

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 Daniel A. Pennington

Name Town of Glastonbury

Address 2155 Main St  
Glastonbury CT

Address same

Telephone 860-652-7736

Telephone \_\_\_\_\_

Fax 860-652-7734

Fax \_\_\_\_\_

**Location of proposed use  
(include street address  
if applicable)**

1287 Main Street, Town Cider Mill Property  
along frontage of existing livestock pens

**Zoning District of proposal**

Flood Zone / Residence AA

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

Installation of a new drainage outfall with grass swale discharging  
to Holland Brook Flood Zone in support of sidewalk installation  
on the west side of Route 17 / Main Street.

Signature \_\_\_\_\_  
Applicant or Authorized Representative

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

Date \_\_\_\_\_

Date \_\_\_\_\_

**SECTION 4.11 (FLOOD ZONE) SPECIAL PERMIT  
CONSTRUCTION NEW SIDEWALK ON MAIN ST PHASE 3C  
WTH REALIGNMENT OF RTE 17  
MEETING DATE : OCTOBER 1, 2024**

**PUBLIC HEARING # 1**  
10/1/24 AGENDA

**Address:** 1287 Main Street

**To:**  
Town Plan and Zoning Commission

**From:**  
Office of Community Development Staff

**Memo Date:** 9/25/24

**Zoning District:**  
Flood Zone & Residence AA

**Applicant / Owner:**  
Dan Pennington, Town Engineer/Town of Glastonbury

**PROJECT DESCRIPTION**

The construction of a 5ft wide new sidewalk on the west side of Main Street from the intersection of Red Hill Dr/Chestnut Hill Rd to the Cider Mill. Approximate length of the proposed sidewalk is 1360 ft and the project will include realignment of Rte 17 on the east side of the roadway.

This sidewalk construction project is in keeping with the Plan of Conservation and Development Town-wide Transportation goal #6 which calls for implementation of the comprehensive sidewalk construction program to eliminate gaps in the sidewalk network. The sidewalk construction project is being funded by State LOTCIP grant.

**REVIEW**

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- Site Plans

**PROPOSAL**

Applicant is proposing installing a new drainage outfall with grass swale with in the Holland Brook Flood Zone. Proposed drainage structures will be installed on the west side of Route 17/Main Street to support drainage of newly proposed sidewalk.

**EARTHWORK COMPUTATIONS**

Applicant is proposing 13.21 cubic yard of cut and 10.72 cubic yard of fill to construct the proposed drainage improvements. This will be net negative increase of 2.50 cubic yards.

**PLANNING AND ZONING ANALYSIS**

The proposed development meets all the requirements of the Building-Zone Regulations for Section 4.11 Flood Zone. The work within the 100 year flood plain is minimal and will have no negative impact on the flood plain or effect the storage capacity.



# Town of Glastonbury

COMMUNITY DEVELOPMENT • (860) 652-7510 • [planning@glastonbury-ct.gov](mailto:planning@glastonbury-ct.gov)

TOWN PLAN AND ZONING COMMISSION

SECTION 4.11 FLOOD ZONE SPECIAL PERMIT

DRAFT MOTION

TOWN OF GLASTONBURY  
C/O DANIEL A. PENNINGTON  
2155 MAIN STREET  
GLASTONBURY, CT 06033

RE: 1287 Main St Main Street Sidewalks Phase 3 C

MOVED, that the Town Plan & Zoning Commission approve the application of Town of Glastonbury for a Section 4.11 Flood Zone Special Permit for construction of sidewalks on Main Street Phase 3 C – 1287 Main Street – Residence AA & Flood Zone – Town of Glastonbury, owner, in accordance with the plans on file with the Office of Community Development and the following conditions:

In compliance with:

- a. Conservation Commission Recommendation to TPZ memo dated, September 17, 2024
2. Adherence to:
  - a. The Health Department memorandum dated September 23, 2024.
  - b. The Engineering Department memorandum dated September 25, 2024.
  - c. The Police Department memorandum dated September 24, 2024.
  - d. The Fire Marshal memorandum dated September 24, 2024.
3. With the following conditions:
  - a. Prior to starting the work applicant shall file motion of approval and Site Plan on the land records of the Town Clerk.
  - b. Prior to starting the work applicant shall file (1) paper copies of finalized approved plans to be filed in the Office of Community Development.
  - c. Prior to starting the work applicant shall submit pdf digital copy of the finalized approved plans to the Office of Community Development.
  - d. 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.
  - e. Prior to starting the work applicant shall have preconstruction meeting with Town Staff to discuss construction sequence and schedule.

TOWN PLAN & ZONING COMMISSION


October 1, 2024

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ROBERT J. ZANLUNGO

**CONSERVATION COMMISSION RECOMMENDATION**

To: Town Plan & Zoning Commission

From: Suzanne Simone, Environmental Planner 

Date: September 17, 2024

Re: Recommendation to the Town Plan & Zoning Commission: Flood Zone  
Main Street sidewalk project  
Between Red Hill Drive and Chestnut Hill Road

MOVED at the September 12, 2024 regular meeting of the Conservation Commission:

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 4.11 (Flood Zone) Special Permit for Town of Glastonbury for construction of a new storm water drainage discharge associated with the Main Street sidewalk project, in the vicinity of 1287 Main Street, in accordance with plans entitled "Town of Glastonbury Main Street Sidewalk, Phase 3C, located between Red Hill Drive and Chestnut Hill Rd and Cider Mill Property, Dated July 7, 2024" 12 Sheets and in compliance with the following stipulations:

1. Permittee is responsible for the proper installation and consistent monitoring of the sediment and erosion controls and stabilization measures. Permittee or designee shall inspect the sediment and erosion controls and stabilization measures within 24 hours prior to a forecasted rain event, and within 24 hours of the end of a weather event producing a rainfall amount of 0.5 inch or greater. Necessary erosion control repairs shall be completed within 48 hours of inspection.
2. Site work shall be conducted in low flow conditions. The dewatering plan shall adhere to best management practices to prevent downstream erosion and sedimentation.

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# Town of Glastonbury

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

## Memo

September 23, 2024

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

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

**Re:** Flood Zone Special Permit in support of sidewalks

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This office has received information about the drainage infrastructure planned in support of sidewalks on the west side of Route 17/Main Street.

No public health impact is anticipated with the work, and approval with respect to CT Public Health Code is forwarded for Commission consideration.

September 25, 2024

**MEMORANDUM**

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

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

Re: Section 4.11 Flood Zone Permit Application Materials  
Main Street Sidewalk Project Phase 3C  
LOTICIP Project L053-0006, PW-1213

Enclosed please find one copy of plans and Section 4.11 Flood Zone permit application materials associated with the Main Street Sidewalk Phase 3C project. This project involves the construction of 5-foot-wide concrete sidewalk along the west side of Main Street / Route 17 between Chestnut Hill Road and the Town-owned Cider Mill property located at 1287 Main Street, and includes realignment of a portion of Route 17 in order to accommodate the proposed sidewalk.

There are flood zone impacts associated with the project due to a new storm drainage discharge that is proposed on the Town cider mill property within state wetlands and floodplain associated with Holland Brook. There is no existing enclosed drainage system on Route 17 in this area, as such stormwater currently enters Holland Brook untreated through existing paved leak-offs in the vicinity of the bridge. We believe that the proposed drainage system with sumps and grass channel discharge will provide a net improvement in water quality in this area while also improving the roadway drainage characteristics. The project has also been designed to ensure no loss of flood storage within the floodplain of Holland Brook and the improvements will not have an adverse impact on floodway function as required by the Town Flood Zone regulations.

cc: Stephen M. Braun, Assistant Town Engineer



# 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: 09/24/2024

RE: Main St/ RT 17 Drainage project in support of sidewalks.

Members of the Police Department have reviewed the application and plans regarding a special permit for installation of a drainage outfall on RT 17/ Main St. The Police Department has no objection to the proposal.

MSP/ns





# Town of Glastonbury

FIRE MARSHAL'S OFFICE • (860) 652-7526 • [FireMarshal@glastonbury-ct.gov](mailto:FireMarshal@glastonbury-ct.gov)

TO: Gary Haynes; Planner

FROM: Michael Makuch; Fire Marshal

DATE: September 24, 2024

RE: October 1, 2024 TP&Z Meeting-Special permit Main St.

The Fire Marshal's Office has done a review of submission and has determined that the application for a Section 4.11 Flood Zone Special Permit does not impact fire codes and thus, this office has no jurisdiction.

Respectfully,

*MMakuch*

Michael Makuch  
Fire Marshal

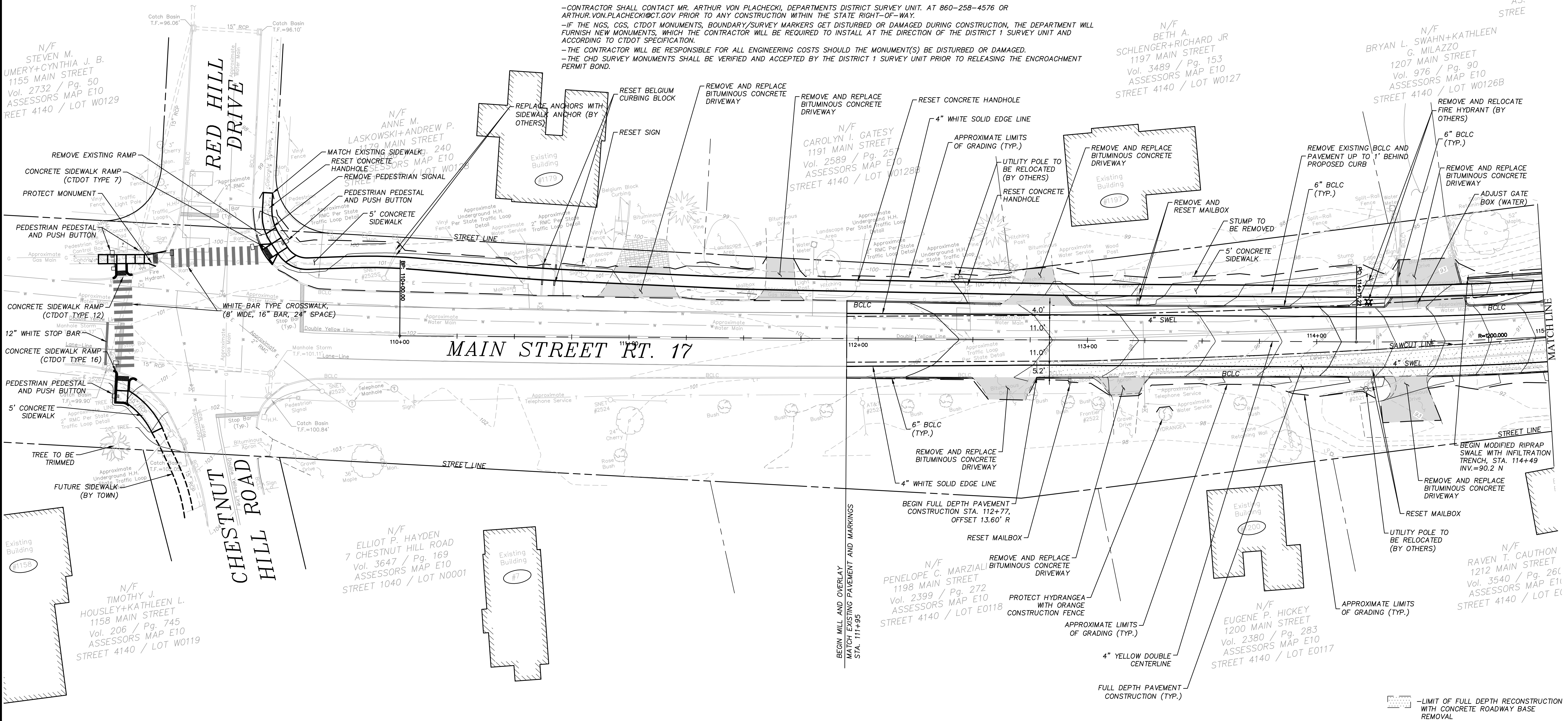


FILE: H:\DWG\Streets\Map\_S\PW-1213 Main St Sidewalk Phase 3C RT17 Realignment 1/2024.dwg USER: Mckeanse-Ansch DATE: 8/6/2024

**CONSTRUCTION NOTES:**

- PAVEMENT SHALL BE SAWCUT AT ALL PROJECT LIMIT LINES SHOWN ON THE PLAN.
- ALL PROPOSED PAVEMENT MARKINGS SHALL BE EPOXY RESIN MARKINGS AND SHALL BE INLAID TO MATCH EXISTING PAVEMENT MARKINGS ON ROUTE 17.
- ALL MANHOLES, WATER GATES, AND GAS GATES SHALL BE RESET AS REQUIRED TO BE FLUSH WITH THE FINISHED GRADE SURFACES.
- REMOVE/RESET MAILBOX, REMOVE/RESET HITCHING POST, REMOVE/RESET CURB BLOCK, AND REMOVE/RESET SIGN WILL BE PAID FOR UNDER THE LS UNIT PRICE OF ITEM #0202000-CLEARING AND GRUBBING
- MAILBOXES SHALL BE RELOCATED TO THE NEW CURB LINE BY THE CONTRACTOR AS REQUIRED AND AS SHOWN ON THE PLANS. CONTRACTOR SHALL ENSURE THAT ADEQUATE TEMPORARY PROVISIONS FOR MAIL DELIVERY ARE MADE TO ABUTTERS DURING CONSTRUCTION.
- SEE SEPARATE PLAN FOR TRAFFIC SIGNAL IMPROVEMENTS AT THE INTERSECTION OF ROUTE 17 WITH CHESTNUT HILL ROAD AND RED HILL DRIVE.
- REGARDING THE PROTECTION OF STATE MONUMENTS:  
 -CONTRACTOR SHALL CONTACT MR. ARTHUR VON PLACHECKI, DEPARTMENTS DISTRICT SURVEY UNIT. AT 860-258-4576 OR ARTHUR.VON.PLACHECKI@CT.GOV PRIOR TO ANY CONSTRUCTION WITHIN THE STATE RIGHT-OF-WAY.  
 -IF THE NGS, CGS, CTDOT MONUMENTS, BOUNDARY/SURVEY MARKERS GET DISTURBED OR DAMAGED DURING CONSTRUCTION, THE DEPARTMENT WILL FURNISH NEW MONUMENTS, WHICH THE CONTRACTOR WILL BE REQUIRED TO INSTALL AT THE DIRECTION OF THE DISTRICT 1 SURVEY UNIT AND ACCORDING TO CTDOT SPECIFICATION.  
 -THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL ENGINEERING COSTS SHOULD THE MONUMENT(S) BE DISTURBED OR DAMAGED.  
 -THE CHD SURVEY MONUMENTS SHALL BE VERIFIED AND ACCEPTED BY THE DISTRICT 1 SURVEY UNIT PRIOR TO RELEASING THE ENCROACHMENT PERMIT BOND.

BAR  
12  
Vol  
AS:  
STREE



N/F STEVEN M. UMERY+CYNTHIA J. B. 1155 MAIN STREET Vol. 2732 / Pg. 50 ASSESSORS MAP E10 REET 4140 / LOT W0129  
 N/F ANNE M. LASKOWSKI+ANDREW P. 1179 MAIN STREET Vol. 240 ASSESSORS MAP E10 LOT W0128  
 N/F CAROLYN I. GATEY 1191 MAIN STREET Vol. 2589 / Pg. 25 ASSESSORS MAP E10 STREET 4140 / LOT W0128B  
 N/F BETH A. SCHLENGER+RICHARD JR 1197 MAIN STREET Vol. 3489 / Pg. 153 ASSESSORS MAP E10 STREET 4140 / LOT W0127  
 N/F BRYAN L. SWAHN+KATHLEEN G. MILAZZO 1207 MAIN STREET Vol. 976 / Pg. 90 ASSESSORS MAP E10 STREET 4140 / LOT W0126B  
 N/F TIMOTHY J. HOUSLEY+KATHLEEN L. 1158 MAIN STREET Vol. 206 / Pg. 745 ASSESSORS MAP E10 STREET 4140 / LOT W0119  
 N/F ELLIOT P. HAYDEN 7 CHESTNUT HILL ROAD Vol. 3647 / Pg. 169 ASSESSORS MAP E10 STREET 1040 / LOT N0001  
 N/F PENELOPE C. MARZIAL 1198 MAIN STREET Vol. 2399 / Pg. 272 ASSESSORS MAP E10 STREET 4140 / LOT E0118  
 N/F EUGENE P. HICKEY 1200 MAIN STREET Vol. 2380 / Pg. 283 ASSESSORS MAP E10 STREET 4140 / LOT E0117  
 N/F RAVEN T. CAUTION 1212 MAIN STREET Vol. 3540 / Pg. 260 ASSESSORS MAP E11 STREET 4140 / LOT E1

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.  
IF SCALING FROM THIS PLAN, VERIFY SCALE WITH THE GRAPHIC SCALE PROVIDED ABOVE.

DRAWING ISSUE STATUS	
2.	ISSUED FOR 90% REVIEW 07/01/2024
1.	ISSUED FOR REVIEW 11/17/2023
NO.	DESCRIPTION

SCALE: AS SHOWN DATE: 07/01/2024  
 DRAWN BY: M.L.A.  
 CHECKED BY: S.M.B. 07/01/2024  
 APPROVED BY: D.A.P. 07/01/2024

PLAN DEPICTING  
MAIN ST SIDEWALKS PHASE 3C  
WITH  
ROUTE 17 REALIGNMENT  
GLASTONBURY, CONNECTICUT

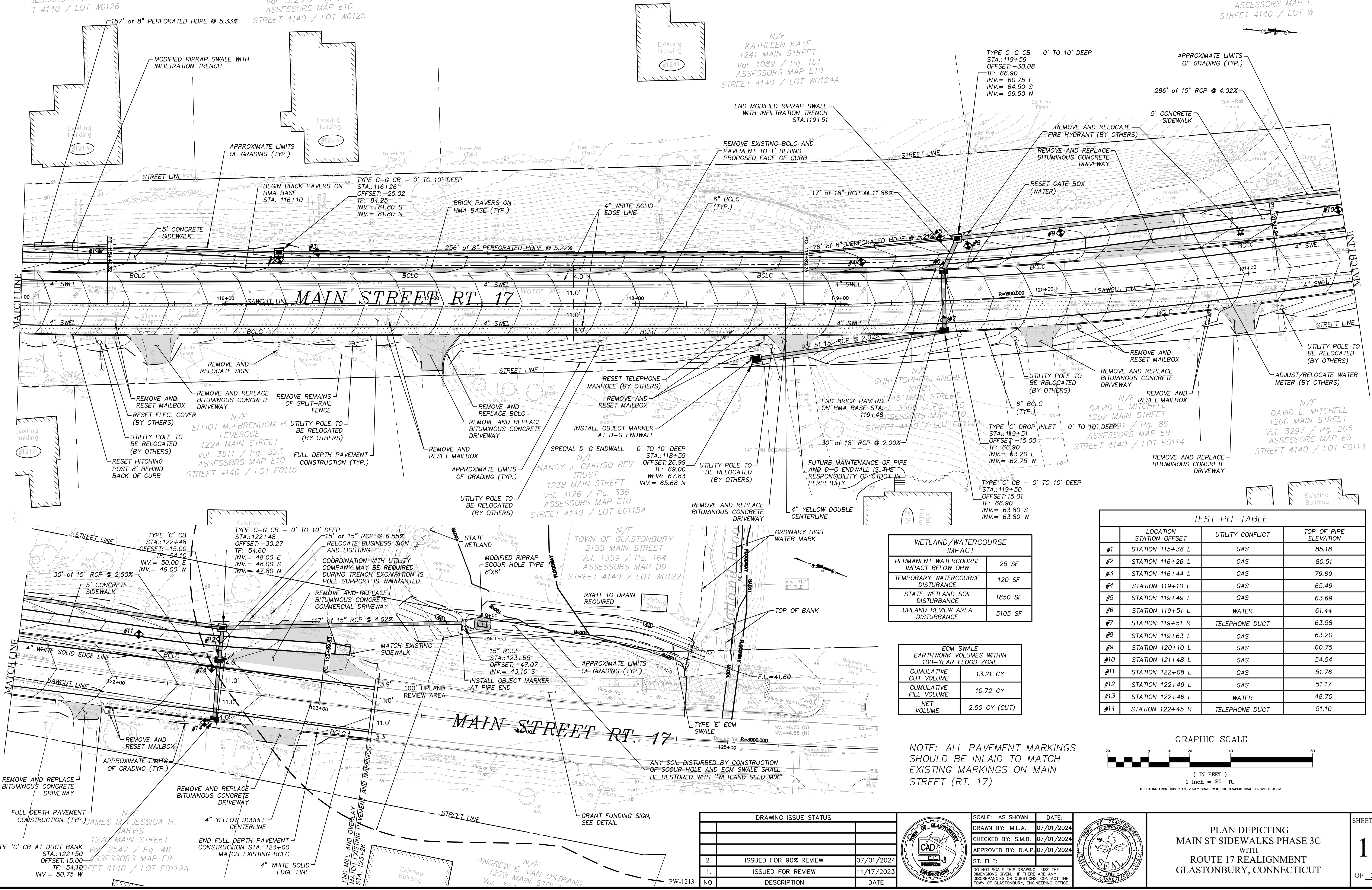
SHEET NO.  
**10**  
OF 20

FILE: H:\DWG\Streets\Map\_S\PW-1213 Main St Sidewalks 03/2024.dwg USER: Mckeanse Date: 8/6/2024

N/F  
BARA A. SOBIESKI  
13 MAIN STREET  
. 326 / Pg. 298  
SESSORS MAP E10  
T 4140 / LOT W0126

N/F  
MARY ROBERTA+JOSE  
REVERENDO  
1225 MAIN STREET  
Vol. 3120 / Pg. 118  
ASSESSORS MAP E10  
STREET 4140 / LOT W0125

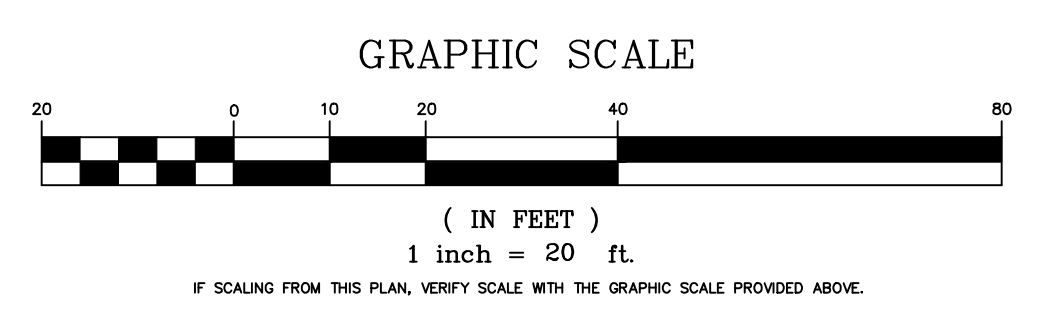
N/F  
1265 MAIN STREET  
1265 MAIN STREET  
Vol. 3182 / Pg. 15  
ASSESSORS MAP E  
STREET 4140 / LOT W



WETLAND/WATERCOURSE IMPACT	
PERMANENT WATERCOURSE IMPACT BELOW OHW	25 SF
TEMPORARY WATERCOURSE DISTURBANCE	120 SF
STATE WETLAND SOIL DISTURBANCE	1850 SF
UPLAND REVIEW AREA DISTURBANCE	5105 SF

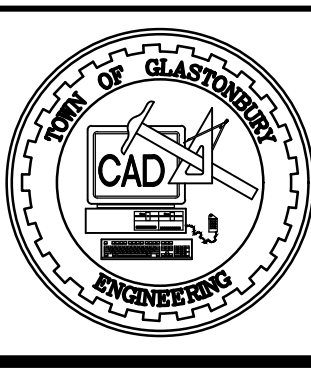
ECM SWALE EARTHWORK VOLUMES WITHIN 100-YEAR FLOOD ZONE	
CUMULATIVE CUT VOLUME	13.21 CY
CUMULATIVE FILL VOLUME	10.72 CY
NET VOLUME	2.50 CY (CUT)

TEST PIT TABLE			
#	LOCATION STATION	UTILITY CONFLICT	TOP OF PIPE ELEVATION
#1	STATION 115+38 L	GAS	85.18
#2	STATION 116+26 L	GAS	80.51
#3	STATION 116+44 L	GAS	79.69
#4	STATION 119+10 L	GAS	65.49
#5	STATION 119+49 L	GAS	63.69
#6	STATION 119+51 L	WATER	61.44
#7	STATION 119+51 R	TELEPHONE DUCT	63.58
#8	STATION 119+63 L	GAS	63.20
#9	STATION 120+10 L	GAS	60.75
#10	STATION 121+48 L	GAS	54.54
#11	STATION 122+08 L	GAS	51.76
#12	STATION 122+49 L	GAS	51.17
#13	STATION 122+46 L	WATER	48.70
#14	STATION 122+45 R	TELEPHONE DUCT	51.10

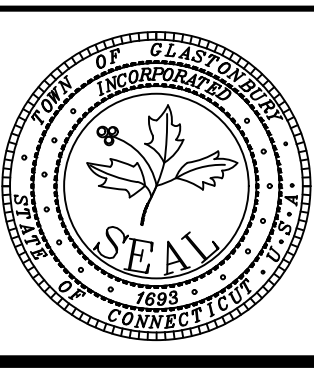


NOTE: ALL PAVEMENT MARKINGS SHOULD BE INLAID TO MATCH EXISTING MARKINGS ON MAIN STREET (RT. 17)

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NO.	DESCRIPTION	DATE
2.	ISSUED FOR 90% REVIEW	07/01/2024
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SCALE: AS SHOWN DATE: 07/01/2024  
 DRAWN BY: M.L.A.  
 CHECKED BY: S.M.B.  
 APPROVED BY: D.A.P.  
 ST. FILE:  
 DO NOT SCALE THIS DRAWING. USE THE DIMENSIONS GIVEN. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS, CONTACT THE TOWN OF GLASTONBURY, ENGINEERING OFFICE.



PLAN DEPICTING  
 MAIN ST SIDEWALKS PHASE 3C  
 WITH  
 ROUTE 17 REALIGNMENT  
 GLASTONBURY, CONNECTICUT