

**APPLICATION FOR FINAL RESUBDIVISION APPROVAL
1335 MAIN STREET-2 LOT RESUBDIVISION
MEETING DATE : NOVEMBER 21, 2023**

PUBLIC HEARING # 3
11/21/23 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date: 11/16/23

Zoning District:
Residence AA

**Groundwater Protec-
tion Zone:**
1

Applicant/Owner:
Kristina O'leary

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 re-subdivided located at 1335 Main Street.
- Property is Zoned Residence AA.
- Parcel is 2.605 acres.
- Proposed lot 2 is .759 acres and lot 1 is 1.846 acres
- Proposed lots meet the minimum bulk and setback standards for the Residence AA zone.
- The lots will be serviced by public water and septic and have been approved by the Health Department in memo dated November 14, 2023 .
- Pedestrian access is served by existing sidewalk on Main Street.
- Mature trees are being preserved along the roadway.



Aerial View



ADJACENT USES

Site is surrounded by cemetery use to the north, agriculture uses to the west, and residential uses to the south and east.

SITE DESCRIPTION

The site is located on the west side of Main Street just south of Route 17. Applicant is proposing re-subdivision 2.605 acres into two frontage lots. Lot 2 will be .759 acres and Lot 1 will be 2.605 acres. Property is located in the Residence AA Zone and Groundwater Protection Area-1. Property will be served by public water 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 Residence AA Zone. Applicant is preserving existing mature trees along the street and planting of street trees is not necessary.

The proposed subdivision also meets all the requirements of Section 20 of the Building Zone Regulations with regard to ground water protection.

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

KRISTINA O'LEARY

1335 MAIN STREET

GLASTONBURY CT, 06033

FOR: 1335 MAIN STREET – 2 LOT RESUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the application of Kristina O'Leary for a 2-lot Subdivision–1335 Main Street–Residence AA Zone and Groundwater Protection Zone 1, in accordance with the plan set entitled "O'Leary Subdivision 1335 Main Street prepared by Megson, Heagle and Friend, date 1/12/21" and

1. In compliance with:
 - a. The Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission in memo dated September 15, 2023.
2. In adherence to:
 - a. The Health Department memorandum dated, November 14, 2023.
 - b. The Engineering Department memorandum, dated November 16, 2023.
 - c. The Police Department memorandum, dated November 13, 2023.
3. With the following conditions:
 - a. Prior to issuance of a Building Permit applicant shall file motion of approval and 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
NOVEMBER 21, 2023

ROBERT J. ZANLUNGO CHAIRMAN

November 16, 2023

MEMORANDUM

To: Town Plan and Zoning Commission
Shelley Caltagirone, Director of Community Development

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



Re: 1335 Main Street Re-Subdivision

The Engineering Division has reviewed the application materials for the proposed 1-lot re-subdivision of 1335 Main Street prepared by Megson, Heagle and Friend, Civil Engineers and Land Surveyors, LLC including plan last revised August 25, 2023 offers the following comments:

1. The address for the newly created lot will be 1321 Main Street and shall be labeled on all applicable plans prior to recording on the land records.
2. The proposed driveway should be labeled as "paved" on sheet 3 of 6.
3. An encroachment permit from the CT Department of Transportation District 1 is required for construction of the driveway at this location. A copy of the permit shall be provided to the Engineering Division prior to starting construction.
4. Applicant shall provide an electronic copy of final stamped and signed plans in PDF form to the Town Engineer.




Town of Glastonbury

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

MEMORANDUM

Date: November 14, 2023

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian 

Re: Kristina O'Leary Subdivision, 1335 Main Street

The Department has been involved in the investigation of this property since the fall of 2017. Deep hole test pits were observed in October 2017, October 2019 and January 2021. Percolation tests were conducted in October 2017 and October 2019. The soil in the area is primarily described as Agawam fine sandy loam with 8 percent to 15 percent slopes. Haven and Enfield soils with 3 percent to 8 percent slopes make up the remainder of the soil in the area. Indicators of seasonal high groundwater were detected only in deep hole test pit Y at 54" below the surface on lot 2. Areas suitable for on-site sewage disposal were identified and are shown on plans prepared August 24, 2021 (revised August 25, 2023) by Megson, Heagle & Friend Civil Engineers and Land Surveyors, L.L.C.

The Department recommends approval of this proposal using on-site sewage disposal with water supplied by a public water system with the following requirements:

- 1) All sewage disposal systems are to be designed by a professional engineer licensed in the State of Connecticut.
- 2) Leach fields will be permitted only in the locations shown on the approved subdivision plan.
- 3) Sanitary "as-built" drawings are to be submitted to the Health Department prior to the issuance of a Certificate of Occupancy.



Town of Glastonbury

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

CHIEF OF POLICE
Marshall S. Porter

CAPTAIN
Mark Catania

MEMORANDUM

TO: Town Plan and Zoning Commission

FROM: Marshall S. Porter, Chief of Police

DATE: November 13, 2023

RE: Application of Kristina O'Leary for re-subdivision approval- one lot to two- 1335 Main St.

Members of the Police Department have reviewed the application for the re-subdivision. The Police Department has no objection to the proposal so long as the lots are numbered in accordance with section 17-19 of the Town Code of Ordinances.

MSP/ns





Town of Glastonbury

DEPARTMENT OF PHYSICAL SERVICES • (860) 652-7736 • Engineering2@glastonbury-ct.gov

May 11, 2023

Mr. Mark W. Friend, P.E.
Megson, Heagle & Friend, LLC
81 Rankin Road
Glastonbury, CT. 06033

Re: 1335 Main Street- O'Leary Subdivision
Capped Sewer Waiver Request

Dear Mr. Friend:

This is to advise you that at its regular meeting on October 11, 2023 the Town of Glastonbury Water Pollution Control Authority approved the waiver of the design and construction of capped sewers for the O'Leary Subdivision located at 1335 Main Street.

If you have any questions regarding this matter, please call me at (860) 652-7742.

Sincerely,

Gregory Mahoney
Senior Engineering Technician

Cc: Shelley Caltagirone, Director of Community Development

MEMORANDUM

To: Town Plan & Zoning Commission

From: Suzanne Simone, Environmental Planner



Date: September 15, 2023

Re: Recommendation to the Water Pollution Control Authority
1335 Main Street

The following motion was unanimously approved at the September 14, 2023 regular meeting of the Conservation Commission:

MOVED, that the Conservation Commission recommends to the Water Pollution Control Authority approval of a waiver of capped sanitary sewers for the one lot subdivision at 1335 Main Street in accordance with the memorandum from the Glastonbury Health Department dated August 22, 2023

APPLICATION FOR SUBDIVISION/RESUBDIVISION APPROVAL
GLASTONBURY, CONNECTICUT

1. Name of Owner(s) Kristina O'Leary 2. Address 1335 Main Street
Glastonbury, CT 06033

3. Name of Subdivider Kristina O'Leary
Address 1335 Main Street, Glastobury, CT 06033
Telephone Number 860-716-6224
Fax Number _____

4. Subdivision Name O'Leary Subdivision
5. Check one () Conditional Approval () Final Approval

6. No. of Frontage Lots 2 No. of Rear Lots* 0

*(If there are rear lots, a Section 6.8 Special Permit will be required)

7. Zone in which subdivision is proposed RES AA / GW-1

8. Legal description of parcel(s) of land involved
2.61 ac parcel with 264.59' frontage on West side of Main Street and located
approximately 1,500' South of intersection of Rt 17 & Main Street

9. Is any portion of the property to be subdivided located within 500 feet of the Town boundary? () Yes () No

The undersigned hereby applies for the approval of a plan for subdivision of the parcel described herein and confirms and attests that: The proposed subdivision and the plan, maps, and other documentation submitted meet all requirements of the Subdivision and Resubdivision Regulations of the Town of Glastonbury.

Signature of applicant(s)
Kristina O'Leary
Kristina O'Leary

Date 10-17-23

Signature of owner(s)
Kristina O'Leary
Kristina O'Leary

Date 10-17-23

Fee: \$300.00 (plus \$60 State of CT fee) = \$360.00 plus: \$250.00 for each lot = \$860.00
Application and fee to be submitted with 14 sets of plans

Fee received

Regina M. Grogan
Signature

11/3/23
Date



O'LEARY SUBDIVISION

1335 MAIN STREET

PREPARED FOR

KRISTINA O'LEARY

GLASTONBURY, CONN.

INDEX TO SHEETS

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SUBDIVISION PLAN	SHEET 2
TOPOGRAPHIC PLAN	SHEET 3
EROSION & SEDIMENTATION CONTROL PLAN	SHEET 4
GENERAL NOTES & DETAILS	SHEET 5
CONDITIONS OF APPROVAL	SHEET 6

APPLICANT/OWNER
 KRISTINA O'LEARY
 1335 MAIN ST
 GLASTONBURY, CONN. 06033

ZONE: RESIDENCE AA/GW-1
 TOTAL PARCEL AREA = 113,459 S.F.
 = 2.605 AC.

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

TOWN PLAN & ZONING COMMISSION APPROVAL	
O'LEARY SUBDIVISION	RES AA/GW-1
SUBDIVISION NAME	ZONE
KRISTINA O'LEARY	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
CONSTRUCTION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

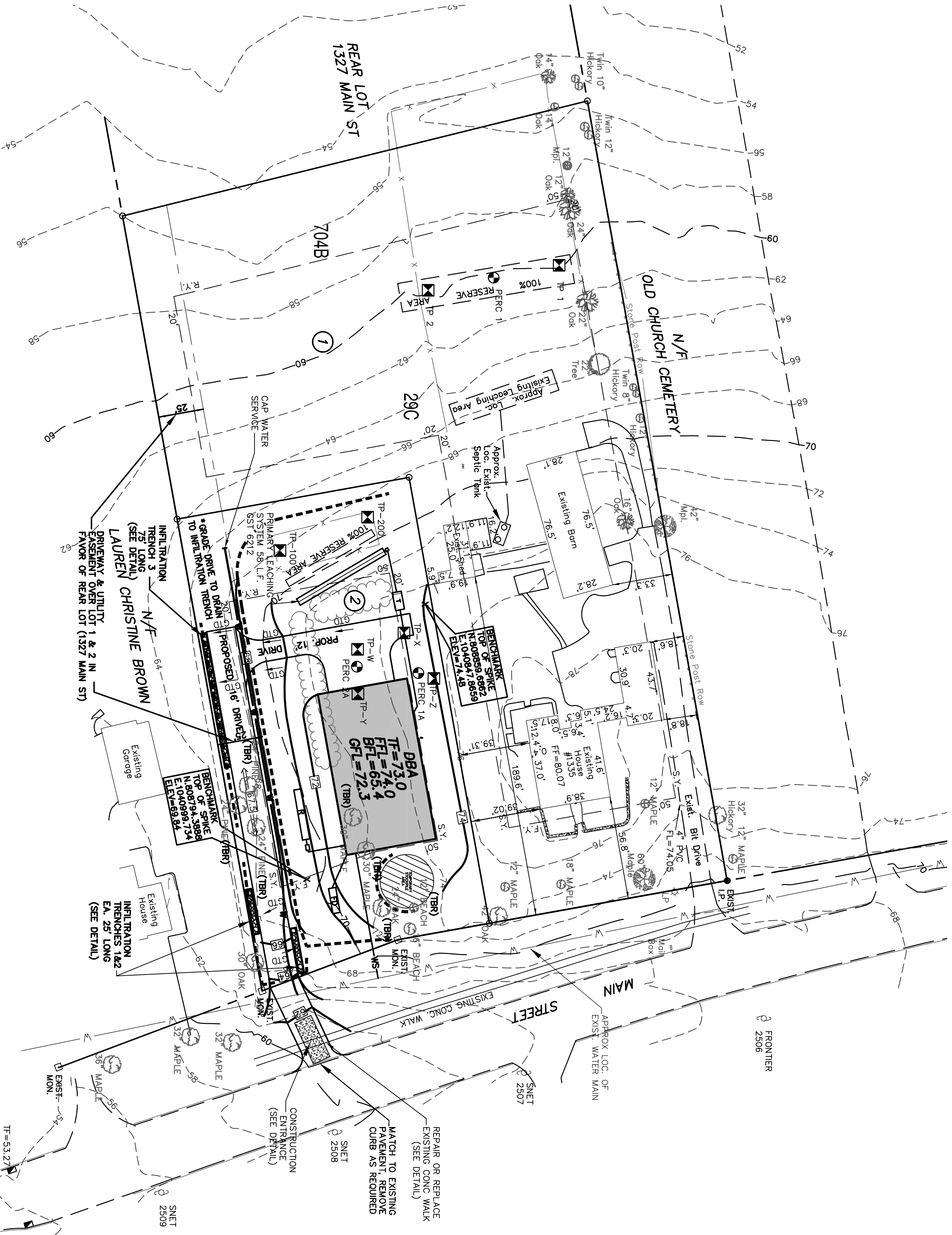
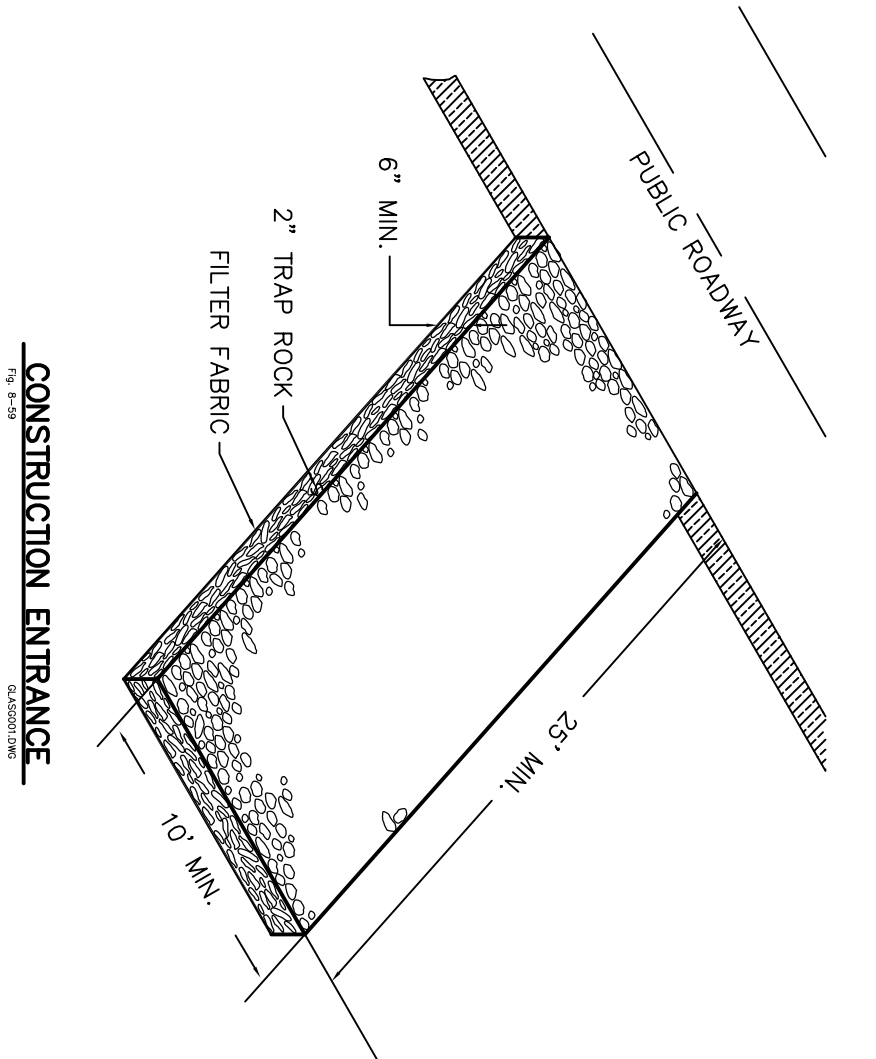
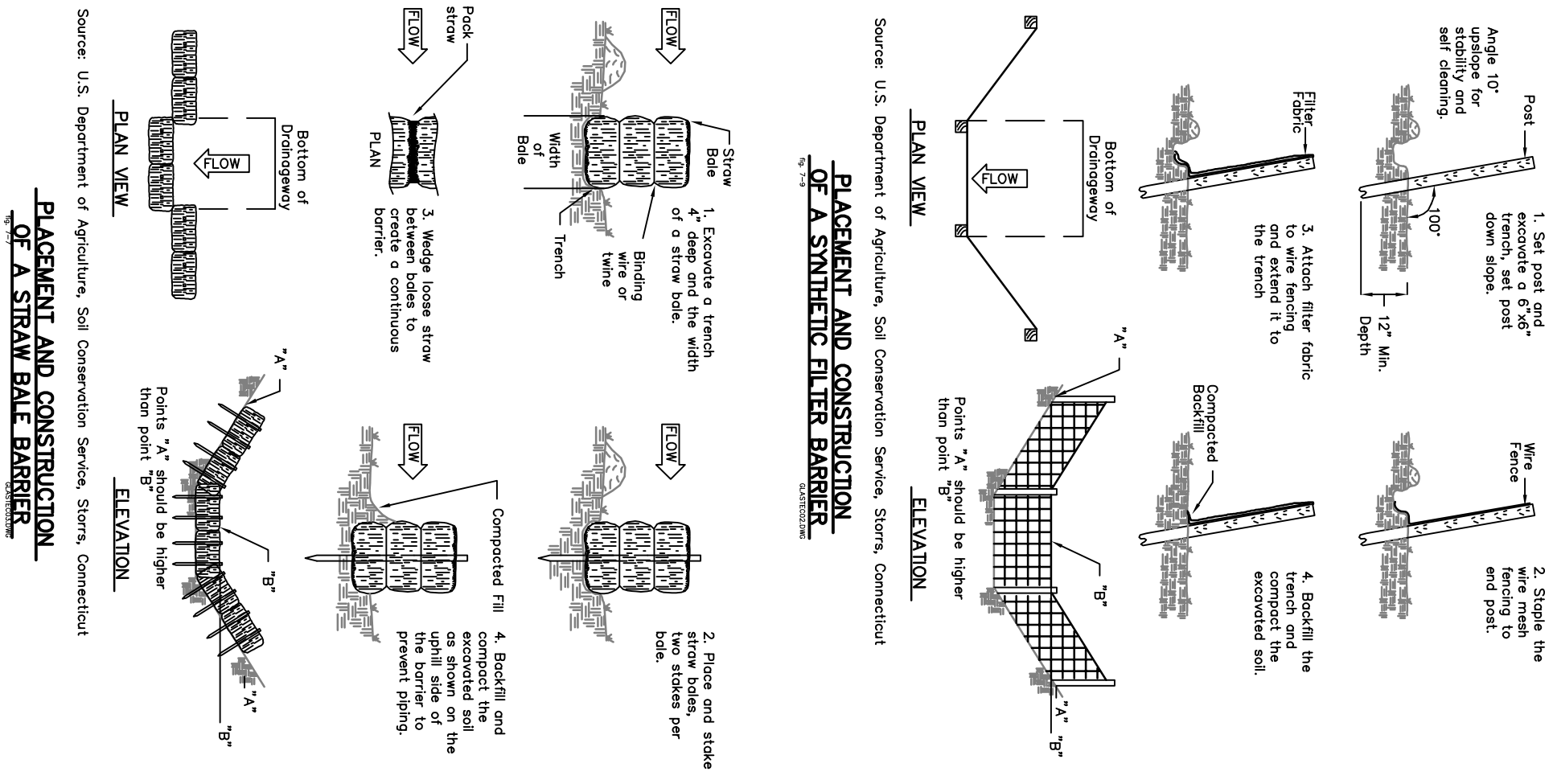
Mark W. Friend

MARK W. FRIEND P.E. # 15818

MEGSON, HEAGLE & FRIEND
 CIVIL ENGINEERS & LAND SURVEYORS, LLC
 81 RANKIN ROAD
 GLASTONBURY, CONN. 06033
 PHONE (860)-659-0587

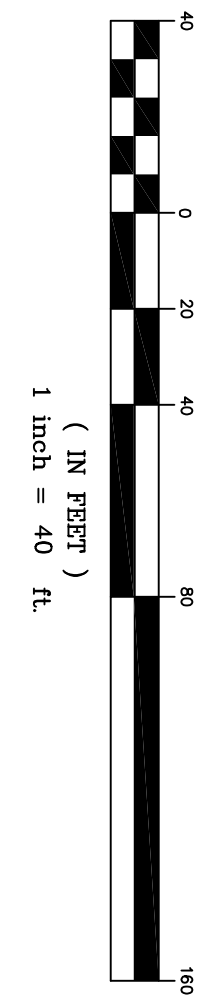
COVER SHEET
O'LEARY SUBDIVISION
 PREPARED FOR
KRISTINA O'LEARY
 GLASTONBURY, CONN.

OK BY:	MMF
DRW. BY:	BTC
DATE:	1-12-21
SCALE:	1"=40'
SHEET	1 OF 6
MAP NO.	150-20-1CS



SOILS LEGEND
 29C - AKAHAW FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
 704B - EMPLOY SILT LOAM, 3 TO 8 PERCENT SLOPES

GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft.



TOWN PLAN & ZONING COMMISSION APPROVAL	
OLEARY SUBDIVISION	RES AA/GW-1
ZONING	
APPLICANT/OWNER KRISTINA O'LEARY 1335 MAIN ST GLASTONBURY, CONN. 06033	
FILE NO.	TOWN ENGINEER
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR

ZONE: RESIDENCE AA/GW-1
 TOTAL PARCEL AREA = 113,459 S.F.
 = 2,605 AC.
 PROP. LOT 1 AREA = 80,390 S.F.
 = 1,846 AC.
 PROP. LOT 2 AREA = 33,068 S.F.
 = 0,759 AC.

LEGEND

	EXISTING MONUMENT
	EXISTING IRON PIN
	PROPOSED IRON PIN
	EXISTING TREE LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED WATER SERVICE
	PROPOSED ROOF DRAIN
	PROPOSED FOOTING DRAIN
	PROP. HAY BALE/SILT FENCE
	PROPOSED SEPTIC TANK
	PROPOSED RECHARGER W/ULTRAVIOLET FILTER (ROOF DRAIN)
	TREE TO BE REMOVED

REV. 8-25-23

EROSION & SEDIMENTATION CONTROL PLAN
#1335 MAIN STREET
 PREPARED FOR
KRISTINA O'LEARY
 GLASTONBURY, CONN.

MEGSON, HEAGLE & FRIEND
 CIVIL ENGINEERS & LAND SURVEYORS, LLC
 81 RANKIN ROAD
 GLASTONBURY, CONN. 06033
 PHONE (860)-659-0587

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I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

 MARK W. FRIEND P.E. # 15818



CK. BY:	MWF
DRW. BY:	BTC
DATE:	1-12-21
SCALE:	1"=40'
SHEET	4 OF 6
MAP NO.	150-20-1ES

APPLICANT/OWNER
KRISTINA O'LEARY
1335 MAIN ST
GLASTONBURY, CONN. 06033

TOWN PLAN & ZONING COMMISSION APPROVAL

OLEARY SUBDIVISION RES. AA/GW-1

SUBDIVISION NAME KRISTINA O'LEARY

SUBDIVIDER

SUBDIVISION APPROVAL DATE PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS COMMUNITY DEVELOPMENT DIRECTOR


FILE NO. TOWN ENGINEER

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REV. 8-25-23

CONDITIONS OF APPROVAL
#1335 MAIN STREET
PREPARED FOR
KRISTINA O'LEARY
GLASTONBURY, CONN.

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

MARK W. FRIEND P.E. # 15818

OK. BY: MMF

DRW. BY: BTC

DATE: 1-12-21

SCALE: 1"=40'

SHEET 6 OF 6

MAP NO. 150-20-100A