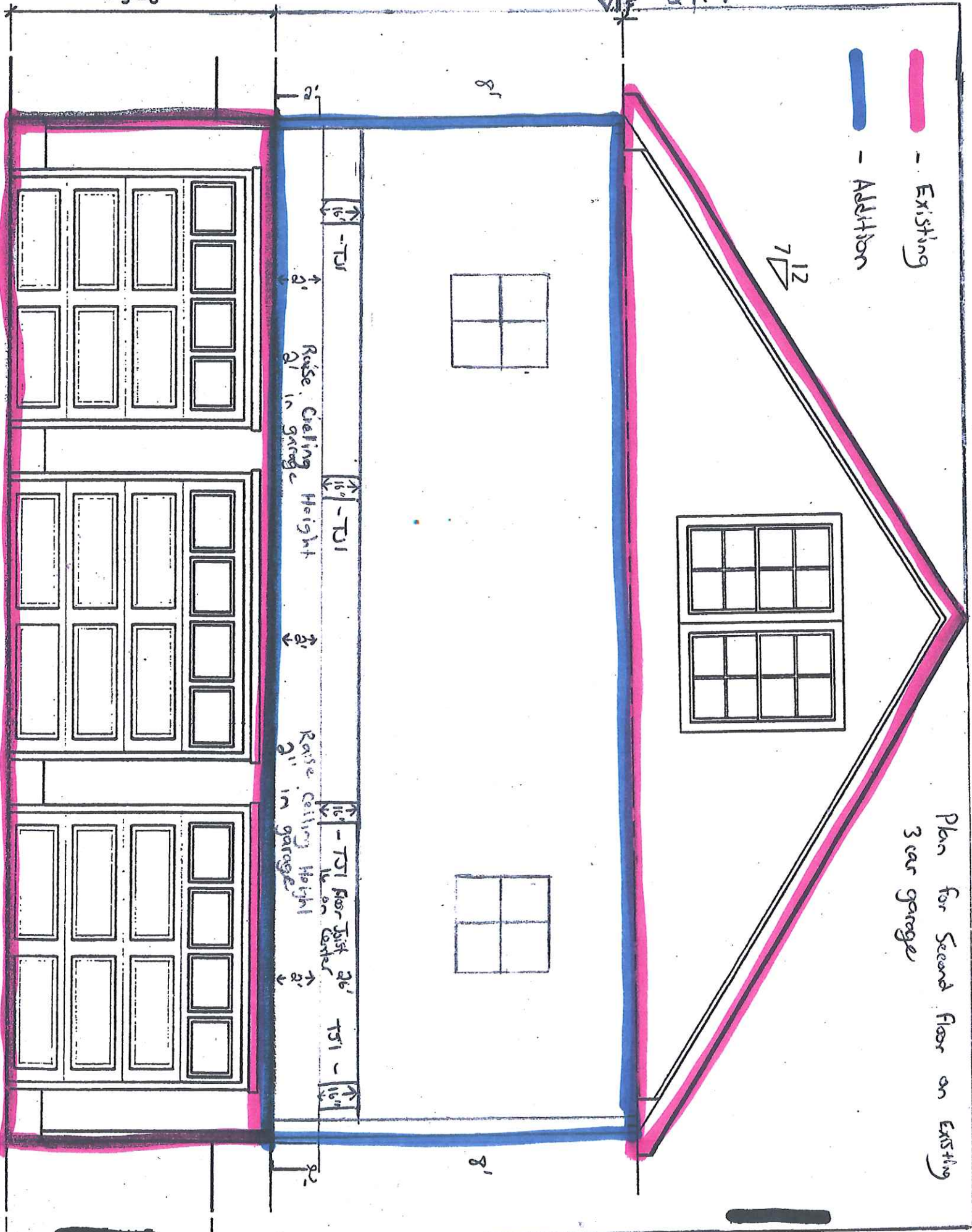
WINDOW/SIDING  
SHEATHING

— Existing  
— Addition

9'-0"

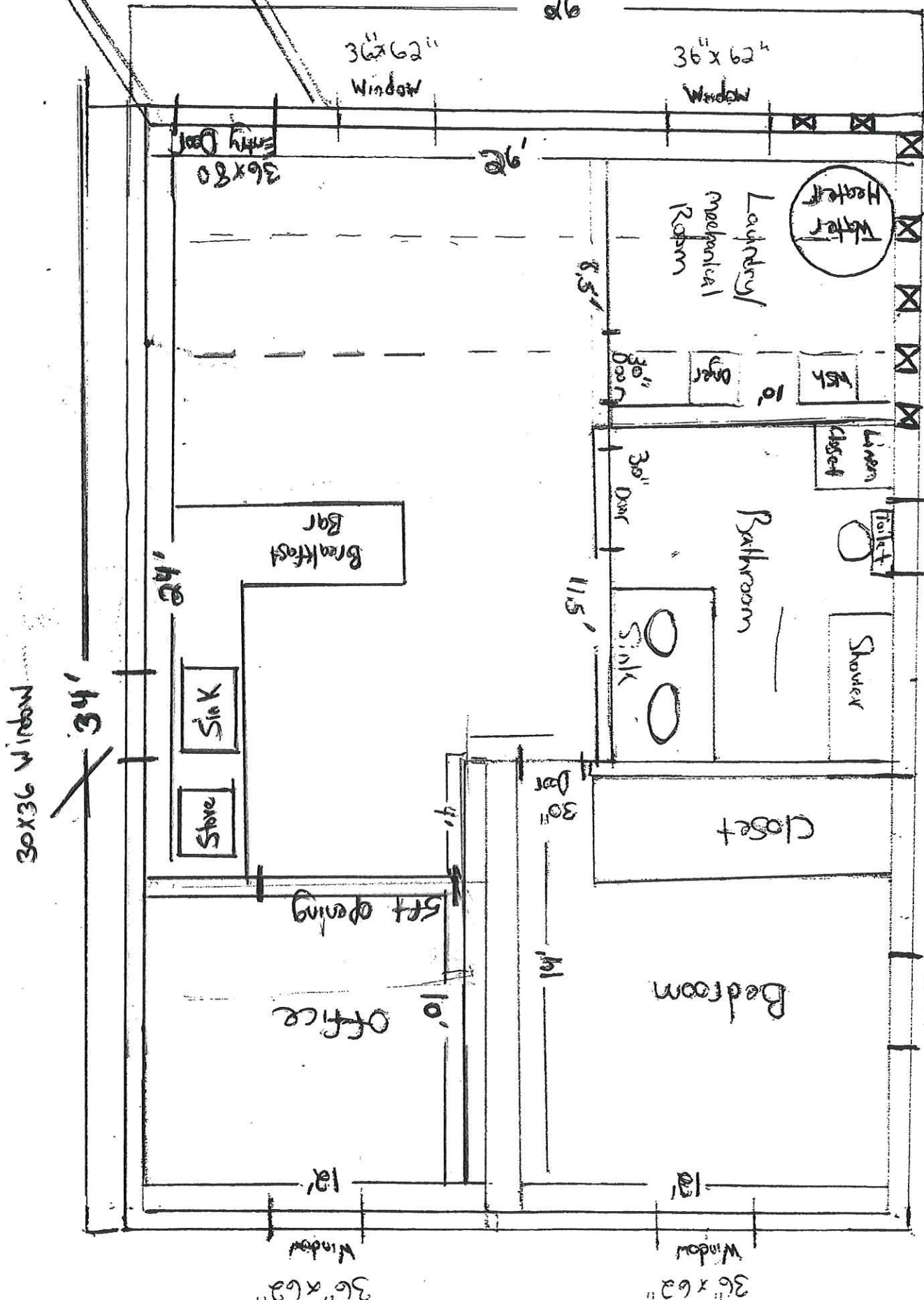
V.I.F. 24.7

- Existing
- Addition



Plan for Second Floor on Existing 3 car garage

Correction  
 from main  
 walling



**Legend**

- T.G.I. 26' Span 16" on center
- ⊗ 2x6 Wall Stud
- Floor 1/2 inch Plywood CDX

**Substitution Values**

- 30 on Walls
- 30 on Floor
- 60 on Attic







