

Ten Copies of this Application are Required

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z _____

Applicant Sean P. McGrail and Kathleen M. McGrail, Trustees

Street 64 Duffords Landing Town South Glastonbury

Phone (866)257-3250 ext. 302 E-mail smcgrail@integritymerchantsolution.com

Legal Representative (if any) Meghan A. Hope, Alter & Pearson, LLC

Address 701 Hebron Avenue, P.O. Box 1530, Glastonbury, CT 06033

E-mail mhope@alterpearson.com

Date Filed & Fee Paid _____

Date Hearing Scheduled _____

Sign Deposit Paid on _____

Sign Taken on _____

Photo of Sign Rec'd on _____

Legal Property Owner Sean P. McGrail and Kathleen M. McGrail, Trustees of the Sean P. McGrail Revocable Trust

Exact Location of Property Involved 64 Duffords Landing

If No Street #, Indicate Assessor's Key # C12/ 1930/ S0005

ZONE Rural Residence (RR)

Residential

Commercial

Under the provisions of Section 8-7, Connecticut General Statutes, the undersigned hereby appeals:

- For relief (a variance) from the restrictions imposed in Section(s) 7.1.a.2.a & 7.1.b.2.f & 7.7 of the Glastonbury Zoning Regulations.
For a special exception as provided in Section(s) 7.1.b.2.d (guest house) of the Glastonbury Zoning Regulations.
From an adverse ruling by the Building Official, Glastonbury.
For the approval required by the State of Connecticut agency named below.

Describe in detail (in the space provided on page 2 or on a separate sheet) a description of the project. State why this violates the Section (s) of the Glastonbury Zoning Regulations cited above. If requesting a variance, be specific in describing the aspect of the project which does not meet the requirement, and the amount of relief (variance) you are requesting. Include the nature of the hardship which compels this request.

If requesting a special exception, be specific in the description of the project. Include the special exception conditions the project will meet, as specified in the Regulation.

We / I hereby depose and say that all the above statements contained in any papers submitted herewith are true to the best of my knowledge and belief.

Handwritten signatures of Sean P. McGrail and Kathleen M. McGrail

Applicant

Sean P. McGrail and Kathleen M. McGrail, Trustees

02/12/2024

Date

Handwritten signatures of Sean P. McGrail and Kathleen M. McGrail

Owner, If Not Applicant

(Required)

Sean P. McGrail and Kathleen M. McGrail, Trustees

02/12/2024

Date

SEE PERTINENT INFORMATION ON NEXT PAGE

Include TEN (10) copies of everything submitted including the application and a map of the property involved. Locate all structures thereon and their relation to buildings on adjacent property and to the highway with approximate distances therefrom. Floor plans of buildings which you desire to erect or to alter must be provided in sufficient detail to make intelligent presentation of your plans. Also, include ten (10) copies of all supporting documentation.

FILING FEE OF \$185.00 tendered herewith. Applicants whose cases come under Section 14-55, 14-322, Connecticut General Statutes will be charged an additional fee to pay the cost of publication and the expenses of the public hearing.

DESCRIPTION IN DETAIL:

Please see attached narrative and plans submitted with this application.

Ten copies of this Application and all supporting documentation are required

TO: Lincoln White, Building Official/Zoning Enforcement Officer

FROM: Alter & Pearson, LLC

DATE: February 14, 2024 (*revised March 21, 2024*)

RE: Variances from §7.1.a.2.a, §7.1.b.2.f and §7.7 and for a Special Exception in Accordance with §7.1.b.2.d for Proposed Pool House/Guest House with Storage at 64 Duffords Landing, South Glastonbury, Connecticut (Sean P. McGrail and Kathleen M. McGrail, Trustees, Applicants/Owners)

Sean P. McGrail and Kathleen M. McGrail are the property owners of 64 Duffords Landing, a 1.057± acre (46,080± s.f.) parcel of land situated on the southerly side of Duffords Landing in South Glastonbury (“Site”). The Site is in the Rural Residence (RR) Zone and contains an existing two-story, 4,476± s.f. single-family home. An existing pool and patio are located to the southerly side of the house, together with an existing one-story, 12’ x 24’ (288± s.f.) pool house that is 8.8± feet to the easterly property line. The Site is bounded to the north and west by single-family residential uses and to the south by an existing farm road used by Mr. Dufford to access his farm located on the west side of Dug Road. Mr. and Mrs. Dufford also own Phase III of the River Road Subdivision which is located directly to the east of the Site. This area received approval from the Town Plan and Zoning Commission on March 3, 2020, for six (6) building lots: 81, 82, 92, 93, 102 and 107 Duffords Landing. As part of the subdivision approval the existing Duffords Landing cul-de-sac currently in front of the Site, would be relocated further to the east, in front of 102 and 107 Duffords Landing. Phase III of the River Road Subdivision is currently being excavated, in preparation for the sale of the lots.

The McGrails are proposing to remove the existing one-story, 12’ x 24’ (288± s.f.) pool house, and construct a new two-story, 1,088± s.f. Pool House/Guest House with storage – in approximately the same location. The proposed Pool House/Guest House will have a footprint of 16’ x 36’, a first floor of 576± s.f. and a second floor of 512± s.f. The first floor contains a storage area with access to both the driveway and the pool/patio area, together with a pool house. The proposed guesthouse is located on the second floor, with access provided in the southwest corner of the proposed structure. The guest house would be used by gratuitous guests of the McGrails. Note that there is an overhang proposed on the structure, that extends past the face of the building. *For additional information see the attached architectural plans prepared by Fellner Architects, and the site plans prepared by Megson, Heagle & Friend Civil Engineers & Land Surveyors, LLC.* The Applicant is requesting the following:

- relief from §7.1.a.2.a to allow for the construction of a customary accessory structure with a building face 4.2 feet from property line and a building overhang 1.5 feet from the property line, when 25 feet is required as the accessory structure is more than 15 feet tall;
- relief from §7.1.b.2.f to allow for construction of a pool house partially within the rear yard, and with a building face 4.2 feet from the easterly property line and a building overhang 1.5 feet from the easterly property line, when it is required to be in the rear yard and 15 feet from any rear or side property line;
 - *See §2.49 “Yard, Rear A yard extending across the full width of the lot and lying between the rear property line of the lot and the nearest line of the principal building”*
- Relief from §7.7 to allow for the proposed building to be considered an accessory building and not a principal building, when §7.7 indicates that any building over 15 feet shall be considered a principal

building; and

- A special exception in accordance with §7.1.b.2.d for the proposed guest house use. The Applicant acknowledges that, in accordance with §2.20, the guest house can only be used to “house domestics or gratuitous guests of the family occupying the principal dwelling on the lot.”

Please note that even with the new proposed accessory structure, the Site continues to comply with the 10% maximum lot coverage requirement. Additionally the proposed area of the accessory structure (1,088 s.f.), is below the maximum area permitted for an accessory structure on this lot (1,119 s.f.).

Regarding the above-requested variances, the hardship originates in the zoning regulation and arises directly out of the application of the regulation to the circumstances or conditions beyond the control of the Applicant. The location of the existing house limits the area for accessory structures as the house exceeds the front yard requirement in the zone by almost three times, being 140.3 feet from the front lot line, when a 50-foot front yard is required in the Rural Residence Zone. This is due in part to the location of the temporary cul-de-sac, rising topography from the front to the rear of the lot, and the gravity septic system located in front of the house. Further, existing conditions in the rear of the house limit the area for the proposed accessory structure due to the location of the existing pool and patio. Both the requested variances and special exception satisfy all requirements of §13.9 of the Regulations and the Applicant will offer evidence of compliance at the public hearing.

January 30, 2024

Zoning Board of Appeals
c/o Mr. Lincoln White, Building Official/ZEO
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Dear Mr. White:

I am writing in regards to the Zoning Board of Appeals Application for 64 Duffords Landing submitted by my neighbors, Sean and Kathleen McGrail. I reviewed the plans for the guest house and spoke to Sean about the Application. I support both the new guest house structure and its proximity to the property line.

Sincerely,

Joseph Sala
Joseph Sala
46 Duffords Landing
860-559-5350

January 30, 2024

Zoning Board of Appeals
c/o Mr. Lincoln White, Building Official/ZEO
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Dear Mr. White:

I am writing in regards to the Zoning Board of Appeals Application for 64 Duffords Landing submitted by my neighbors, Sean and Kathleen McGrail. I reviewed the plans for the guest house and spoke to Sean about the Application. I support both the new guest house structure and its proximity to the property line.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Stepnowski", with a long horizontal line extending to the right.

Michael Stepnowski
52 Duffords Landing
860-918-0726

January 30, 2024

Zoning Board of Appeals

c/o Mr. Lincoln White, Building Official/ZEO

Town of Glastonbury

2155 Main Street

Glastonbury, CT 06033

Dear Mr. White:

I am writing in regards to the Zoning Board of Appeals Application for 64 Duffords Landing submitted by my neighbors, Sean and Kathleen McGrail. I reviewed the plans for the guest house and spoke to Sean about the Application. I support both the new guest house structure and its proximity to the property line.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Blair", with a long horizontal flourish extending to the right.

Mike Blair
65 Duffords Landing
860-655-6161

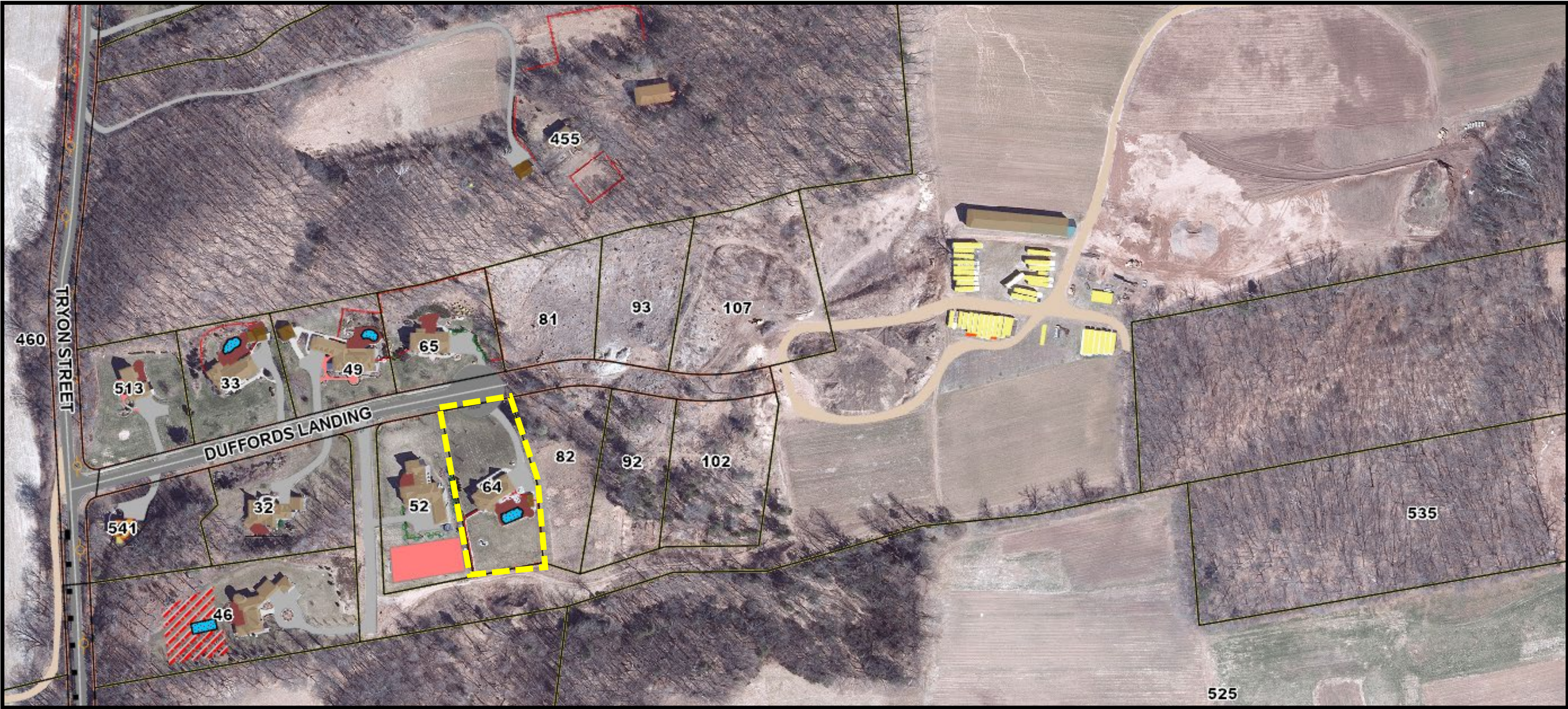
Zoning Board of Appeals
ATTN: Mr. Lincoln White, Building Official/ZEO
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Lincoln:

We are the owners of 82 Dufford's Landing, the undeveloped lot next to the McGrails' home. We reviewed the site plan, building elevations and floor plans for the ZBA Application. We have absolutely no objection to the requested variances or special exception. We support the new structure and feel that its location close to the property line and its proposed height are architecturally consistent with the neighborhood.

A handwritten signature in blue ink, appearing to read "Bill Dufford and Suzanne Dufford". The signature is written in a cursive style with a large initial "B" and "S".

Bill Dufford and Suzanne Dufford
593 Tryon Street
South Glastonbury, CT 06073





65

52

64

46

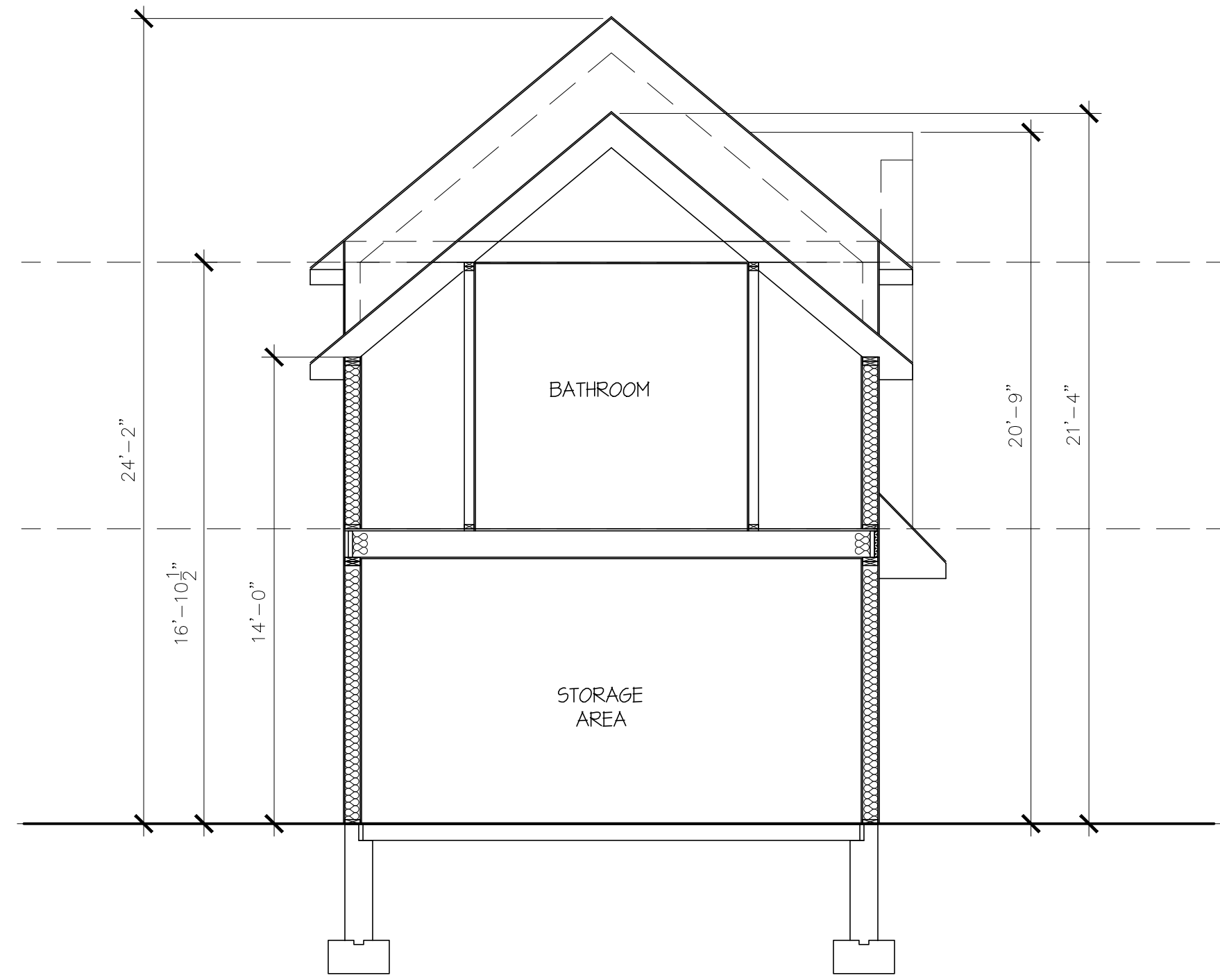
**118 Dug Road
River Road Subdivision Phase III
Under Construction**

5/2023

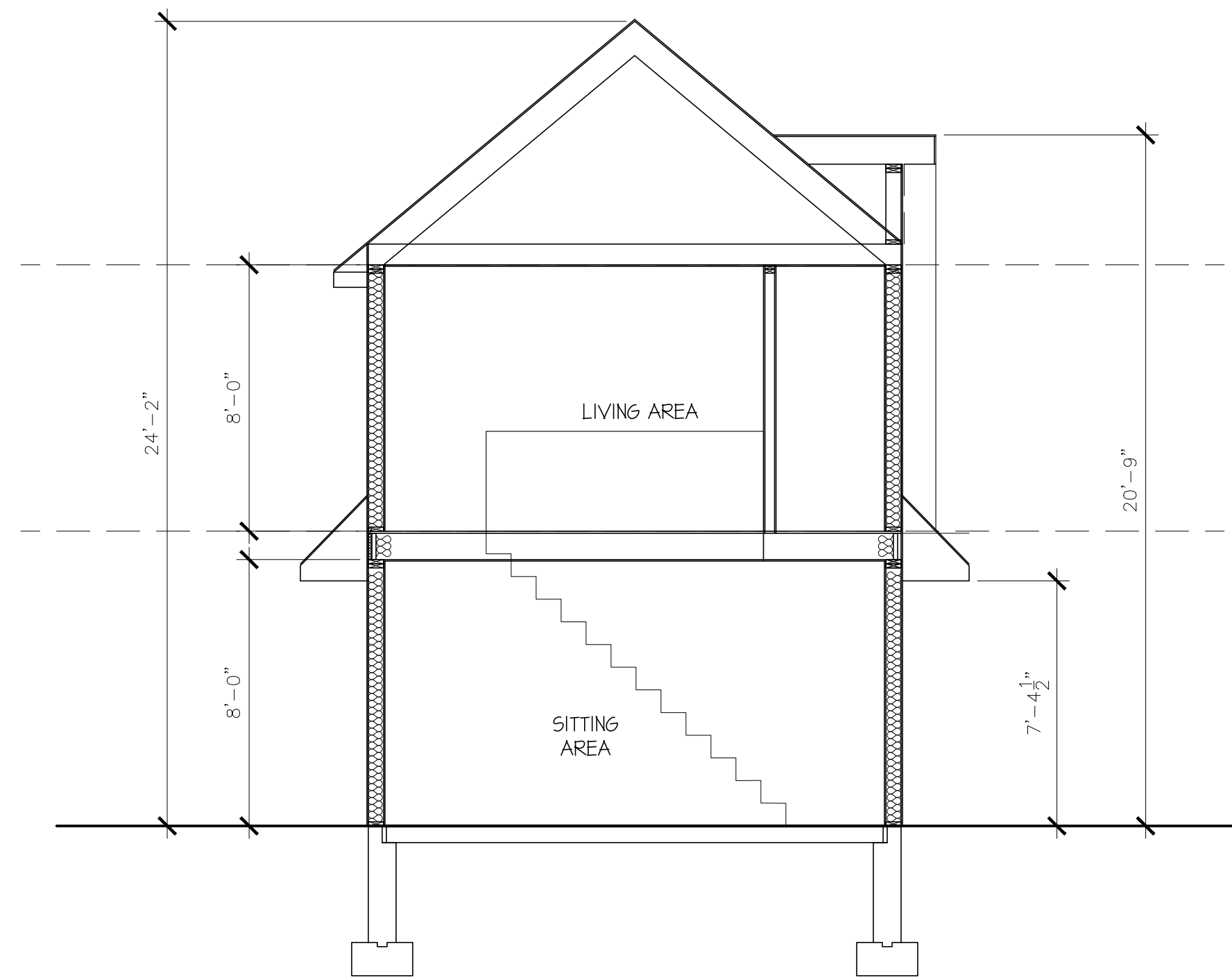
Tryon St

Duffords Landing

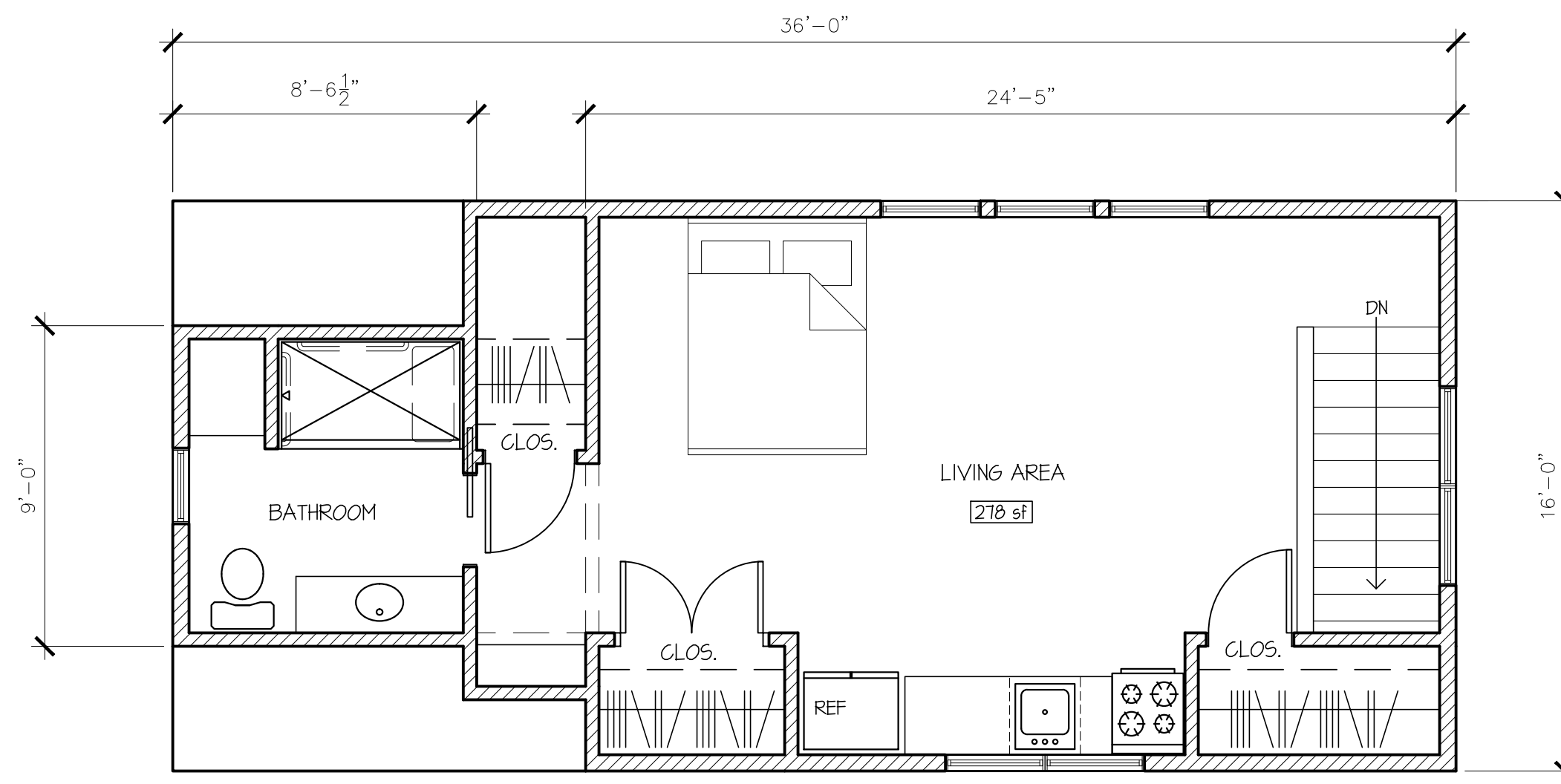
Tryon



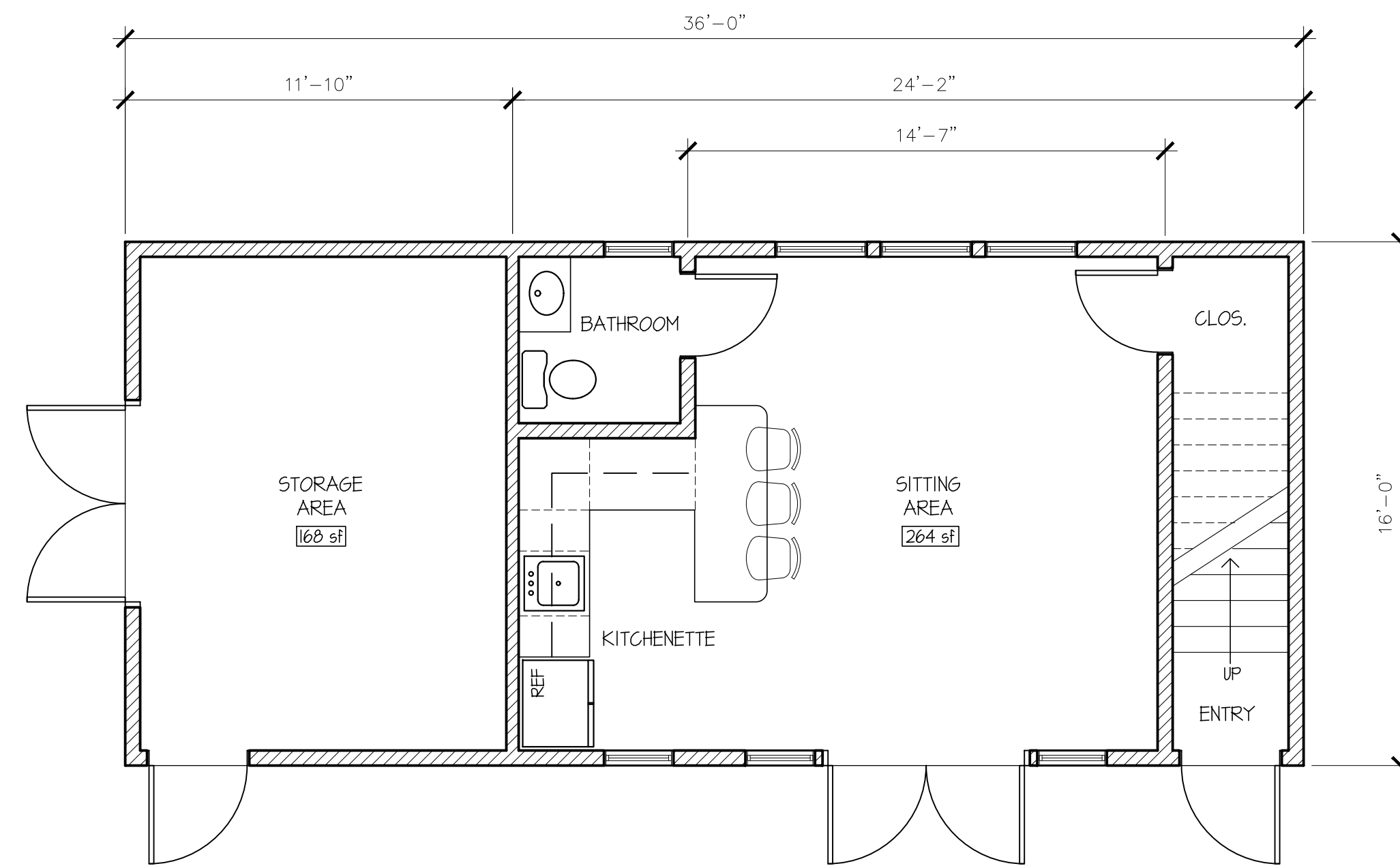
4 BUILDING SECTION
A-1.0 SCALE: 1/4"=1'-0"



3 BUILDING SECTION
A-1.0 SCALE: 1/4"=1'-0"



2 PROPOSED SECOND FLOOR PLAN
A-1.0 SCALE: 1/4"=1'-0"



1 PROPOSED FIRST FLOOR PLAN
A-1.0 SCALE: 1/4"=1'-0"

BREAKDOWN OF NEW CONSTRUCTION	
FIRST FLOOR:	576 gsf
SECOND FLOOR:	512 gsf
TOTAL ADDITION:	1,088 gsf

Approved by:
The Town of Glastonbury Zoning Board of Appeals
Final Approval: _____ Date: _____
Chairman or Secretary Signature: _____
Date of Approval: _____



382 TOWN STREET,
EAST HADDAM, CONNECTICUT 06423
TEL (860) 873-8230

McGrail Guest House
64 DUFFORDS LANDING, SOUTH GLASTONBURY, CONNECTICUT 06073
FLOOR PLANS

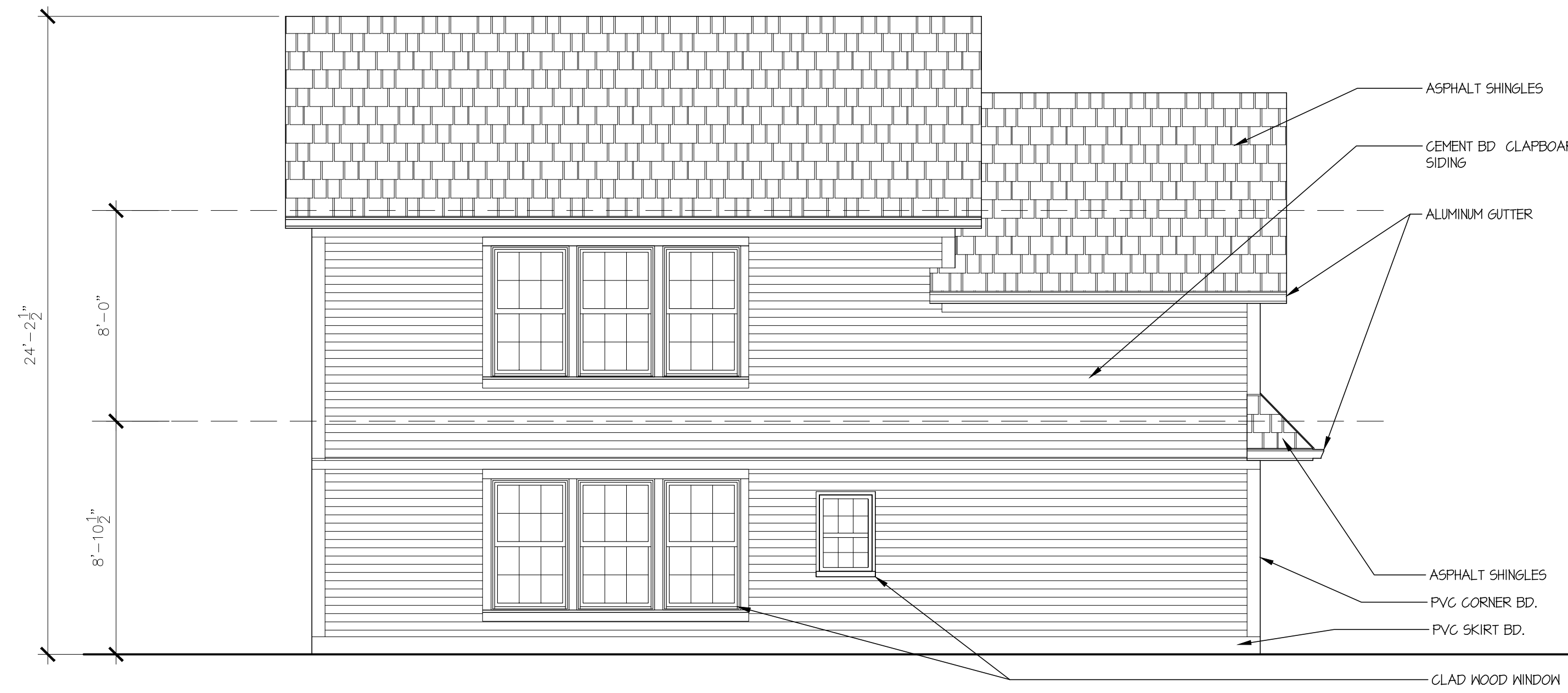
PROJECT NAME :

SHEET NAME :

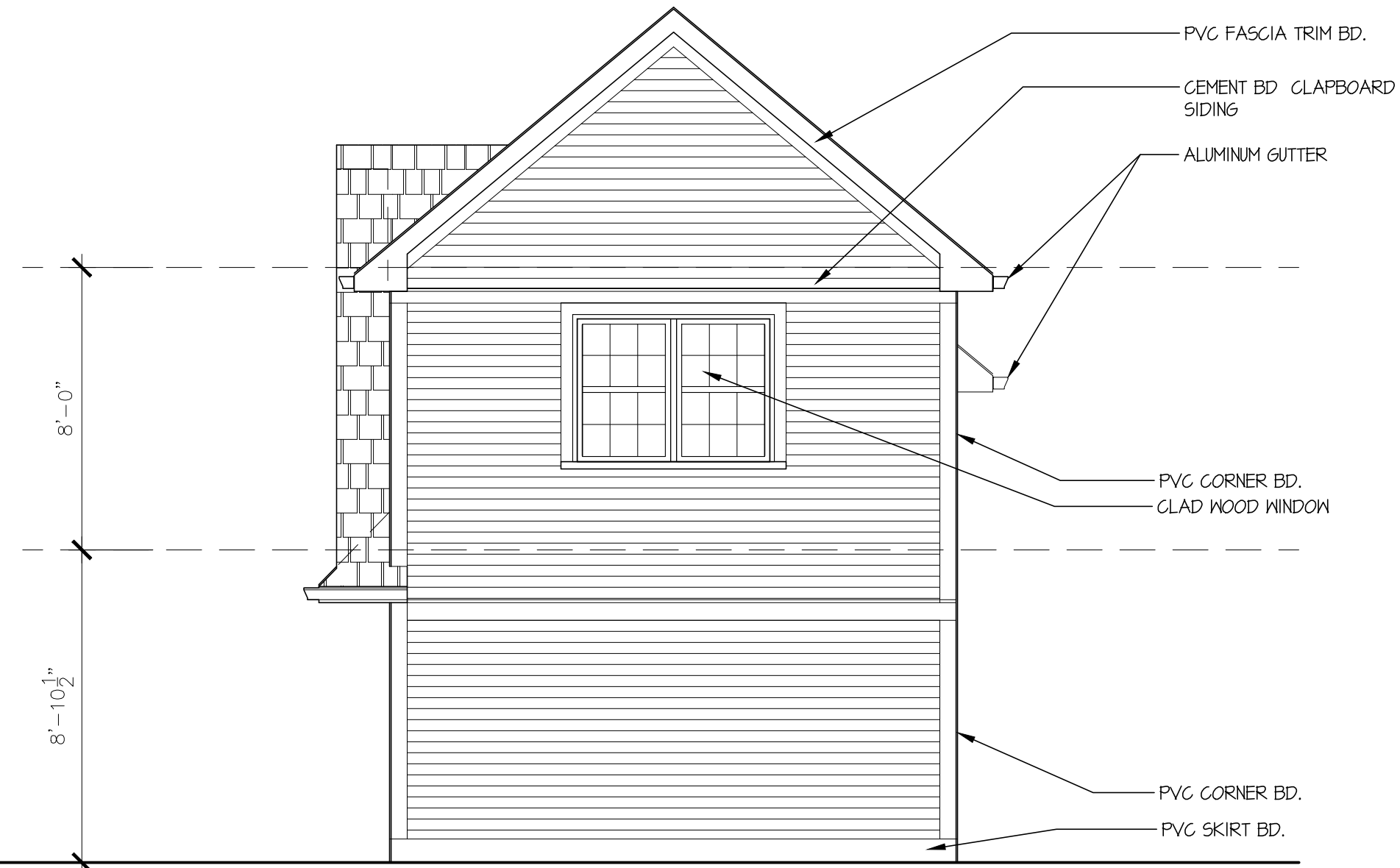


JOB NO. : 23-30
DRAWN BY: MCD
SCALE : AS NOTED
DATE : 1-24-24

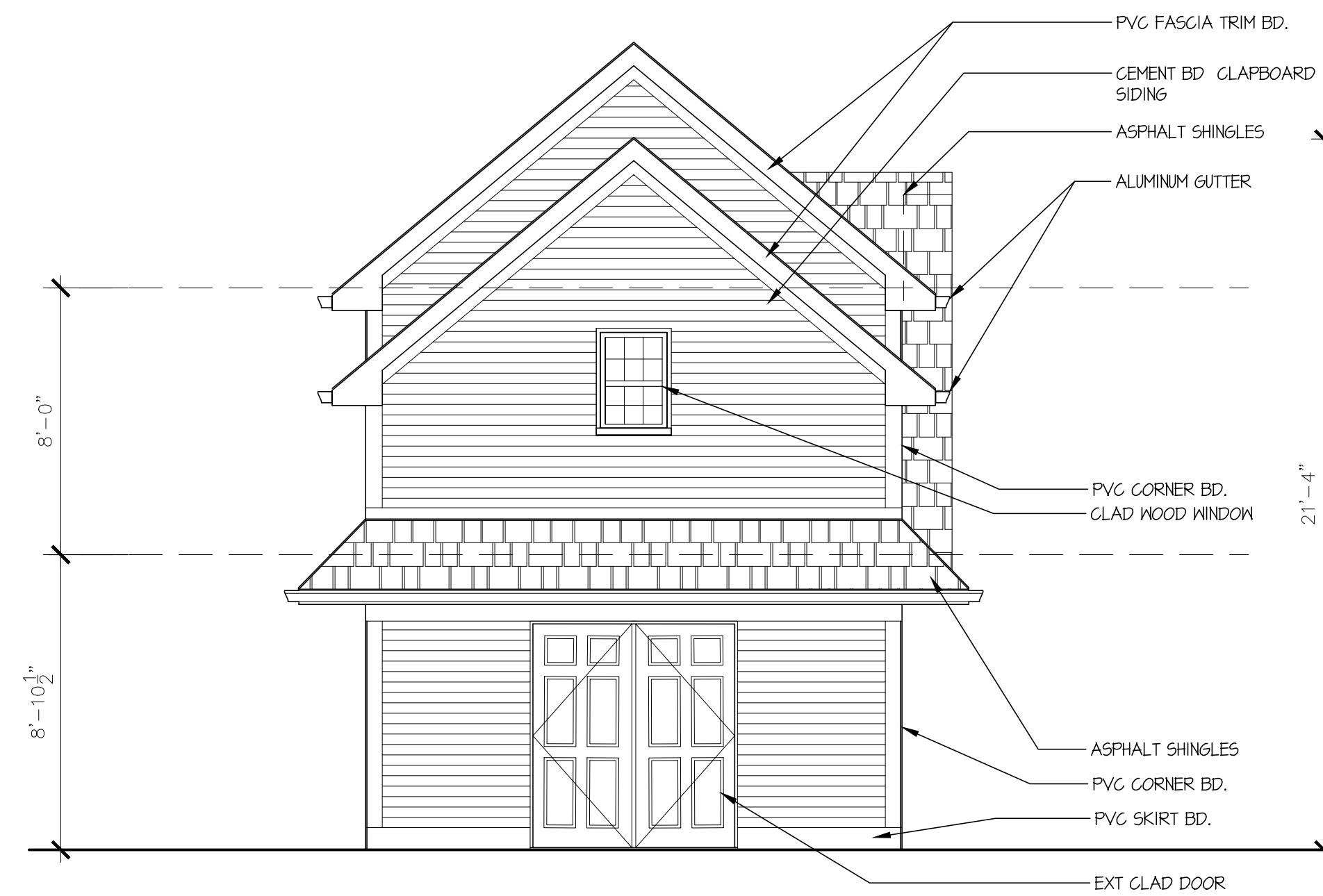
SHEET NO. : **A-1.0**



4 REAR ELEVATION
A-2.0 SCALE: 1/4"=1'-0"



3 SIDE ELEVATION
A-2.0 SCALE: 1/4"=1'-0"



2 SIDE ELEVATION
A-2.0 SCALE: 1/4"=1'-0"



1 FRONT ELEVATION
A-2.0 SCALE: 1/4"=1'-0"

Approved by :
The Town of Glastonbury Zoning Board of Appeals
Final Approval: _____ Date: _____
Chairman or Secretary Signature: _____
Date of Approval: _____



382 TOWN STREET,
EAST HADDAM, CONNECTICUT 06423
TEL (860) 873-8230

PROJECT NAME :
McGrail Guest House
64 DUFFORDS LANDING, SOUTH GLASTONBURY, CONNECTICUT 06073
SHEET NAME :
ELEVATIONS



JOB NO. : 23-30
DRAWN BY: MCD
SCALE : AS NOTED
DATE : 1-24-24

SHEET NO. :
A-2.0

M.L.S.S. CALCULATIONS NOT REQUIRED
RESTRICTIVE LAYER GREATER THAN 60".

PROP. SANITARY SYSTEM DESIGN

NUMBER OF BEDROOMS	5
PERCOLATION RATE	5.2 MIN./IN.
ABSORPTION AREA REQUIRED	742.50 S.F. (MIN.)
USE 6" DIA. DRYWELLS @ 31.4 S.F./V.F.	23.7 V.F. REQ'D
USE 4 DRYWELLS @	6.0 L.F. EACH
SEPTIC TANK CAPACITY	1500 GAL. (MIN.)
SEPTIC TANK CAPACITY TO BE INCREASED BY 250 GALLONS IF A GARBAGE DISPOSAL IS INSTALLED.	

PROP. SANITARY SYSTEM ELEVATIONS

TOP OF DRYWELL	82.5	82.5	82.5	82.5
BOTTOM OF DRYWELL	76.5	76.5	76.5	76.5
FL DISTRIBUTION LINE	81.7	MIDLEVEL	81.7	MIDLEVEL
DISTRIBUTION BOX OUTLET	82.20			
DISTRIBUTION BOX INLET	82.40			
SEPTIC TANK OUTLET	82.50			
SEPTIC TANK INLET	82.75			
FL 4" PVC @ FDN. WALL	83.42			
TOP OF FOUNDATION	88.00			
BASEMENT FLOOR	80.3±			
TOP OF SEPTIC TANK	83.5±			
BOTTOM OF DRYWELLS SHALL NOT EXCEED 8 FT. BELOW FINISHED GRADE.				

VERIFY FOUNDATION DIMENSIONS PRIOR TO CONSTRUCTION

EXISTING D.BOX LOCATION AND ELEVATION NEED TO BE CONFIRMED PRIOR TO INSTALLATION OF POOL/GUEST HOUSE SANITARY LINE.

PROP. POOL/GUEST HOUSE CONNECTION

DISTRIBUTION BOX INLET	82.40 (MATCH EXIST)
SEPTIC TANK OUTLET	83.50
SEPTIC TANK INLET	83.75
FL 4" PVC @ FDN. WALL	85.20

B100 A CODE COMPLYING RESERVE AREA

NUMBER OF BEDROOMS EXISTING HOUSE	5 (660 S.F./REQ.)
NUMBER OF BEDROOMS GUEST HOUSE	1 (137.50 S.F./REQ.)
TOTAL ABSORPTION AREA REQUIRED	795.50 S.F.
USE 1 ROW OF 48" HIGH CONCRETE GALLERIES @	88 L.F. (9.2S.F./L.F.)

SOIL DATA

TEST PIT #108 DATE: 3-22-06 GROUND WATER: NONE MOTTLING: NONE MATERIAL: 0.0 - 0.3' TOPSOIL 0.3 - 2.9' LOAMY SILT 2.9 - 4.1' MEDIUM SAND WITH GRAVEL 4.1 - 7.8' FINE SAND 7.8 - 8.8' FINE SAND WITH GRAVEL	PERC. #06-8P DATE: 4-3-06 DEPTH: 3.3' RATE: 5.2 MIN./IN.	PERC. #06-8R DATE: 4-3-06 DEPTH: 3.3' RATE: 5.2 MIN./IN.	M.L.S.S. CALCULATIONS NOT REQUIRED, RESTRICTIVE LAYER GREATER THAN 60".
TEST PIT #109 DATE: 3-22-06 GROUND WATER: NONE MOTTLING: NONE MATERIAL: 0.0 - 0.6' TOPSOIL 0.6 - 4.6' LOAMY SILT 4.6 - 8.4' MEDIUM SAND WITH GRAVEL			
TEST PIT #110 DATE: 3-22-06 GROUND WATER: NONE MOTTLING: NONE MATERIAL: 0.0 - 3.2' LOAMY SILT 3.2 - 4.8' SAND & GRAVEL 4.8 - 5.8' SANDY SILT 5.8 - 7.6' GRAVELLY SAND 7.6 - 8.8' CLAYEY SAND			

REFERENCE MADE TO MAP TITLED:
"LOT 8 DUFFORDS LANDING PREPARED FOR KEYSTONE BUILDERS & DEVELOPMENT
GLASTONBURY, CONN." BY MEGSON & HEAGLE C.E.&L.S., LLC GLASTONBURY, CONN.
DATE: 4-15-11 REV. 6-11-12 SCALE: 1"=40' MAP NO. 16-11-1

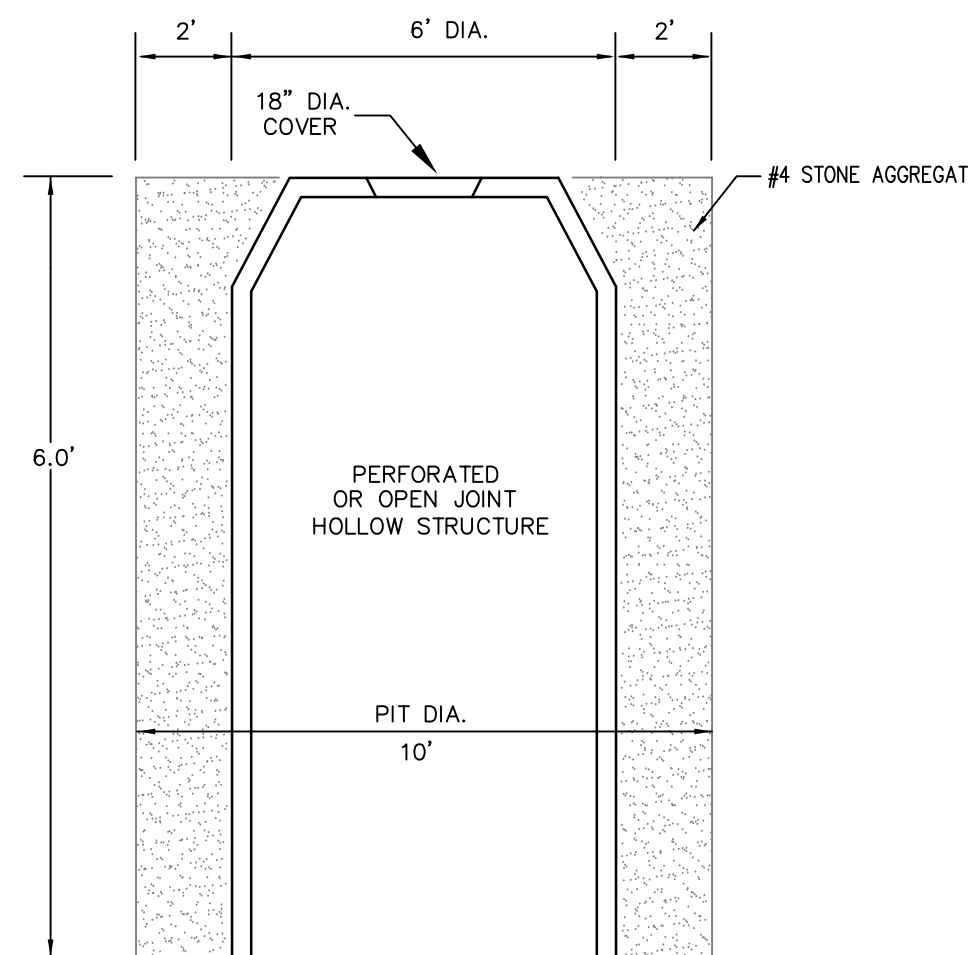
NOTE: VARIANCE REQUIRED FROM SIDE YARD SETBACK FOR CONSTRUCTION OF POOL HOUSE
POOL/GUEST HOUSE
REQUIRED: 25' PROPOSED 4.2' (TO BLDG.)
1.5' (TO ROOF O.H.)

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

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

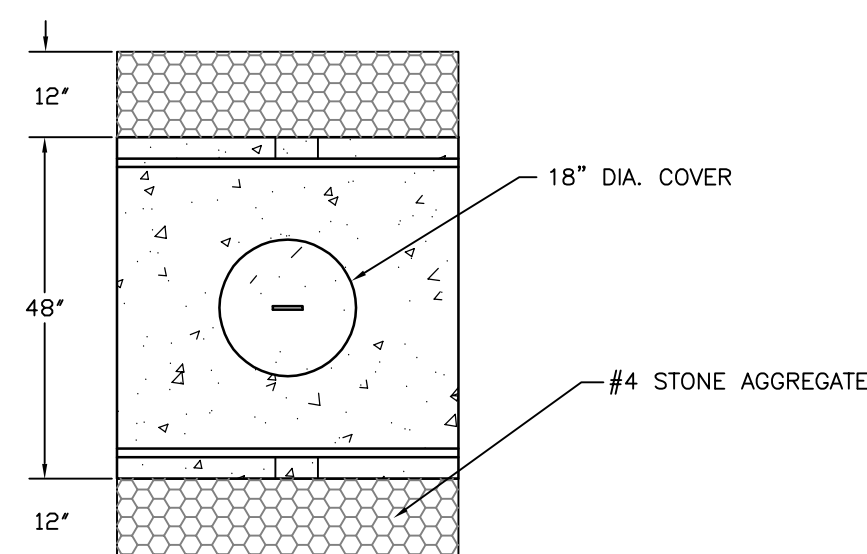
TYPE OF SURVEY: LIMITED PROPERTY SURVEY - ZONING LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A-2

Sande E. Aeschliman
SANDS E. AESCHLIMAN L.S. # 14201

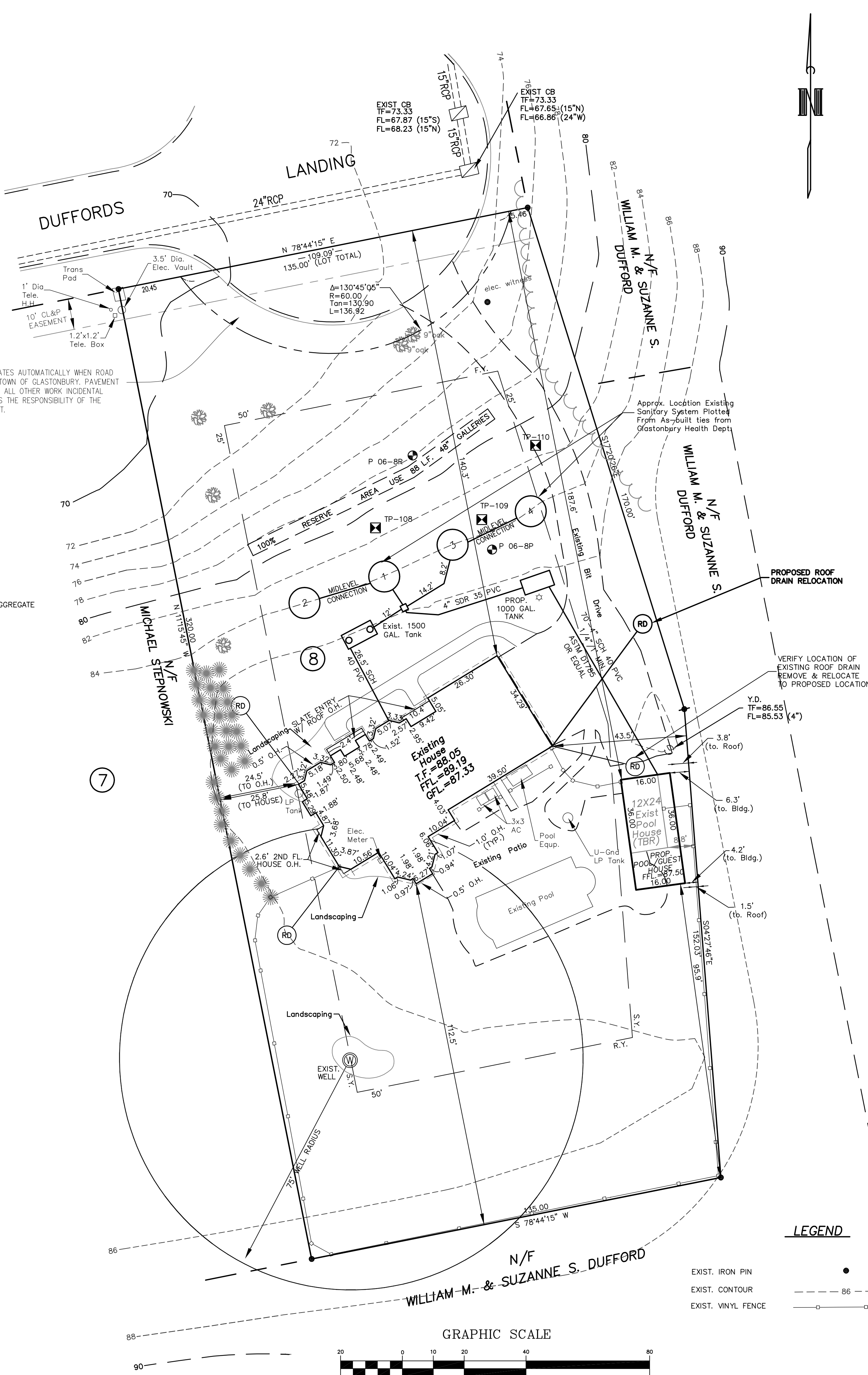


PROP. SANITARY SYSTEM LEACHING DRYWELL DETAIL
NOT TO SCALE

TEMPORARY R.O.W. WHICH TERMINATES AUTOMATICALLY WHEN ROAD EXTENSION IS ACCEPTED BY THE TOWN OF GLASTONBURY. PAVEMENT REMOVAL, GRADING, SEEDING, AND ALL OTHER WORK INCIDENTAL TO REMOVING THE CUL-DE-SAC IS THE RESPONSIBILITY OF THE DEVELOPER EXTENDING THE STREET.



PROP. 48" GALLERY DETAIL
NOT TO SCALE



HOUSE SITE DEVELOPMENT

PLAT PLANS FOR EACH LOT SHALL INDICATE PROPOSED SEDIMENTATION AND EROSION CONTROLS. THE PROPOSED HOUSE LOCATION, LOT GRADING, LIMIT OF TREE CLEARING, DRIVEWAY DESIGN, AND SITE DRAINAGE PLAN SHALL ALSO BE SHOWN. THESE PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN.

ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. SHOULDER SEED BED PREPARATION SHOULD FOLLOW THE GENERAL NOTES PROVIDED. HAY BALES OR FILTER FABRIC SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. DRIVEWAY ROADSIDES SHALL BE STABILIZED WITH COMPACTED ROAD AGGREGATE AS SOON AS POSSIBLE.

TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE REGRADING. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIALS (I.E. HAY BALES AND/OR FILTER FABRIC FENCE).

ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS. PROPOSED LEACHING SYSTEM AREAS MUST NOT BE IMPACTED BY VEHICULAR TRAFFIC OR UTILIZED AS PARKING AREAS. DEVELOPMENT OF SEWAGE DISPOSAL LEACHING AREAS SHOULD BE STAGED TO FOLLOW HOUSE SITE PREPARATION. ONLY THE PRIMARY LEACHING SYSTEM NEED BE CLEARED OF EXISTING VEGETATION IN COORDINATION WITH THE APPROVED SEPTIC SYSTEM DESIGN. RESERVE AREAS SHOULD REMAIN UNALTERED IF SITE CONDITIONS PERMIT.

PLEASE NOTE-THE BUILDER/OWNER IS RESPONSIBLE FOR ALL CONDITIONS OF SUBDIVISION APPROVAL RELATING TO THIS LOT. PLEASE REVIEW THE APPROVED SUBDIVISION ON FILE IN THE TOWN CLERK'S OFFICE SO AS TO BE AWARE OF ALL CONDITIONS OF APPROVAL.

THE BUILDING LOT SHALL BE LOAMED, SEEDED AND MULCHED WITH STRAW PRIOR TO ISSUANCE OF A C.O. IF THE SEASON DOES NOT PERMIT SEEDING - THEN THE LOT MUST BE STABILIZED WITH STRAW OR NETTING TO PREVENT WIND AND SPRING EROSION. THE ENVIRONMENTAL PLANNER WILL CHECK LOTS FOR NONCOMPLIANCE WITH EROSION CONTROLS AND STABILIZATION REQUIREMENTS. IF NECESSARY, THE C.O. WILL BE WITHHELD UNTIL THE LOT IS DEEMED STABLE.

PLEASE NOTE - THE BUILDER/OWNER IS RESPONSIBLE FOR ALL EROSION CONTROL AND STABILIZATION REQUIREMENTS. PLEASE REVIEW THE APPROVED PLOT PLAN FOR EROSION CONTROL REQUIREMENTS INDICATED IN YELLOW.

CONTOURS TAKEN FROM REFERENCED SUBDIVISION TOPOGRAPHIC MAPS. ALL PROPOSED ELEVATIONS ARE IN RELATION TO CONTOURS SHOWN. FINAL ELEVATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT. VERIFY ALL GRADES IN FIELD.

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

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.

HEALTHY MATURE TREES SHALL BE PRESERVED AND SAVED WHEN POSSIBLE. SAID TREES SHALL BE PROTECTED WITH THE USE OF HIGH VISIBILITY CONSTRUCTION FENCE DURING CONSTRUCTION OR OTHERWISE PROTECTED AS REQUIRED BY STAFF. PLOT PLANS SHALL INDICATE SPECIMEN TREES IN AND AROUND THE LOT DEVELOPMENT AREA.

INSTALLATION OF SOIL EROSION AND SEDIMENTATION CONTROL AND STABILIZATION MEASURES SHALL BE THE PERMITTEE'S RESPONSIBILITY. ONCE INSTALLED THESE MEASURES SHALL THEN BE INSPECTED BY THE ENVIRONMENTAL PLANNER PRIOR TO LAND DISTURBANCE ACTIVITIES. AFTERWARDS IT THEN SHALL BE THE PERMITTEE'S RESPONSIBILITY TO INSPECT CONTROL MEASURES DURING, AND IMMEDIATELY FOLLOWING, SUBSTANTIAL STORM EVENTS AND MAINTAIN AND/OR REPLACE THE CONTROL MEASURES, WHEN NEEDED, ON A REGULAR BASIS UNTIL SITE IS VEGETATIVELY STABILIZED. HAY BALES SHALL BE REPLACED EVERY 60 DAYS. THE ENVIRONMENTAL PLANNER IS HEREBY AUTHORIZED TO REQUIRE ADDITIONAL SOIL EROSION AND SEDIMENT CONTROLS AND STABILIZATION MEASURES TO ADDRESS SITUATIONS THAT ARISE ON THE SITE.

DRY WELLS SHALL BE DESIGNED AND INSTALLED TO FACILITATE THE ROOF RUNOFF IN ORDER TO ATTENUATE INCREASED FLOWS TO DOWNGRADIENT RECEIVING WATER AND PROVIDE RECHARGE TO THE GROUNDWATER. SUCH DRY WELL DESIGN SHALL APPEAR ON THE SITE PLAN SUBMITTED FOR A BUILDING PERMIT. AN AS-BUILT STATEMENT FROM THE CONTRACTOR THAT CONSTRUCTED THE DRY WALLS SHALL BE REQUIRED FOR OBTAINING A CERTIFICATE OF OCCUPANCY.

TREE STUMPS AND BLASTED ROCK SHALL NOT BE BURIED AT THE SITE.

METAL WASTE CONTAINERS SHALL BE PROVIDED AT THE SITE TO FACILITATE THE COLLECTION OF REFUSE MATERIAL GENERATED FROM CONSTRUCTION ACTIVITIES. SUCH MATERIAL SHALL NOT BE BURIED OR BURNED AT THE SITE.

UNDERGROUND FUEL STORAGE TANKS SHALL BE PROHIBITED TO REDUCE THE POTENTIAL CONTAMINATION TO WETLANDS, WATERCOURSES, AND GROUNDWATER RESOURCES.

IN ORDER TO PROTECT THE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS OF THE WETLANDS AND WATERCOURSES AND WATER QUALITY, THE FOLLOWING CONDITIONS SHALL APPLY:

- PESTICIDES AND HERBICIDES SHALL NOT BE DISPOSED OF WITHIN THE DESIGNATED CONSERVATION EASEMENT AREAS;
- PESTICIDES AND HERBICIDES SHALL ONLY BE APPLIED BY HOMEOWNERS UTILIZING BEST MANAGEMENT PRACTICES FOR INTEGRATED PEST MANAGEMENT; AND
- THE DEVELOPER AGREES TO RECITE THESE CONDITIONS IN THE DEEDS TO THE INDIVIDUAL RESIDENTIAL PROPERTIES.

ZONING CHART-PROPOSED POOL/GUEST HOUSE

ZONE: RURAL RESIDENCE

REQUIRED	PROVIDED
F.Y.	50' 187.6'
S.Y.	25' 4.2' (TO BLDG. VARIANCE REQUIRED) 1.5' (TO ROOF O.H. VARIANCE REQUIRED)
R.Y.	50' 95.9'

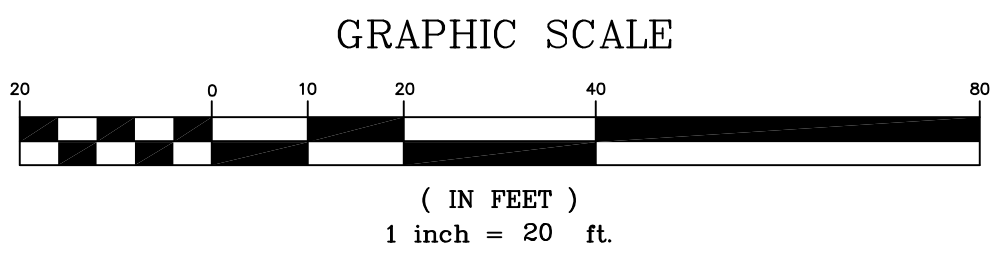
LOT COVERAGE: 10% MAXIMUM = .1(46,080) S.F. = 4,608 S.F.
PRINCIPAL STRUCTURE: 3,165 S.F.
EXIST. POOL HOUSE (TO BE REMOVED): 288 S.F.
PROP. POOL/GUEST HOUSE: 850 S.F.
TOTAL PROPOSED COVERAGE = 4,015 S.F. (8.7%)

ACCESSORY STRUCTURE S.F. 25% (4476) = 1,119 S.F. ALLOWED
POOL HOUSE: 408 S.F.
STORAGE: 168 S.F.
GUEST HOUSE: 512 S.F.
1088 S.F. (PROPOSED)

LOT AREA = 46,080 S.F. 1.057 AC.

LEGEND

- EXIST. IRON PIN
- EXIST. CONTOUR
- EXIST. VINYL FENCE



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

Johathan H. Sczurek
JOHATHAN H. SCZUREK P.E. # 26858

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

PROPOSED POOL/GUEST HOUSE
#64 DUFFORDS LANDING
PREPARED FOR
SEAN MCGRAIL
GLASTONBURY, CONN.

CK. BY: JHS
DRW. BY: PEJ
DATE: 2-7-23
SCALE: 1"=20'
SHEET 1 OF 1
MAP NO. 86-23-1PH

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