

STAFF REPORT

Staff Contact: Gary Haynes, Planner

OFFICE OF COMMUNITY DEVELOPMENT

Tel: (860) 652-7510

Email: planning@glastonbury-ct.gov

Meeting Date: November 6, 2024

Submittal Date: September 16, 2024

Agenda Item: Public Hearing #1

Date of Receipt: September 17, 2024

Application Type: Section 6.11 Accessory Apartment Special Permit

Proposal Address:

197 Paxton Way

Applicant: Kim Crockwell

Owner: Kim Crockwell

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 651 sq ft accessory apartment. The accessory apartment will be contained within the basement.
- Ingress and egress is through inside stairway and outside doorway.
- The apartment will consist of a kitchen, living area, bedroom, and full bath.
- House and accessory apartment are serviced by MDC water and public sewer.



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 public water and sewer.



Town of Glastonbury

COMMUNITY DEVELOPMENT • (860) 652-7510 • planning@glastonbury-ct.gov

TOWN PLAN AND ZONING COMMISSION

SECTION 6.11 SPECIAL PERMIT

Draft Motion

APPLICANT/OWNER:

KIM CROCKWELL

197 PAXTON WAY

GLASTONBURY, CT 06033

FOR: 197 PAXTON WAY ACCESSORY APARTMENT

MOVED, that the Town Plan and Zoning Commission approve the application of Kim Crockwell for a Section 6.11 Special Permit for an Accessory Apartment –197 Paxton Way– Rural Residence Zone – in accordance with plans on file with the Office of Community Development:

And the following conditions:

1. Adherence to:
 - a. The Health Department memorandum dated, October 9, 2024.
 - b. The Police Department memorandum dated, October 7, 2024.
 - c. The Engineering Department memorandum dated, October 10, 2024.
 - d. The Fire Marshal’s memorandum dated, October 2, 2024.
2. 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.
3. Prior to issuance of Building Permit applicant shall file motion of approval on the land records and provide proof of such filing to the Office of Community Development.

APPROVED: TOWN PLAN & ZONING COMMISSION

November 6, 2024

ROBERT J. ZANLUNGO JR, CHAIRMAN



Town of Glastonbury
Health Department

Memo

October 9, 2024

To: Shelley Caltagirone, Director Planning and Land Use Services

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

Re: 197 Paxton Way
Accessory Apartment

This office has reviewed plans for the above-referenced property's proposed accessory apartment.

No public health concerns are identified with this activity. Approval with respect to CT Public Health Code and Glastonbury Code of Ordinances is forwarded for Commission consideration.



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: 10/07/2024

RE: 197 Paxton Way- Accessory Apartment Special Permit

Members of the Police Department have reviewed the application and plans for an accessory apartment at 197 Paxton Way. The Police Department has no objection to the proposal.

MSP/ns



October 10, 2024

MEMORANDUM

To: Town Plan and Zoning Commission
Shelley Caltagirone, Director of Planning and Land Use Services

From: Stephen Braun, Assistant Town Engineer

Stephen
M. Braun
Digitally signed by
Stephen M. Braun
Date: 2024.10.10
09:59:56-04'00'

Re: 197 Paxton Way
Section 6.11 Accessory Apartment Special Permit

The Engineering Division has reviewed the plans for the proposed accessory apartment located at 197 Paxton Way and has the following comment:

1. This property will be subject to a supplement sewer assessment from the WPCA as a result of the proposed improvements which will be assessed at the time of building permit application. The applicant should contact the Engineering Division for additional information.



Town of Glastonbury

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

TO: Gary Haynes; Planner

FROM: Michael Makuch; Fire Marshal

DATE: October 2, 2024

RE: October 15, 2024 TP&Z Meeting-Item #3-197 Paxton Way.

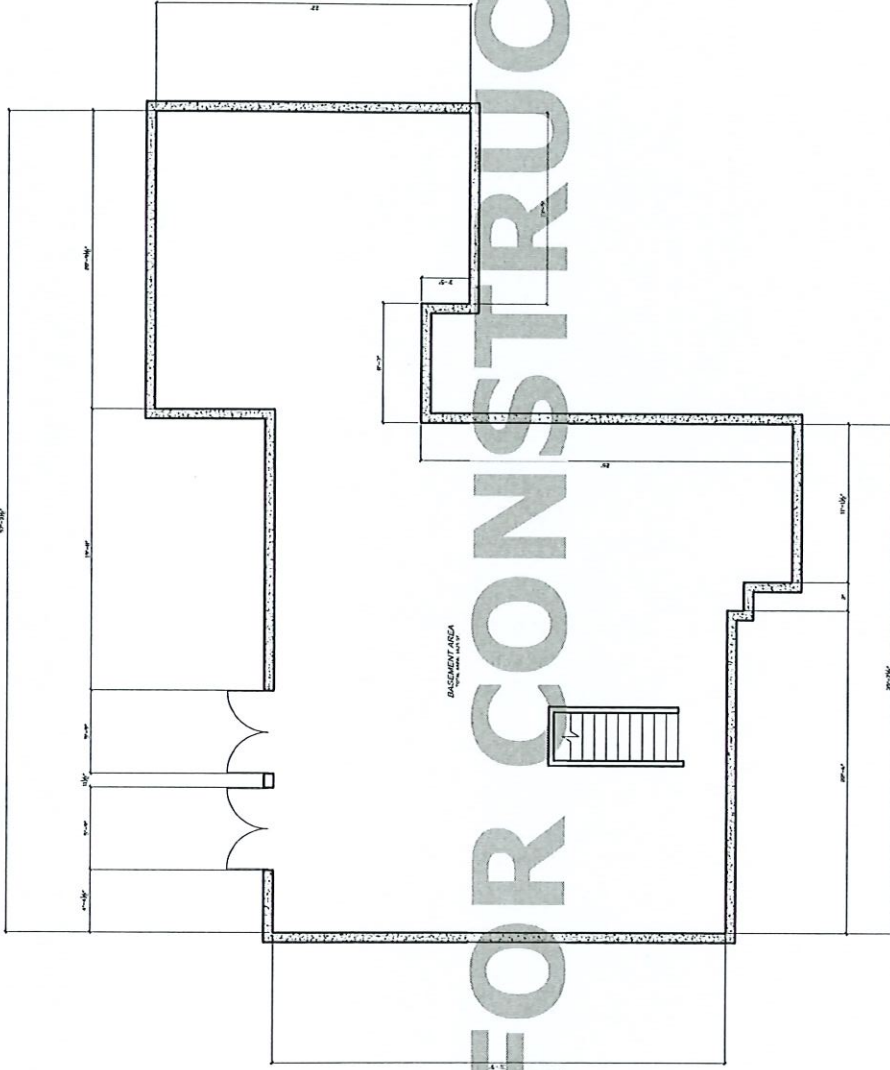
The Fire Marshal's Office has done a review of the submission and finds that there is no jurisdiction for this project.

Respectfully,

MM Makuch

Michael Makuch
Fire Marshal

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

CLIENT:
 CROCKWELL RESIDENCE
 197 PAXTON WAY
 GLASTONBURY CT, 06003

DISCLAIMER:
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M DESIGNER
 ARCHITECTURE LLC
 197 PAXTON WAY
 GLASTONBURY CT, 06003

DATE: 10-24-2024

SCALE: 1/8" = 1'-0"

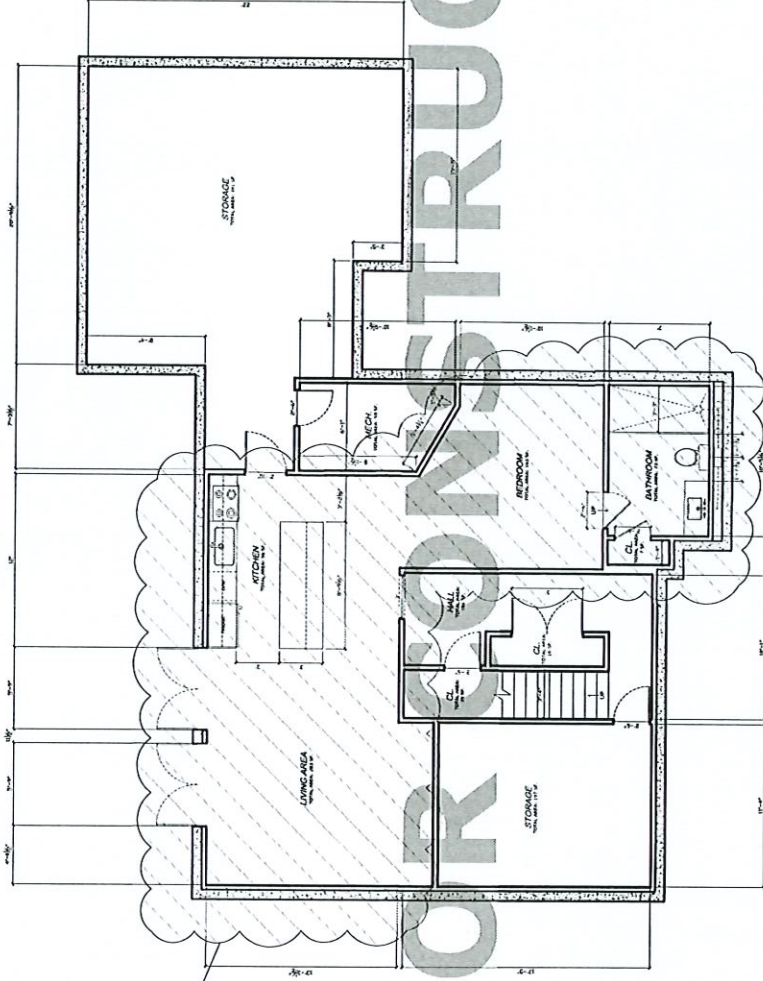
SHEET TITLE:
 EXISTING BASEMENT
 PLAN

A
 1.1

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

****GENERAL NOTE****
 SHADDED AREA REPRESENTS A SEPARATE ACCESSORY UNIT (AU) TO BE CONSIDERED AS A SEPARATE DWELLING UNIT. A HALL KITCHEN IS TO BE SPECIFIC FOR THIS AU. ALLOWABLE SQUARE FOOTAGE NOT TO EXCEED 400 SF. (SQUARE FOOTAGE TOTAL FOR ACCESSORY DWELLING SHALL BE 400 SF). CONTACT DESIGNER FOR FURTHER CLARIFICATION IF NEEDED.



SEE SHEET FOR THE REST OF THE UNIT. THIS UNIT IS TO BE CONSIDERED AS A SEPARATE DWELLING UNIT.

CLIENT:
 CROCKWELL RESIDENCE
 197 PAXTON WAY
 GLASTONBURY CT, 06003

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MO COMPANY
 1077 MAIN ST
 HARTFORD CT 06103

DATE: 10-24-2024

SCALE: 1/8" = 1'-0"

SHEET TITLE: PROPOSED UNIT AREA

A
 1.4

NOT FOR CONSTRUCTION





197 Paxton Way

30 m



← 197 Paxton Way

📍 197 Paxton Way, Glastonbury, CT 06033





