



**Town of Glastonbury
2018 - 2028
Plan of Conservation & Development
- & -
Land Use and Historic District Maps**

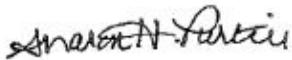
Preserve. Protect. Progress.

Effective November 30, 2018

It is with great pleasure that I present the 2018 - 2028 Plan of Conservation and Development (POCD) to the Town of Glastonbury. This Plan represents the collaboration of many dedicated commissioners and community members. This planning process consisted of approximately fifteen (15) public engagement meetings, twelve (12) of which had in-depth focused topics. During this update, many of our Town Plan and Zoning Commission members devoted their time on the POCD subcommittee by covering specific planning topics. I would like to extend my thanks to everyone for working together to complete this Plan.

This is the Town's vision document. With this recent update, one of the primary goals was to make the document more user-friendly so that it can be referenced, applied and enjoyed by all members of the Glastonbury community. As such, this version of the Plan incorporates several formatting changes to enhance the flow, reference points and readability. As this Plan reflects the Town's vision for the community, it is up to all of us to work together to implement the goals and policies within the Plan. It is our hope that this document will be useful to the citizens of Glastonbury.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon Purtil". The signature is written in a cursive style with a large initial "S".

Sharon Purtil, Chairman
Town Plan and Zoning Commission

The following Board, Commission and Council members played a valuable role in the creation of this document.

Town Plan and Zoning (TPZ) Commission

2016 - 2017

Sharon H. Purtill, Chairman*
Patricia V. Low, Vice Chairman
Michael P. Botelho, Secretary*
Jay Boothroyd*
Raymond Hassett*
Keith S. Shaw*
Alternates:
Anne George*
Scott Miller*
Lawrence Niland*

2017 - 2018

Sharon H. Purtill, Chairman*
Keith S. Shaw, Vice Chairman*
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Alternates:
Scott Miller*
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**Plan of Conservation & Development Update Subcommittee Member.*

Town Council (Zoning Authority)

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Stewart "Chip" Beckett III, Chairman
Whit C. Osgood, Vice-Chairman
Kurt P. Cavanaugh
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Introduction

Introduction

The Plan of Conservation and Development (POCD) is a long-term vision for how the Town wants to grow and preserve throughout the next ten years. It is a comprehensive guide with a set of goals and policies for achieving the Town's vision. The goals and policies are multi-faceted and address various aspects of planning which include, but are not limited to, land use, economic development, protection of natural resources, sustainability, infrastructure, housing, farmland preservation, education, transportation, parks and open space.

Change is an inevitable and necessary part of the planning process. A community's comprehensive plan is an evolving document that needs to be updated periodically to reflect changing conditions and provide direction for changes anticipated in the future. Chapter 126, Section 8-23 of the Connecticut General Statutes requires that each municipality update its POCD at least every ten years, but may make amendments more frequently as applicable. This revised Plan for the Town of Glastonbury will be in effect until 2028, unless sooner amended.

Organization of the Plan

The plan is organized into four major sections. The first section is the "Community Profile", which provides the reader with a general overview of Town characteristics, background information, and context surrounding the community. An effective plan should include the overarching goals or policies of the document that summarize the general direction of the community, which are outlined in the second section entitled "Town-Wide Policies". The "Planning Areas" section follows. Each Planning Area (PA) in this section includes detailed information on the unique set of policies that address the general characteristics and land use issues that underwrite, and are applicable to, its geographical area of the community. The final PA in this section, PA 7, is Town-wide Transportation and Circulation. PA 7 is a unique Planning Area in that it is the only one that does not have a defined geographical area. Instead, it extends throughout the entire town and overlaps the other Planning Areas to build cohesion throughout all geographic sections of the Town.

The final section of the Plan is entitled "Resource Categories". Each Category focuses on a specific set of natural features in the Glastonbury community and summarizes how to preserve and protect these valuable and precious assets. For the success of this Plan and development of a unified vision, direct connections must exist between planning issues throughout the document, therefore items discussed in this section tie directly back to the policies identified in the "Planning Areas" section and vice-versa. The natural features discussed in each of the Resource Categories work together to give the Town its natural beauty.

The final element of the POCD is the Future Land Use and Historic Districts Map, which provides a visual representation of the Town's vision. This map helps guide the development of zoning regulations that govern land area in Glastonbury. Each time the text of the Plan is updated, the map is examined to ensure that current land use area designations and classifications coincide with the vision for the area going forward.

Preserve. Protect. Progress.

‘Preserve. Protect. Progress.’ is the theme given to the 2018 Plan to recognize the timeless pillars of thought that drive Glastonbury’s actions. This theme supports the Town’s position as an attractive location for economic growth and development, as well as natural and historical beauty. ‘Preserve. Protect. Progress’ also reinforces the value of sustainability. A sustainable community “focuses on meeting the needs of the present without compromising the ability of future generations to meet their needs” (Bruntland Report for the World Commission on the Environment and Development-1992). Using the ‘Preserve. Protect. Progress.’ theme as a guide, the Town can effectively balance the preservation of historic and natural resources and economic growth opportunities, while fostering a more sustainable community for future generations.



As you read this document, you will occasionally see this green asterisk symbol, which indicates a policy statement that applies to more than one Planning Area in Glastonbury, yet is not a Town-Wide policy. Use of the symbol is intended to help the reader identify commonalities that exist throughout the document and collectively give credence to the overarching vision.

Community Profile

Community Profile

General Characteristics

Physical Characteristics

With a land area of 52.5 square miles, Glastonbury is the eleventh largest town in Connecticut. Located in central Connecticut on the southeastern border of Hartford County, Glastonbury is part of the Capitol Region, which consists of 38 other communities. Bordering towns to Glastonbury include East Hartford and Manchester to the north, Marlborough and Bolton to the east, East Hampton and Portland to the south, and Wethersfield, Rocky Hill and Cromwell to the west.

Glastonbury has a diverse landscape. The land rises gradually from near sea level at the Connecticut River to 881 feet above sea level in the Eastern Highlands. The western section of Glastonbury is part of the central Connecticut lowlands that run from Long Island Sound to Massachusetts, including the Connecticut River Valley and its floodplains. The lowlands are formed over soft bedrock that has been eroded to a relatively low level and subsequently covered by glacial deposits. The Connecticut River floodplain and the Great Meadows are found in this section of Glastonbury. The southeastern section of Glastonbury is part of the Eastern Highlands, characterized by more rugged topography, and the highlands are underlain by hard bedrock and predominantly covered with thin layers of glacial till.

Glastonbury has a Town Council / Town Manager form of government that was established in 1959. The Town's land use decision making bodies include the Town Plan and Zoning Commission, the Zoning Board of Appeals, and the Inland Wetlands and Watercourses Agency / Conservation Commission. Glastonbury is unique in that the Town Council acts as the Town's Zoning Authority and takes an active role in land use decisions from time to time.

Historical Background

Glastonbury was incorporated in 1693 with settlers arriving as early as 1636. Prior to this time, the land was inhabited by the tribes of the Connecticut River Indians, known as the Wongunks. Glastonbury grew along the banks of the Connecticut River with fertile meadows attracting increased settlement in the mid-1600s and construction of the first house (no longer standing) built circa 1649. In fact, Glastonbury has more genuine colonial standing houses and buildings built before 1900 than any other town in the United States. Agriculture remains an important component of the Town's overall cultural and economic makeup.

Shipbuilding was an important activity through the 1870s, with over 250 major sailing vessels built and supplies exported to as far as the West Indies. Major waterways, namely Roaring and Salmon Brooks, provided opportunities for industries such as the Hartford Manufacturing Company (which manufactured cotton), the Hopewell Woolen Mill, and the Glastonbury Knitting Company at Addison.

Glastonbury is home to the oldest continuously operating ferry in the United States. Dating back to 1655, this ferry still operates from South Glastonbury to Rocky Hill between April and November each year. The Town is also believed to be home to the first commercial soap manufacturing business in the world. Started in 1840 by J.B. Williams and his brother William Stuart Williams, the remaining parts of the manufacturing complex are still standing and have been converted into the Soap Factory Condominiums.

As one of the State's oldest municipalities, Glastonbury is dedicated to preserving its historic heritage. Numerous examples of varying historic architectural styles from the 1700s and 1800s exist today throughout Town.

Community Profile

National Register Historic Districts that are located in the Town of Glastonbury include the South Glastonbury, Curtsville, J.B. Williams, and the Glastonbury-Rocky Hill Ferry Districts. The Glastonbury Historic District, which includes properties along Main Street, is a locally designated district. The Town works to retain these historic assets through local regulations enforced by the Glastonbury Historic District Commission.

An important goal of Glastonbury is maintaining the balance of historic preservation and development in an equitable way. Glastonbury’s unique historic assets add value to the business environment and contribute to the interest, desirability and character of the Town. The Town should consider establishing additional historic districts, both local and national, as well as ordinances geared toward preservation of historic assets including buildings, open spaces and streetscapes. Policies that preserve, protect and celebrate the historical assets of the Town should be encouraged.

Demographics

During the first decade of the 21st century, Glastonbury experienced a lull in population growth when compared to the four prior decades. According to U.S. Census data in the 2014 – 2024 Capitol Region Plan of Conservation and Development, Glastonbury’s population increased by only 8% or 2551 persons from 2000 – 2010 compared to a large increase of 42.5% or 6,154 persons from 1960 – 1970. This was followed by steady population increases of 3,670 persons from 1970 – 1980, 3,574 persons from 1980 – 1990, and 3,975 persons from 1990 – 2000. Nonetheless, the population increase in Glastonbury between 2000 and 2010 exceeded that of the State by 3.1% and that of the Capitol Region by 3%. (See Table 1 below for detailed demographic data.) The U.S. Census American Community Survey (ACS) reported a decrease in the percentage of owner occupied housing in Glastonbury from 83.6% in 2010 to 80.6 % in 2016. Despite the local decrease, the percentage of owner occupied units in Glastonbury in 2016 was higher than that in the State of Connecticut at 66.5%. Between 2010 and 2016, there was an increase in the percentage of rental units from 16.4% to 19%. Glastonbury’s median household income (MHI) was \$109,018 in 2015 as compared to \$70,331 for the State overall.

Table 1: Community Demographics 1990 - 2016

	1990 ¹	Change	2000 ²	Change	2010 ³	Change	2016 ⁴
Total Population	27,901	+14.2%	31,876	+ 8.0%	34,427	0.7%	34,677
Households	10,533	+16.3%	12,257	7.2%	13,135	5.1%	13,655
Median Age	37.8 yrs.	5.3%	39.8 yrs.	8.3%	43.1yrs.	4.6%	45.1 yrs.
Under 5	1,719	30.7%	2,248	-21.2%	1,771	-18.0%	1,453
5-9	1,869	39.2%	2,603	1.1%	2,631	-15.4%	2,227
10-14	1,743	37.2%	2,393	22.6%	2,934	-1.5%	2,890
15-19	1,763	-.45%	1,755	32.7%	2,329	4.0%	2,421
20-24	1,535	-45%	834	41.7%	1,182	22.7%	1,450
25-44	9,286	-.43%	9,246	-18.3%	7,555	-9.1%	6,871
45-64	6,681	30.8%	8,738	26.9%	11,087	4.4%	11,578
65+	3,305	22.8%	4,057	21.7%	4,938	19.0%	5878

Source – U.S. Census

¹ Final Count

² Final Count

³ Final Count⁴ 2014 American Community Survey Estimate

Community Profile

The U.S. Census data shows that from 2000 – 2010 there was a 16.6% increase in residents between the ages of 5 and 19 years old as compared to a 25.6% increase from 1990 – 2000. The Board of Education enrollment figures, provided in Table 2 below, illustrate these statistics in greater detail. Looking ahead to the 2018 - 2025 period, it is likely that population growth will not exceed 6.1%. Primary factors contributing to this projection include the dwindling quantity of developable land and the overall maturation of the community after a half century of significant development. The northeast region of the United States experiences continuing migration of residents to rapidly expanding “sunbelt states”, which may also be a contributing factor to the aging population profile of Glastonbury and the State and, as such, the slowed population growth. In between the years 2020 and 2030, the population of residents 65 and older is projected to increase by 8%. (See Table 3 on following page.) Energy costs, outsourcing of jobs and high real estate values are key factors that will likely determine the continuation and strength of this trend.

Community Demographics Projections: 2010 - 2025

	2010 Population	Percent Change	2015 Population	Percent Change	2020 Projected Population	Percent Change	2025 Projected Population	2010 – 2025 Percent Change
Total Population	34,427	2.5%	35,280	1.8%	35,918	1.7	36,553	6.1

**Table 2: Master Glastonbury Public Schools
4 Year Average Enrollment Projection 2015 - 2016 to 2024 - 2025 (+Magnet)**

Actual	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25
K	338	459	467	460	460	461	461	462	462	463
1	372	357	337	309	325	327	337	348	358	369
2	395	380	364	344	314	331	334	344	354	365
3	427	408	393	376	355	325	342	345	355	366
4	437	434	414	398	381	360	330	347	350	360
5	448	437	440	420	404	386	365	334	351	354
K-5	2417	2336	2240	2154	2090	2050	2037	2057	2119	2176
6	482	455	444	447	427	410	393	371	339	357
7	528	485	459	447	450	430	413	395	374	342
8	516	530	487	460	449	452	431	414	397	375
7-8	1044	1015	945	907	899	881	844	810	770	717
9	526	513	526	483	457	446	449	428	412	394
10	492	510	497	510	468	442	432	434	414	399
11	490	493	511	498	511	469	443	432	435	415
12	550	500	504	522	508	521	479	453	442	445
9-12	2058	2016	2037	2012	1944	1879	1803	1748	1703	1653
Pre K	40	40	40	40	40	40	40	40	40	40
Elem Mag	64	64	64	64	64	64	64	64	64	64
Sec Mag	133	133	133	133	133	133	133	133	133	133
Out of District	45	45	45	45	45	45	45	45	45	45
K-12	6283	6104	5949	5802	5641	5502	5359	5267	5214	5184

	Based on Students already enrolled
	Based on Children born but not yet enrolled
	Based on Children not yet born

Community Profile

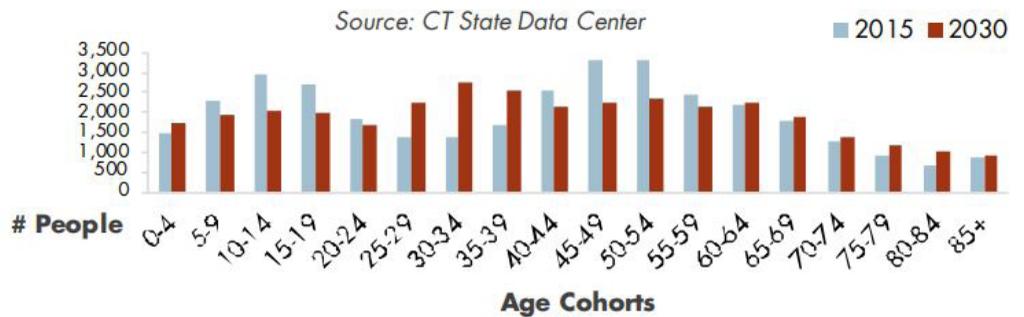
Table 3: Age Cohorts - 2015 - 2030 Population Projections: Glastonbury



Aging of the Population

Glastonbury is one of the 116 Connecticut municipalities projected to see a drop in their school-age population between 2020 and 2030. Many municipalities will see declines over 15%. In Glastonbury, the projected decrease is 17%. Meanwhile the 65+ population for Glastonbury is projected to increase by 8%.

Age Cohorts - 2015, 2030 Population Projections: Glastonbury



Source for chart and information provided above: Partnership for Strong Communities

Housing

Across Town, housing densities range from high to medium and then to low as you proceed easterly and southeasterly from the Connecticut River Valley. The western valley area of Glastonbury has the **highest housing densities**, primarily due to the general availability of public water and sanitary sewers and easily-buildable terrain. This area provides a variety of housing types: apartments, single-family attached units or condominiums, duplexes and single-family homes. Construction of new apartment developments, approved pursuant to the recently enacted Town Center Zone and Adaptive Redevelopment Zone, is underway. Public housing developments managed by the Glastonbury Housing Authority are also located in this sector and include Welles Village, Center Village (pictured at right), Knox Lane and Herbert T. Clark Congregate/ Assisted Living Housing. The town approved an expansion and renovation plan for Center Village, which is currently underway and scheduled for completion in 2018. Residential zones and minimum required lot areas are (A) 15,000 sq. ft., (AA) 25,000 sq. ft., (AAA) 40,000 sq. ft. and Rural Residence (RR) 40,000 sq. ft.



Center Village Housing

Community Profile

Housing Continued

Demographic statistics indicate an increase in rental units in Glastonbury. According to the 2016 U.S. Census Bureau American Community Survey, there was an increase in the percentage of rental units from 16.4% in 2010 to 19% in 2016. The popularity of the recently completed Tannery Apartment project on New London Turnpike and the soon to be completed One Glastonbury Place project on Hebron Avenue shows that there is a demand for apartment living closer to the town center. However, with the recent development of multi-unit dwellings in the Town center, the amount of developable land in this area is limited. With an already overburdened street network, development of multi-unit dwelling projects and single unit detached housing developments in this part of Town may be a challenge in the coming years. Beyond the Town center, the buildout of most of the large, easily developable tracts of land over the past 40 years has left land that may prove difficult to develop due to topography, size, environmental concerns and availability of utilities.

The **medium density** area is primarily comprised of single-family homes on a minimum of one acre, with the exception of a number of dwellings on one-half acre lots along Main Street, Dayton Road and their neighboring local roads. On-site sewage disposal systems and private wells generally service this area. The residential zones and minimum required lot areas are (AA) 25,000 sq. ft. and Rural Residence (RR) 40,000 sq. ft.



Tannery Apartments (pictured above) and One Glastonbury (pictured below)



Community Profile

Housing Continued

The **low-density** area is primarily comprised of single-family homes on at least one acre and serviced by on-site sewage disposal systems and private wells. This area also contains the majority of the Town's fruit orchards and protected open space. The residential zones and minimum required lot areas are Rural Residence (RR) 40,000 sq. ft. and Country Residence (CR) 80,000 sq. ft. Residential lots of greater sizes do exist, but are fewer in number.

The rugged topography, near surface ledge and extensive web of wetlands and watercourses commonly found in the southern and eastern sections of the Town and which are located in the Roaring Brook watershed make it difficult to extend public sewer and water services to this area. The *1995 Roaring Brook Master Sewer System Study* and the *2017 Town of Glastonbury Water Pollution Control Authority Sanitary Sewer Master Plan* recommend against major sanitary sewer extensions in that watershed. Such extensions would require extensive blasting, excavation upon slopes, and disturbance within floodplains and wetlands.

Transportation

Connecticut Route 2 bisects the Town of Glastonbury, entering through the north in East Hartford and exiting in the south towards Marlborough. With six Town exits along its route, Route 2 is Glastonbury's primary highway. With only one exit to Main Street, Route 3 extends westward across the Putnam Bridge into Wethersfield. Route 17 picks up in the north by way of Route 2 and travels south until it exits to Portland. Two Connecticut Transit bus routes service the Town: one running from downtown Hartford and terminating within the town center and the second running from Wethersfield, servicing the Somerset Square Shopping Center, and continuing to Manchester.

In the Fall of 2017, the Town completed construction of the first of two traffic roundabouts at the intersection of Hebron Avenue and New London Turnpike. Construction of the second roundabout at the intersection of Hebron and House Street was completed in the Fall of 2018. The roundabouts are expected to ease congestion and improve traffic safety along Hebron Avenue between Main Street and Connecticut Route 2.



Traffic roundabout at Hebron Avenue and New London Turnpike

Parking availability continues to be a challenge on mixed-use sites in the Town Center area, along New London Turnpike, Hebron Avenue and the north end of Main Street. Ensuring that all uses on the sites comply with the parking standards set forth in the Zoning Regulations is challenging at times. The growing popularity of small-scale “boutique” fitness centers such as yoga and spinning studios create additional difficulties due to the large number of parking spaces required for these uses in the Building – Zone Regulations. Parking is also becoming a challenge at sites in the Planned Commerce Zone on streets such as Oakwood Drive and Commerce Street. In this area, building owners are leasing space to non-industrial uses that require more parking than traditional industrial uses. The Town needs to work proactively with property owners to identify any changes in use to ensure the use is permitted in the zone and to address on-site parking issues.

Community Profile

Town Facilities

Major public facilities located through the Town are as follows:

Administrative/Service

Board of Education – 628 Hebron Avenue, Building 2
Bulky Waste Facility – 1145 Tryon Street
Housing Authority – 25 Risley Road
Parks & Recreation – 2143 Main Street
Police Department – 2108 Main Street
Public Works Garage – 2380 New London Turnpike
Recycling & Solid Waste
 Transfer Station - 2340 New London Turnpike
Town Hall – 2155 Main Street
Wastewater Treatment Plant – 2149 Main Street (rear)
Youth & Family Services – 321 Hubbard Street

Parks

Addison Bog and Woodland - Addison Road
Addison Park and Pool – Addison Road
Arbor Acres Park – Marlborough Road
Blackledge Falls Park – Hebron Avenue
Buckingham Park – Manchester Road
Cotton Hollow & Grange Pool – Hopewell Road
Earle Park – Main Street
Eastbury Pond & Butler Field
 - Fisher Hill Road & Forest Lane
Ferry Landing & Ferry Landing Park
 - Ferry Landing at CT River
Great Pond Preserve – Great Pond Road
Greyledge Farms Park – Marlborough Road
High Street School Park – High Street
Hubbard Green - Main Street
J. B. Williams Park – Neipsic Road
Riverfront Park – Welles Street
Shoddy Mill Park – Shoddy Mill/Hebron Avenue
Welles Park – Griswold Street

Cultural

The Cider Mill – 1287 Main Street
East Glastonbury Library – 1389 Neipsic Road
Glastonbury Boathouse – 252 Welles Street
Riverfront Community Center – 300 Welles Street
South Glastonbury Library – 80 High Street
Welles-Turner Memorial Library – 2407 Main Street

Schools

Buttonball Lane School – 376 Buttonball Lane
Eastbury School – 1389 Neipsic Road*
Gideon Welles School – 1029 Neipsic Road
Glastonbury-East Hartford Elementary
 Magnet School – 95 Oak Street
Glastonbury High School – 330 Hubbard Street
Hebron Avenue School – 1363 Hebron Avenue
Hopewell School – 1068 Chestnut Hill Road
Naubuc School – 84 Griswold Street
Nayaug Elementary School – 222 Old Maids Lane
Smith Middle School – 216 Addison Road

**Facility will be used for special education programming.*

Community Profile

Business / Commercial / Employment

Glastonbury began the 21st century with a thriving business sector including numerous Class A offices, a variety of retail venues, traditional manufacturing and personal service businesses. Continued vitality of the Town's strong, regionally significant economic base is an important objective of this Plan. The expectation is that Glastonbury will continue to offer excellent opportunities for high quality, new business expansion and upgrades to existing commercial buildings.

The Town's last large block of commercially zoned property known as "Gateway", located along the Western Boulevard, has been substantially developed, establishing a high quality, regionally recognized medical office/treatment campus that continues to expand. Somerset Square is nearly at full buildout with only one parcel remaining for development. The operation of two high quality hotels has filled a need that had existed for quite some time. Additionally, a large-scale retail center has been approved within the major commercial area located south of Route 3 and east of Main Street (the site of the former Hitchcock Chair Furniture Company).

In 2017, an approximately 27,000 s.f. retail center was approved on the east side of Main Street, south of Route 3, on the former site of the Colannade Banquet Facility and Pond House. A continuing trend is the construction of Class A medical office buildings, including complexes at Somerset Square, Oakwood Drive, Hebron Avenue and within the Gateway Corporate Park. Other notable developments include:

- New building construction along Hebron Avenue, just east of Main Street and west of House Street
- Office expansion and construction of a new bank along Main Street within the Town Center
- Major reconstruction of the Glen Lochen complex on New London Turnpike
- New multi-tenant office / retail building on Main Street
- Façade renovation of a shopping plaza just north of the intersection of Main Street and Naubuc Avenue
- Complete demolition and rebuild of the McDonald's restaurant north of the Main Street / Glastonbury Boulevard intersection
- Significant upgrade to the Monaco Ford car dealerships on New London Turnpike and the Eric Town Square mixed-use retail and office development

Upgrades and additions have occurred at several sites in the Commerce Street, Oakwood Drive and Kreiger Lane industrial areas. The Town Center area has also witnessed building renewal and renovation to include pedestrian friendly designs, outdoor dining and enhanced pedestrian access to the Riverfront Park and Community Center (including the recently completed Riverfront Park Phase 2 and Boathouse). Renewal activities are anticipated to continue on other Town Center properties. Community groups have expressed great interest in enhancing the Town Center and its streetscapes to encourage outdoor activities, gathering spaces for the community at large and bicycle-friendly street designs.



McDonald's rebuild



Monaco Ford upgrade

Community Profile

Open Space

As an environmentally-conscious municipality, Glastonbury has long pursued a policy to preserve and protect natural features of ecologic and aesthetic significance. These include streambelts, wetlands, forestlands, floodplains, prominently scenic locales, agricultural land and tracts that contain unique or unusual topographic features and animal or plant life.

Glastonbury has adopted a very proactive approach to open space acquisition and has conserved hundreds of acres in recent years through acquisition and receipt of donated land. The Town has been very successful in the acquisition of over 1,800 acres of strategic open space parcels through efforts such as the Town's own preservation program, land trusts and the State's Open Space Grant Program. Since the Town's land acquisition and preservation fund was established in 1988, the citizens of Glastonbury, through referendum, have supported the Town's purchase of over 1,550 acres of open space. Additionally, a successful land and water protection strategy has been to secure private and public conservation easements from landowners and developers. The 300+ easement areas granted to the Town over the past 40+ years have proven particularly effective in protecting stream channels from erosion and sedimentation, steep slopes and scenic areas from uncontrolled vegetation removal, and providing buffers surrounding the wetlands. These easements also represent the building blocks for the Town's long-term goal of creating and maintaining greenbelts and greenways along stream valleys and linear open space links between existing public and private open spaces.

The Town recognizes the importance of balancing development with environmental protection in an equitable way. These two objectives are not mutually exclusive, however. As Glastonbury continues to grow and development affects sensitive environmental areas identified herein, the balancing act becomes more difficult and often quite technical. The Town should evaluate the impact of human actions upon the vast interrelated web of resources located in Glastonbury.

Development of open space for recreational uses, (e.g. ballfields, parklands, boating facilities, concert facilities, festival grounds, etc.), and the maintenance of existing recreational lands are essential to the vibrancy of the community and continue to be Town priorities.

Where appropriate, open space land should be made accessible to people of all abilities for public enjoyment of activities such as fishing, hunting, hiking, horseback riding, wildlife and plant life observation and outdoor education. In addition, large, level and easily-usable tracts of open space should continue to be acquired for recreational and municipal uses.

Additional Town maps and resources available on these topics include (continued on next page):

- [Glastonbury Building Zone Map \(See Appendix, pg. 84\)](#)
- [Plan of Conservation and Development Land Use and Historic District Map \(See Appendix, pg. 85\)](#)
- [Glastonbury Groundwater Protection Zones Map \(See Appendix, pg. 86\)](#)
- [State DEEP Protected Species / Significant Natural Communities Map for the Town of Glastonbury](#)
- Parks and Recreation Plan of Development (Available at Parks & Recreation Department Office)
- [Water Pollution Control Authority Sanitary Sewer Master Plan as amended](#)
 - Available online at <http://www.glastonbury-ct.gov/home/showdocument?id=23850>

Community Profile

Additional Town maps and resources continued:

- Master Drainage Plans - Available in Office of Community Development (3rd floor of Town Hall)
- Envisioning Town Center 2027 Plan (Available in Office of Community Development - 3rd floor of Town Hall)
- **Master Bicycle Plan Map (updated in 2014)**
 - Available online at <http://www.bikewalkglastonbury.org/projects/master-plan/glastonbury-bicycle-master-plan-route-description/>

Sustainability

As part of Glastonbury becoming a **Sustainable Community**, the Town should properly plan for its energy needs, including food and water for all life forms; manage its waste output such as carbon dioxide, methane, heat, and other adverse impacts to air and water quality; and execute planning strategies that incorporate the needs of the community including housing, transportation and employment while minimizing adverse impacts on natural resources and the environment.

As a Sustainable Community, Glastonbury will be better prepared to favorably react to **climate change** or significant changes to the regional weather patterns. Changes in temperature, rainfall amounts and storm types (intensities and frequencies) over time, can change the fauna and flora. They may also affect farming and conservation practices required to produce crops, as well as the types of crops that can be grown due to climate shifts. Long periods of warming can result in warmer surface water temperatures which contain less dissolved oxygen affecting aquatic life. Warming is associated with rising sea and river levels where tidal influences exist, which can result in flood hazard risks and higher insurance costs for buildings and their occupants.

Many of the policies in the Glastonbury Plan of Conservation & Development promote responsible development and sustainability. Furthermore, the Town has established a Green Initiatives Program to promote and advance numerous sustainable practices in the core areas of Natural Resource Conservation and Management, Waste Reduction and Recycling, Energy Efficiency, Transportation, and Procurement and Work Practices.

The Town of Glastonbury leads by example through the incorporation of a broad spectrum of sustainable actions in its day-to-day business operations. Glastonbury also encourages its citizens and businesses to participate in sustainable programs and practices.



Glastonbury earned the Silver certification in the first year of the Sustainable CT program and is among only 4 other communities statewide to earn this designation.

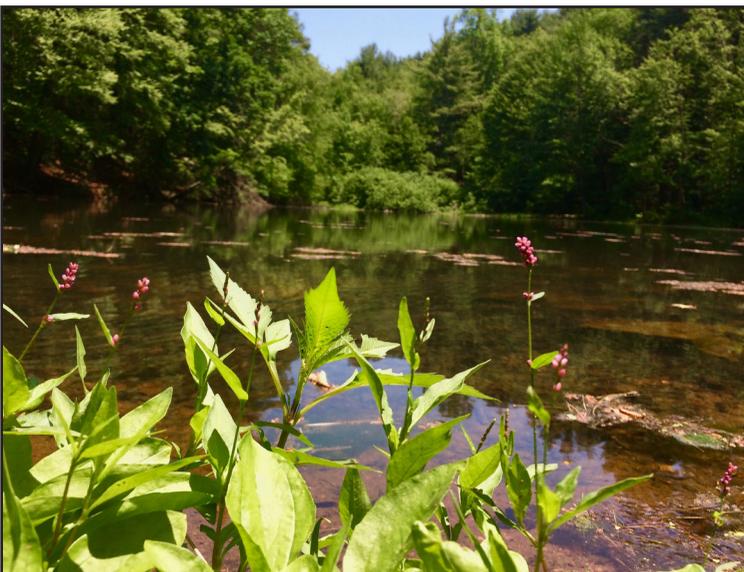
Town-Wide Policies

Town-Wide Policies

*****The policies outlined in this section apply to all Planning Areas (PAs) in Glastonbury. Each of the seven PAs discussed in future sections of this report will review additional policies that apply to their unique planning area. However, such policies should be considered supplementary to the town-wide policies outlined herein.*****

1. OPEN SPACE

- a. As Town-owned open space holdings increase in number and acreage, formulate management objectives for those parcels designated for natural resource conservation to maintain the overall health, integrity and diversity of the resources.
- b. Continue participation in partnerships with the Connecticut Department of Energy and Environmental Protection (DEEP), private land trusts and conservation organizations to achieve open space preservation goals and to protect habitat, including protected species habitat areas.
- c. Preserve large tracts of land, ideally those that connect to adjacent existing open space or undeveloped parcels, as opposed to small, scattered, fragmented areas when possible. Support and participate in ecological studies and inventories on open space parcels. Consider creating an Open Space / Natural Resource Manager position within Town staff to fulfill these objectives and oversee Town-owned conservation land. Creation of small “neighborhood” parks should also be considered. Please see [Policy #11 in the Resource Categories section](#) of this document for additional policy information.
- d. Enact draft revisions to Open Space / Conservation Subdivision Regulations to allow increased design flexibility to enhance open space objectives through increased land conservation and reduced building coverage, while maintaining the overall density of the underlying zone.
- e. Support ongoing efforts to combat **invasive species** that threaten the overall health, integrity and diversity of Glastonbury’s natural resources. Encourage the use of **native plant species** in all developments to help reduce the prevalence of invasive species.



J.B. Williams Park

(Photo source: Glastonbury Parks & Recreation program participant)



Orchard on Belltown Road.

Town-Wide Policies

2. HOUSING

- a. Promote non-traditional development design and open space subdivision layouts that will preserve large, un-fragmented tracts of land and significant natural resources.
- b. Provide affordable housing for individuals and families and senior housing / housing for the disabled, to include rental and owner occupied units. Work in partnership with the Capitol Region Council of Governments (CROG) to strengthen the objectives of affordable and senior housing, recognizing the ever-changing dynamics associated with affordable housing.
- c. In addition to traditional senior housing (or HUD subsidized housing), provide seniors with a diverse range of housing opportunities that address a variety of housing types and programs and allow for aging in place.
- d. Support projects that use **Universal Design** to create new housing units that provide living spaces that work for people of all abilities and promote intergenerational interaction.
- e. Continue to use the Adaptive Redevelopment Zone (ARZ) by encouraging the adaptive reuse / redevelopment of historic structures for high-density housing and mixed use projects.
- f. Evaluate the Planned Area Development (PAD) process to achieve open space preservation and enhancement objectives in conjunction with Open Space / Conservation Subdivision Regulation revisions.
- g. Identify significant watershed areas and enact regulatory changes that would restrict residential development (impervious surface) to 10% of the land area.
- h. Continue to support opportunities for the establishment of accessory apartments in order to allow for a variety of housing opportunities.
- i. Promote energy efficient housing designs, construction techniques and “green buildings” using the standards and rating system of the Leadership in Energy and Environmental Design (LEED) of the U.S. Green Building Council. LEED promotes a whole building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.
- j. Continue to support residential opportunities and mixed use retail / commercial / residential developments, where appropriate, within the Town Center, while maintaining the strong commercial base of the center.



*Adena's Walk: 55+ Community Homes:
Planned Area of Development (PAD)*



*The Tannery Apartments:
Adaptive Redevelopment Zone (ARZ)*

Town-Wide Policies

3. TRANSPORTATION

- a. Implement appropriate recommendations from the 2008 *Envisioning Town Center 2027 Plan* to maximize and induce safe and efficient vehicular circulation throughout the Town.
- b. When feasible, consider topographical and environmental conditions that encourage the interconnection of roadways to provide improved and equitable traffic distribution, neighborhood connectivity and multiple points of access for emergency service.
- c. When feasible, use plan and design tools to promote and develop bicycle and pedestrian friendly facilities. Bicycle facilities could include, but are not necessarily limited to, bike lanes, bikeways, multi-use trails, bike racks and “share the road” signs.
- d. Establish an on and off road bikeway system in the Town, following standards developed in the *Town of Glastonbury Connecticut Bicycle Master Plan*, updated July 2014. During the review process for new commercial and residential development applications, consider the need for safe bicycling in such applications.
- e. Promote the use of traffic calming techniques (speed control) where desirable and feasible, including the use of roundabouts or rotaries.
- f. Continue implementation of the comprehensive sidewalk construction program to eliminate existing gaps in the sidewalk network.
- g. Support funding, design and construction of a regional / Town bikeway system. Consideration should also be given to pedestrian pathways and traffic calming measures.
- h. Continue to improve various collector roadways, bridges and culverts in accordance with the ongoing Capital Improvement Program with consideration for protecting historical features of significance where feasible.
- i. Work with CT Transit to enhance bus service into and throughout the Town Center.
- j. Include *Glastonbury’s Complete Streets Policy* (adopted February 2015) in all phases of street planning, design and construction as a way to encourage pedestrian and bicycle activity.
- k. Work proactively with owners of parcels containing multiple business / commercial uses to ensure there is adequate parking for all existing and proposed uses.
- l. Reduce reliance on the automobile in the Town Center Area by adding to, and expanding upon public transportation options, whenever possible.
- m. Evaluate existing parking regulations and develop standards that address newer uses where appropriate.
- n. Support high quality design through methods such as *Form Based Zoning, Universal Design* and Design Guidelines that promote context sensitive development and pedestrian friendly streetscapes.



Town Center Green

4. EDUCATION

- a. Continue to acquire large parcels of land for municipal facilities, including schools, in all of the designated planning areas of the Town.
- b. Permit adaptive reuse of buildings for educational uses in all Planning Areas throughout the Town.

Town-Wide Policies

5. STORMWATER MANAGEMENT

- a. Promote use of innovative techniques, **Low Impact Development (LID)** and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity. When feasible, apply these techniques to improve existing conditions and incorporate a Town-wide inspection, maintenance and improvement program.
- b. Ensure that all new developments adhere to Town policies regarding the State of Connecticut General Permit for the Discharge of Stormwater from **Small Municipal Separate Storm Sewer Systems (MS4 General Permit)**.

6. COMMERCIAL DEVELOPMENT

- a. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites.
- b. Promote adherence to LEED standards relative to construction of commercial buildings.
- c. Support innovative stormwater management techniques and Low Impact Development (LID) standards for commercial construction.



Historic District

7. TRANSMISSION FACILITIES

- a. Promote use of existing structures/buildings for new communication transmitting towers with new tower facilities supported only after all other alternatives are exhausted.
- b. Leverage opportunities to provide comments to the State Siting Council for projects outside of the Town's regulatory authority.

8. AGRICULTURE

- a. Encourage policies established in the agricultural section of [Planning Area Three, Rural](#), in order to preserve the agricultural heritage of the Town.



Bicycle Friendly Community Signage

Town-Wide Policies

9. HISTORIC PRESERVATION

- a. Protect and continue to support the preservation of historic structures, neighborhoods and streetscapes found in the Glastonbury Historic Districts and throughout the Town.
- b. Administer the Adaptive Redevelopment Zone (ARZ) Regulations for reuse / redevelopment of historic structures, where appropriate. Continue to promote and support rehabilitation of older commercial buildings in the Central Business District that have architectural interest. Encourage the reuse and restoration of historic structures in future development projects where possible.



Historic District (Photo credit, Ken Leslie)

10. SUSTAINABILITY

- a. Encourage **Sustainable Development** projects that minimize impacts on the natural environment, i.e. land, water, air, through use of renewable energy, waste reduction and recycling practices.
- b. Continue and expand the Town's Green Initiatives Program and coordinate such efforts with ongoing Town operations and the community.
- c. Support efforts led by the State of Connecticut, Capitol Regional Council of Governments, and other regional programs that encourage sustainability.
- d. Support and encourage commercial and residential projects that incorporate renewable energy sources and consider establishing land use regulations for such energy sources, including solar PV systems, ground-source heat pumps, and wind-powered structures.
- e. Develop policies and best practices that equip the Town to effectively manage and respond to drought and natural disaster conditions.

11. TOWN CENTER

- a. Continue to support redevelopment to enhance the character of the Town Center.
- b. Work with property owners and developers to revitalize aging and underused properties.
- c. Encourage mixed-use development in the form of first floor retail/office with residential upper floors.
- d. Support high quality design through methods such as **Form Based Zoning**, Universal Design, and **Design Guidelines** that promote context sensitive development and pedestrian friendly streetscapes.
- e. Implement the strategies of the **Glastonbury Center 2020 Shared Vision Plan**.



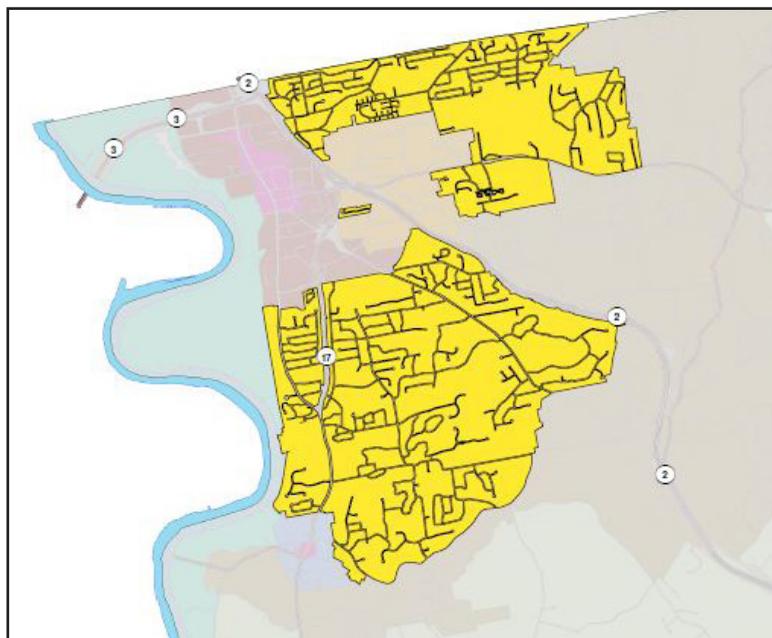
*The Glastonbury Historical Society, aka "The Museum on the Green".
Photo by Ken Leslie.*

Policies and Planning Areas

Planning
Area

1

Suburban



OVERVIEW

The Suburban area is generally the “valley area” of the community and is highly developed with a land use pattern similar to that of many other Connecticut River Valley towns. The Suburban area functions as the principal residential district with a variety of housing types and sizes. Widespread availability of public water and sewers has resulted in many one-half acre residential lots and higher density attached developments. The area is adjacent to the Town’s central business district and the Hebron Avenue employment area. Readily available utilities, direct access to major roadways and public transportation have made the Suburban area very desirable for continued residential uses of a diversified nature. However, continued use of land for open space, recreation / park land and agricultural purposes is essential. Major Town-owned parcels include open land east of Smith Middle School and Earle Park on the Connecticut River.

An important feature of this Planning Area is the historic Addison Mill neighborhood, characterized by mixed uses. Historically, the mill structures were used for clothing / wool production in the early to mid-1800s with a knitting company and post office in place. A general store operated in Addison Village until the mid-1900s and was located on Addison Road. The old mill dam and mill buildings were successfully redeveloped for rental apartments and have provide alternative housing to traditional single-family homes, while preserving some of Glastonbury’s history. Additional historical features of this planning area include the Old Cider Mill, (now Town-owned), as well as the numerous period homes along Main Street. Historically, much of this area was used for agricultural purposes, and the remaining farmland / orchard land should be preserved.

POLICIES

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

HOUSING

1. Encourage development of vacant properties zoned Residence A and AA, (larger than five acres and serviceable by public water and sewer), in accordance with Open Space Subdivision or Planned Area Development (PAD) regulations.
2. Develop performance criteria to identify locations for higher density affordable housing.
3. Consider a variety of housing types including non-traditional development designs with detached single-family homes, rental apartments, condominiums, townhouses, cooperatives and duplexes, as well as affordable housing and housing for the disabled and seniors. Be supportive of projects that incorporate Universal Design to create new housing units that provide living spaces for people of all abilities.

HISTORIC ADDISON AREA

The Historic Addison Area is bordered by Hebron Avenue to the south, the redeveloped textile mill building to the north, by Addison Road to the west, and Glenwood Road to the east.

1. Continue to provide opportunities for a variety of residential densities in the historic village of Addison, with its existing mix of housing types and styles, while also encouraging the preservation of existing structures.
2. It is anticipated that the commercial / convenience center at the intersection of Hebron Avenue and Village Place will meet the needs of the Addison area. For the term of this Plan, retail expansion easterly or westerly along Hebron Avenue is not recommended, in order to avoid further encroachment into residential areas.
3. Minimize new curb cuts and encourage cross easements for shared parking and lot connectivity.

PUBLIC FACILITIES

1. Develop Town-owned land off Cutter Lane as an expansion of Rotary Field to meet increased demand for rectangular fields, baseball fields and tennis courts.
2. Continue to acquire land suitable for future municipal uses and facilities.



Planning Area 1



South Mill Village
(Planned Area of Development)



Historic Addison Area
(pictured above and below)



POLICIES CONTINUED

Planning Area 1

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

TRANSPORTATION

1. Explore possible interconnection of roadways including, but not limited to, Sherwood Drive to Westledge Road and Kelsey Road to Oakwood Drive.

STREAMBELTS, GREENWAYS AND OPEN SPACE

(Land Protected for Conservation and Recreation Purposes)

- * 1. Encourage the creation of small parks, (where applicable), scenic view areas and landscape buffers between differing land uses.
- * 2. Consider acquiring large open space tracts for a future natural resource preserve and for recreational use.
- 3. Preserve the existing streambelt gaps along the Salmon Brook and Meadow Drain watercourses with available conservation tools. Coordinate efforts with the proposed greenway that will traverse Earle Park and run bi-directionally along the Connecticut River.
- 4. Promote conservation of steep slopes and summits, including those of the Taylor Hill and Tara Hill drumlins, in order to preserve the integrity of unique glacial features and their scenic outlooks and views from the lowland.

AQUIFERS

- * 1. Protect the Salmon Brook and Wickham Brook stratified drift aquifers from pollution by implementing methods outlined in the [Aquifers section](#) and applying the Town’s Groundwater Protection Regulations. Similarly, protect the stratified drift aquifer extending from Stockade Road, on the south, to the area opposite Curtis Road, and from Main Street to the Meadows and Connecticut River escarpment.



Salmon Brook

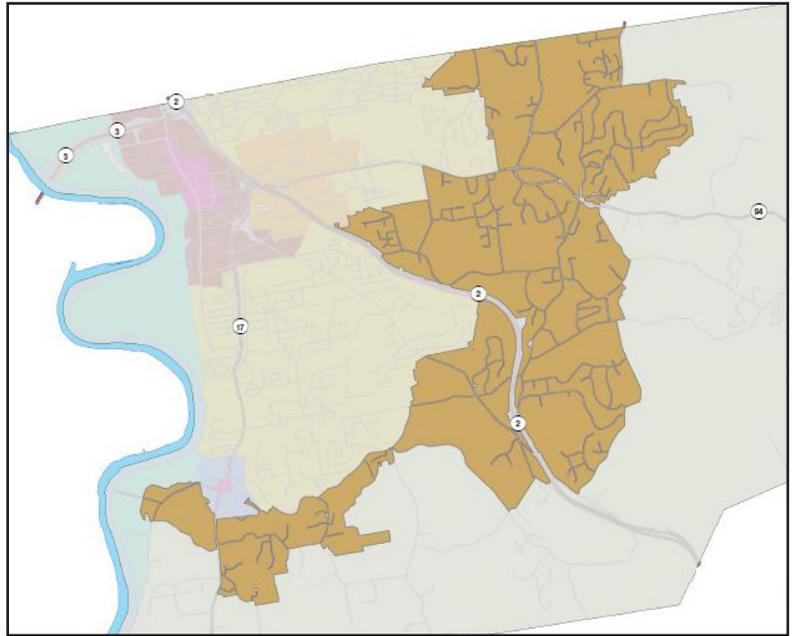


Meadow Drain watercourse

Planning
Area

2

Fringe Suburban



OVERVIEW

Generally, central Glastonbury is characterized by one acre single-family residential lots with limited or no public utilities. An extensive ledge running from northeast to southwest serves as a natural boundary between the Suburban and Fringe Suburban areas. The Fringe Suburban area provides a transition from the valley lowlands in the west and the upland hills in the east. The topography throughout the Fringe Suburban area creates difficulties for extensions of gravity sewers and MDC water service.

OVERVIEW CONTINUED

Major public land holdings within this Planning Area include MDC property along Keeney Street, Coldbrook Road, Howe Road and Hebron Avenue, and Town lands at J. B. Williams Park, Cotton Hollow Preserve and Shoddy Mill Park. The Glastonbury-Rocky Hill Ferry, accessed from the historic Nayaug neighborhood, is an important historic feature adjacent to this Planning Area. There are also some farmlands and orchards within this area. Continued preservation of conservation lands and agricultural land is a priority.

The former Matson Hill industrial complex along Roaring Brook was functionally obsolete and not suitable for adaptive residential reuse. The land has been acquired by the Town for open space purposes and the buildings are almost entirely demolished. This open space shall provide for further preservation of the Roaring Brook Valley.

The existing convenience commercial centers at Buckingham and Bucks Corners provide important business services to residents of the central and easterly portion of the Town. Recognizing that there is limited area available for new development, commercial buildout for retail, restaurant and professional purposes should be sized to fit existing layouts at these commercial centers.

HOUSING

1. Encourage non-traditional residential development on larger parcels of land, generally 10 acres or greater in size, where public water and/or sanitary sewer service is available and where conservation of natural resource lands is a priority. Such designs may include open space subdivisions and/or planned area developments including detached single-family homes, attached townhouses or condominiums.
- * 2. If complementary to the goals of protecting flora and fauna, promote the use of solar resources by encouraging residential roadway and house layouts that maximize solar exposure and utilization. Encourage energy efficient house designs and construction techniques. Simultaneously, encourage overall development design compatible with acceptable Town engineering standards and environmental management policies.
3. Unless prohibited by topographic and soils conditions, permit residential development without public water and sewer on lots of 40,000 sq. ft. or larger. Allowances for higher density developments shall be dependent upon the existence of suitable infrastructure, (e.g. sewer, water, road improvements), or those which are funded and in progress.
4. Consider streetscape impacts in the evaluation of residential developments.

POLICIES

Planning Area 2

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

ECONOMIC DEVELOPMENT

- 1) The layout and design of new projects at existing convenience commercial centers at Bucks Corner and the Buckingham Planned Area of Development (PAD) site should be limited to approximately 25,000 sq. ft. at Bucks Corner and approximately 50,000 sq. ft. at the Buckingham PAD, concentrated within the northeast quadrant. New development should also incorporate significant site upgrades in order to enhance compatibility with the surrounding neighborhood and complement the historic character of each area. Any future developments should also provide adequate onsite parking.

HISTORIC PRESERVATION

- 1) The dams, bridges, historic structures and “streetscapes” in East Glastonbury, Buckingham, Matson Hill, Hopewell areas and the Nayaug neighborhood in South Glastonbury are significant to the Town’s history and should be preserved when feasible. Structures of historic significance are found in various locales including Manchester Road near the intersections of Neipsic Road and Quarry Road, Cricket Lane and South Main Street.
- 2) Consider the establishment of a Nayaug Historic District with specific standards for construction to maintain the character of the neighborhood.



Nayaug Neighborhood

POLICIES CONTINUED

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

TRANSPORTATION

1. Support the continuance of the State scenic road designation of Tryon Street from the Main Street Bridge at Roaring Brook south to, and including Ferry Lane to the Glastonbury-Rocky Hill Ferry Landing.
2. Support the continued operation of the Glastonbury-Rocky Hill Ferry.

PUBLIC FACILITIES

- * 1. Acquire MDC land where appropriate and with consideration of conservation and community goals. Consider permitting a portion of the land for active recreational use.
2. Acquire land for future municipal uses near Bucks Corner.
3. Expand Smutt Pond open space and provide better public access.
- * 4. Evaluate potential sites for expansion of public facilities.

STREAMBELTS, GREENWAYS AND OPEN SPACE

1. Maintain adequate buffers around wetlands and vernal areas and preserve vegetation / habitat transition zones through open space purchase, donation or conservation easements.
2. Continue protection of Roaring Brook and other watercourses with available preservation tools.



Roaring Brook



Glastonbury-Rocky Hill Ferry

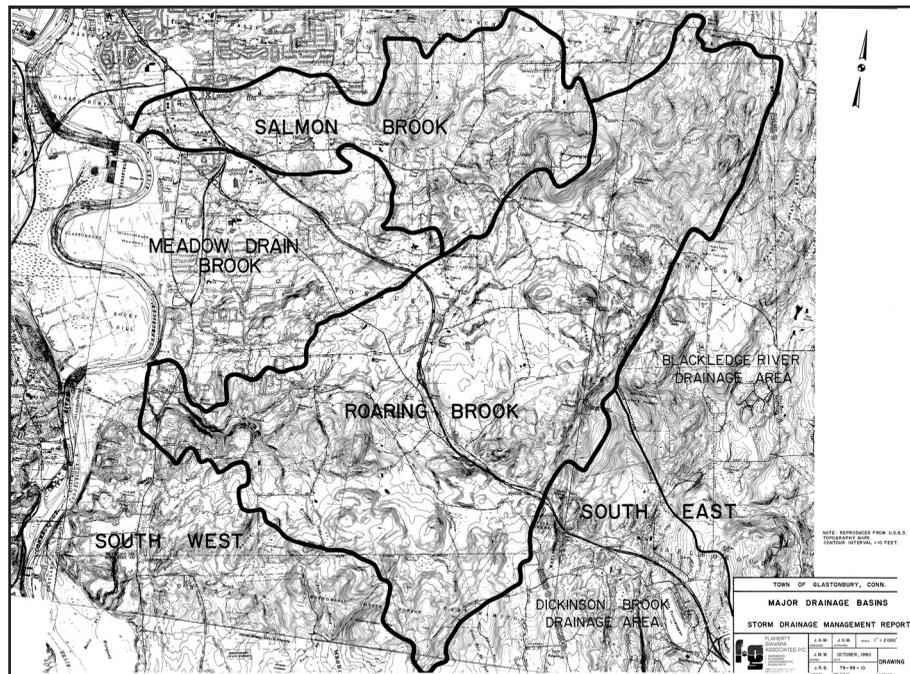
Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

AQUIFERS

- * 1. Protect the stratified drift aquifers from pollution, including those that underlie the Roaring Brook and Salmon Brook Valleys, by encouraging the implementation of methods outlined in the [Aquifer section](#) and through application of the Town’s Groundwater Protection Regulations. Give special attention to areas occupied by industrial uses at Eastbury and Matson Hill.
- 2. Evaluate areas for the necessity for increased lot sizes in order to protect underlying groundwater resources. Areas for evaluation should include those not serviced by sanitary sewer but containing shallow ledge, (less than 10 feet from surface), steep slopes greater than 20%, stratified and bedrock aquifers, or extensive wetlands.

STORMWATER MANAGEMENT

- * 1. Storm drainage systems to be upgraded or newly constructed should adhere to guidelines set forth in the Roaring Brook and Salmon Brook Watershed [Master Drainage Studies](#).

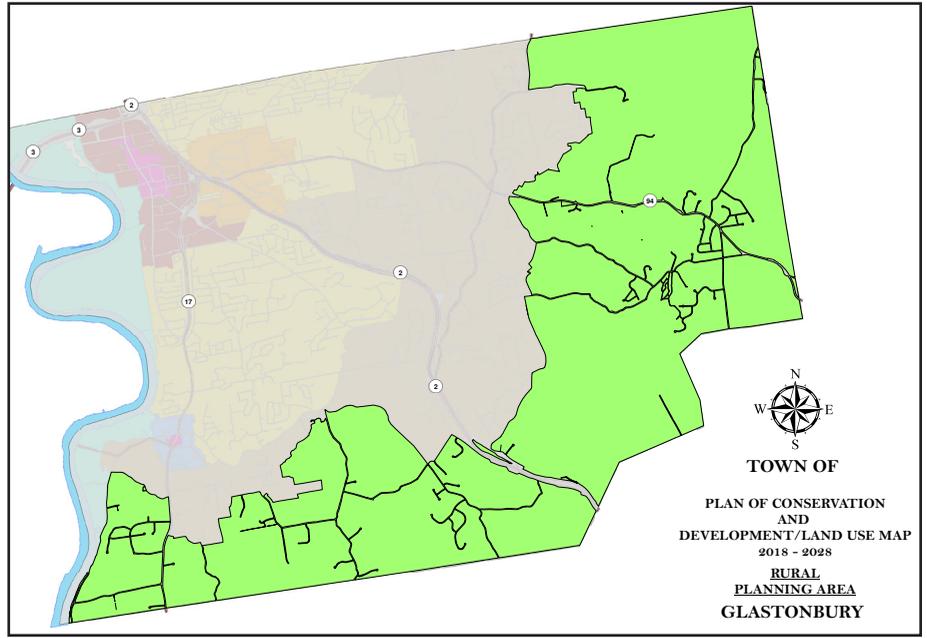


Salmon Brook Maps

Planning
Area

3

Rural



OVERVIEW

The rural area encompasses the eastern third and southernmost portions of Glastonbury. Geographically, the area is classified as Eastern Highlands and is characterized by rugged topography, steep slopes, terraces and elevations ranging up to 881 feet above sea level. The upper and middle courses of Connecticut River tributary streams traverse this rural area. The main components of the rural area are: agricultural land; public landholdings and water utility landholdings; and rural and country residential zones and housing.

AGRICULTURAL LAND

Glastonbury recognizes the economic, cultural, historical and aesthetic value of active agricultural land use and farming throughout Town. For years, a variety of crops, (mostly fruits and vegetables), as well as tobacco have been produced by local farmers. Many locally grown food products are available at local farm stands and markets. The town fully supports the continued success of the local farm stands, **Community Supported Agriculture** models and community gardens. Significant agricultural acreage along Marlborough Road and Bailey Street is Town-owned and leased as a horse farm. In support of continued agriculture, the Town should attempt to preserve productive agricultural land and assist the farm community through a number of land use techniques including purchase of development rights and lease agreements with local farmers.

Farm and orchard land that is not currently in active use may be preserved for future agricultural use by allowing it to become an open field, forestland or parkland. Such use provides open space and wildlife habitat benefits, maintains the agricultural soils and makes it possible for these lands to be farmed in the future.



Orchard - High Gait Road

POLICIES

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies”](#) section, which apply to all planning areas discussed throughout this document.

1. Maintain and support the continuation of family agriculture and its related activities such as farm stands and food service operations, thus preserving agricultural land through economic success. Promote and support local, State and Federal legislation, programs and funding which may assist the preservation of the family farms and agriculture in general.
2. Enact regulations to control development of accessory farm commercial ventures through the special permit process. Accessory commercial ventures should include activities such as farm breweries and wineries, tourism sites, public harvest, equestrian centers, bed and breakfast inns and retreat/learning centers. Such building and activity sites should be designed to maintain large surrounding open areas.
3. Continue leasing Town land for agricultural use when such use is deemed appropriate and not detrimental to the natural environment, surrounding properties and established public land uses.
- * 4. Review all development proposals adjacent to agricultural land for the provision of effective buffers. Such buffers can include, but are not limited to, vegetation, conservation easements, open space and fences.
- * 5. Review all development proposals adjacent to agricultural land for potential disturbances and conflicts that might jeopardize farmers and their agricultural land. Require caveats for such developments to notify prospective owners of the existing farming activities. Promote developments designed to provide adequate land area between residential units and adjacent farmland.
6. Continue strict regulation of the 100-year flood zone in the Glastonbury Meadows as a “no build area” according to present flood zone regulations.
7. Encourage agricultural land and woodlot owners to participate in the State Public Act 490 Program, which supports such preservation through tax relief opportunities.
8. Leverage transfer or purchase of development rights to maintain land in agriculture.
9. For the purpose of preserving agricultural land, promote the use of planned area development and open space subdivisions to minimize land disturbance and provide flexible development designs and layouts.

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

PUBLIC AND PUBLIC WATER UTILITY LANDHOLDINGS

Major public landholdings classified as Open Space include the Cotton Hollow and Great Pond Preserves, Blackledge Falls Park, the former Longo Farm, Arbor Acres and Greyledge Farm properties, Old Maids Lane acreage, as well as several school properties, land trust parcels and many small Town open space parcels. Public water utility landholdings include Manchester Water Department and Metropolitan District Commission in northeastern Glastonbury. The Meshomasic State Forest in eastern Glastonbury is also a major publicly-owned landholding, which has experienced continued expansion through cooperative acquisition efforts by the Town, State Department of Energy and Environmental Protection (DEEP), and land conservation organizations such as The Nature Conservancy and The Kongsicut Land Trust. These lands are typically protected for natural resource preservation and appropriate recreational use. Commercial, industrial and residential development in areas classified as Reserved Land is not permitted.

1. Acquire woodlands surrounding existing State forest and those linking separate State forest tracts together as public land, and provide linkages with Manchester Water Department land. Promote the use of the Forest Legacy Program by private landowners to assist in the purchase of key parcels.
2. Protect large, private forest tracts through open space dedication, purchase or conservation easement for passive recreation and, most importantly, provide land for unobstructed wildlife habitat on acreage currently available for development. When possible, connect these forest tracts to maintain uninterrupted conditions. Protect scenic features and environmentally sensitive areas such as steep slopes, ridgelines, wetlands, vernal pools and areas with significant ledge outcrops or unusual vegetation. Consider development of ridgeline protection regulations.
3. Promote land trust efforts to preserve environmentally significant areas near State forest and other public or water utility lands including the temporary stewardship by land trusts pending Town or State acquisition of desirable open space tracts.
- * 4. Actively pursue the purchase of MDC property for long-term public benefit.

See the [Resources Categories section](#) which details policies for natural resource protection, parks and recreation, streambelts, greenways and trails.

RURAL AND COUNTRY RESIDENCE

This area occupies the eastern half of Town as well as land between Main Street and Belltown Road bordering Portland. It contains rugged, forested land dissected by many watercourses and often has shallow ledge. Minimum residential lot sizes in this rural area are 40,000 square feet for the Rural Residence zone and 80,000 square feet for the Country Residence zone. Such single-family development is predominately located on one and two acre lots, however several farm residences are located on much larger parcels. While limited new road construction to Town standards has occurred, some older local roadways exhibit limited drainage facilities and varying, often limiting, road widths. Lots are typically serviced by on-site septic systems and well water supply. Public sewer and water extensions are not appropriate for this area due to physical limitations of the land, economic construction constraints and environmental impacts associated with sewer construction.

POLICIES CONTINUED

Planning Area 3

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

ZONING, LOT SIZE AND DEVELOPMENT

- * 1. Require lots to be sized in accordance with natural resource constraints with increased lot sizes for areas containing shallow ledge, (less than 10 ft. from surface), steep slopes greater than 20%, significant aquifers or extensive wetlands. When favorable conditions exist, use open space / conservation subdivision designs if meaningful land conservation would result.
2. Protect the Diamond Lake watershed by continuing a density policy of one dwelling unit per two acres and seek maximum shoreline protection by additional conservation easements. Continue ongoing practice of septic system repair and replacement to current technical standards.
- * 3. If consistent with the goals of protecting protect flora and fauna, promote the use of solar resources by encouraging residential roadway and house layouts that maximize solar use and exposure. Encourage energy efficient house designs and construction techniques. Simultaneously, encourage overall development design which is compatible with acceptable Town engineering standards and environmental management policies.
4. Identify significant watershed areas and enact regulatory changes that would restrict development (impervious surface) to 10% of the land area.
- * 5. Review all development proposals adjacent to agricultural land for potential disturbances and conflicts that could potentially jeopardize farmers and their agricultural land. Require associated caveats with these developments to notify prospective owners of the existing farming activities. Promote developments designed to provide adequate land area between residential units and adjacent farmland.



Diamond Lake

AQUIFERS

1. Maintain the aquifer water budget balance through simultaneous use of on-site sewage disposal (according to State Health Code and Groundwater Protection Regulations) and well water supply. Furthermore, use leaching field designs intended to protect against system failure and groundwater contamination.

HISTORIC PRESERVATION

- * 1. Continue to protect old stone walls, homes, barns, foundations and natural historic sites such as the Indian caves. Such protection can be achieved by land purchase, donation for open space, State or Federal programs and regulatory changes. Consider the appropriateness of additional local historic districts when applicable and support additional National Register Historic Districts in areas such as Addison Mill and Matson Hill Mill. Support the expansion of existing local and National Register Districts. Furthermore, explore options for protecting historic sites along the Connecticut River that may be damaged by flooding.

POLICIES CONTINUED

Planning Area 3

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

PUBLIC FACILITIES

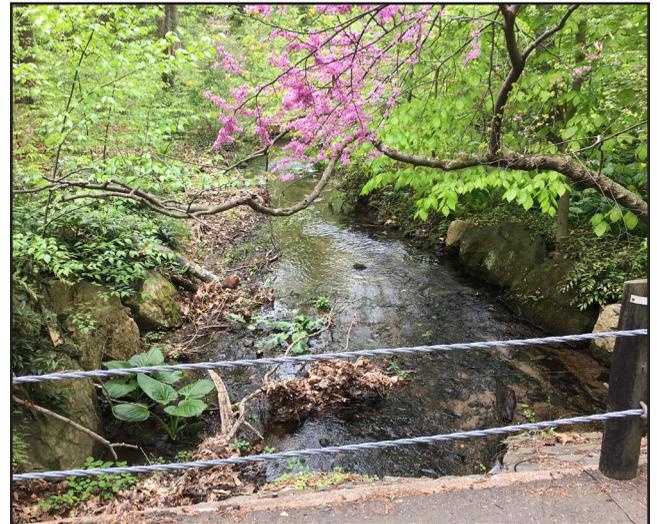
1. Advocate for multiple use communications antenna towers and multi-users on single towers clustered in designated areas, such as Birch Mountain, to avoid extensive dispersal of such towers throughout town.
2. Expand Town and emergency facilities where necessary. Encourage construction techniques that adhere to LEED standards where financially feasible.
3. Promote the creation of artificial ponds that can provide a source of firefighting water while also serving as drainage basins and aesthetic amenities. Continue the dry hydrant and underground water storage tank installation program to enhance the effectiveness of emergency service.
4. Develop a phased plan of development for the recreational portion of the Town-owned Great Pond property. Coordinate this plan with the conservation preserve around Great Pond and the buffer around Potter Pond.
- * 5. Continue acquiring large parcels of level land suitable for municipal uses.

HOUSING

1. When feasible, use open space/conservation subdivisions and small single-family non-traditional developments to accomplish land conservation and/or recreational goals.

ADAPTIVE REUSE

- * 1. Should large, historic, industrial buildings become available for reuse, adaptations for residential use should be considered. Such adaptations should include preservation of significant architectural themes, stone bridges and granite buildings, and accessory structures as important elements of the Town’s heritage. Consider implementation of the Adaptive Redevelopment Zone (ARZ) where appropriate.



Grindle Brook

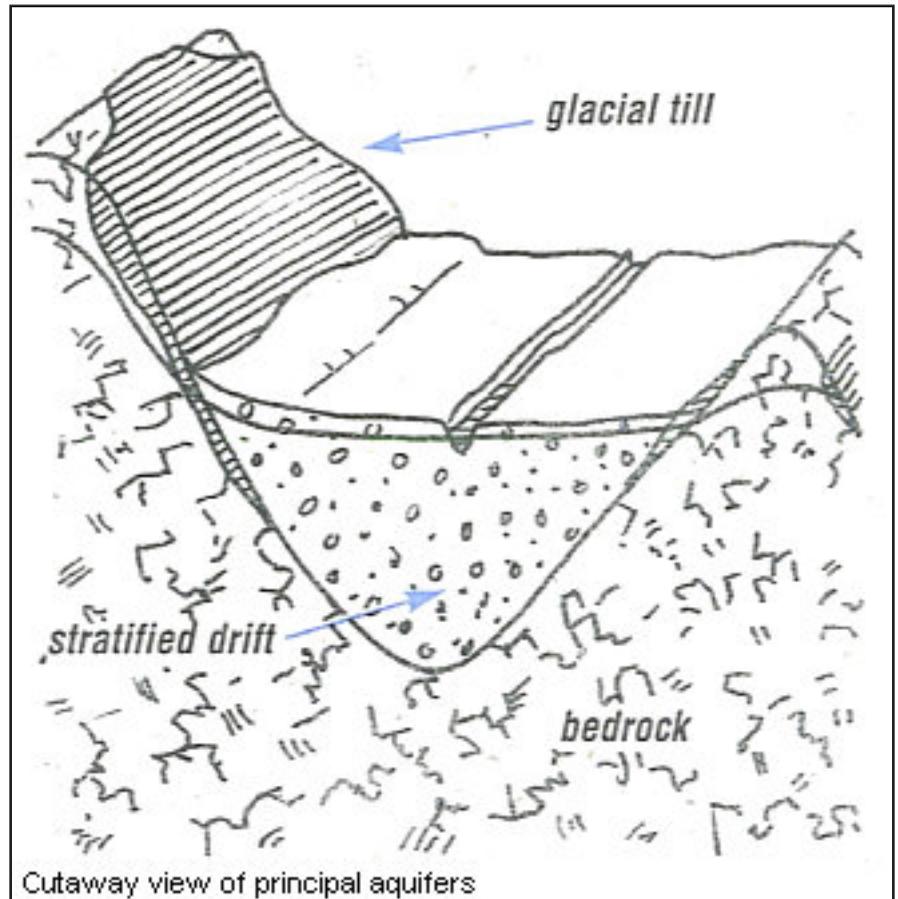
STREAMBELTS, GREENWAYS AND OPEN SPACE

1. Protect the numerous unprotected brooks in Glastonbury and the segment of the Blackledge River and its tributaries lying within the Town through open space purchase, donation or conservation easement. Protect stretches of watercourses where a unique or fragile environmental condition exists.
2. Protect Great Pond, Potter Pond, lower Grindle Brook and the stratified drift aquifer beneath this area. Acquire as much land as possible surrounding Grindle Brook and the two ponds to assure preservation of these fragile glacial features. Keep an adequate buffer around the ponds in passive use to prevent habitat disturbance, erosion and pollution to surface and groundwaters. Excluded areas should encompass those stated in the Parks and Recreation Plan of Development and approved for active use, provided such use is approved by Town agencies.
- * 3. Promote **Low Impact Development (LID) techniques** and innovative stormwater management techniques in association with protection of wetlands and watercourses.

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

AQUIFERS

1. Protect stratified drift aquifers and the extensive bedrock aquifer in the eastern and southern parts of Glastonbury by establishing appropriate lot size minimums in accordance with natural resource constraints. Establish increased lot sizes for areas with steep slopes greater than 15%, shallow ledge (0 - 10' below grade), high groundwater tables, brooks and wetlands in order to avoid contamination by long-term use of on-site sewage disposal. Establish maximum lawn sizes through conditions of subdivision approval and/or through use of conservation easements. Protect the stratified drift aquifer located between the Connecticut River and Main Street and south of Pease Lane to avoid further threat of contamination and to promote water quality improvements over time. Achieve this goal by using groundwater protection methods outlined in the [Aquifers section](#) of this report and the Town's Aquifer Protection Area Regulations.



2. Provide homeowner education regarding protection of groundwater resources and use of household and lawn care chemicals through the Town website, social media, direct mailings, newsletters and public notices.

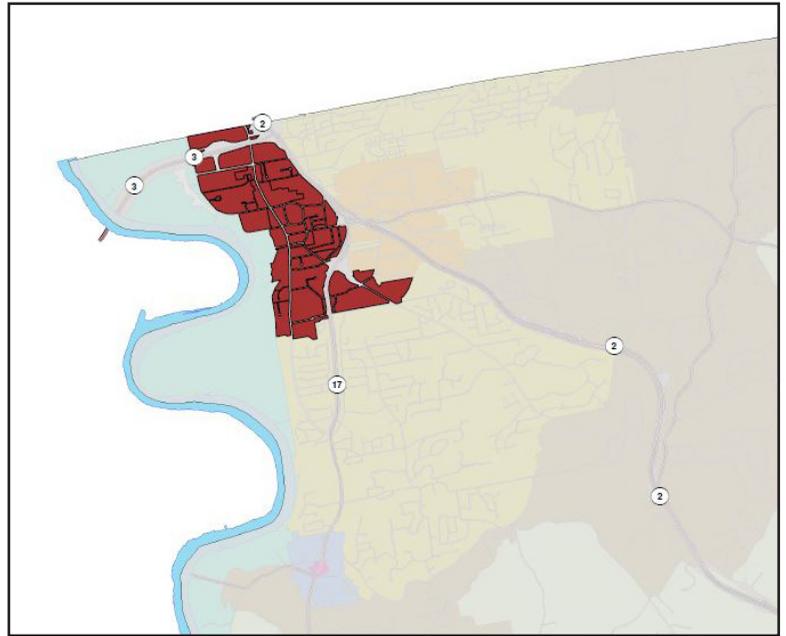
STORMWATER MANAGEMENT

- * 1. Storm drainage systems to be upgraded or newly constructed within the Roaring Brook and Blackledge River watersheds should adhere to guidelines set forth in the associated [Master Drainage Studies](#).
2. In addition to detention and retention basins, continue to leverage innovative stormwater management techniques, including use of vegetation swales and basins, biofilters, rain gardens and created wetlands.
3. Continue programs to mitigate/remediate existing drainage problems.

Planning
Area

4

Town Center



OVERVIEW

The Town Center is Glastonbury's most diverse planning area and home to a majority of the Town's retail and service businesses, government center, the high school and established neighborhoods containing a variety of housing types. Several neighborhood streets also contain a mix of residential and small business venues located within renovated older and historic homes. Traditional residential neighborhoods include Griswold, Clinton, Linden, House and Melrose Streets, as well as mixed use neighborhoods along Naubuc Avenue, Pratt Street and Sycamore Street. This area also has three National Register Historic Districts consisting of the Glastonbury, J.B. Williams, and Curtisville Districts.

The Town Center is generally bound by the Connecticut River floodplain to the west, the East Hartford town line to the north, Route 2/Route 3/New London Turnpike to the east, and Hubbard Street to the south.

OVERVIEW CONTINUED

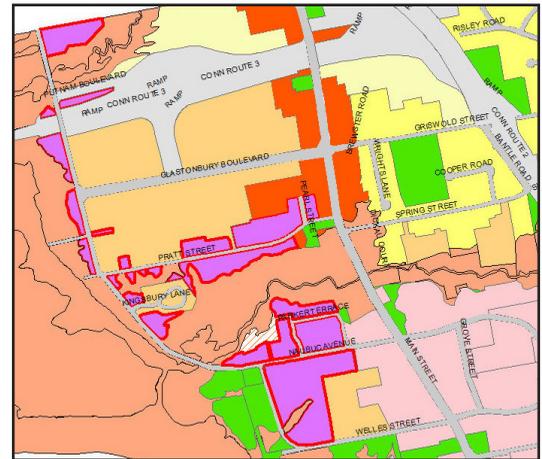
As a direct result of the concepts and recommendations of the 2007 – 2017 Plan of Conservation and Development, two new zoning districts were created in the Town Center area. In 2014, the entire Central District Zone and the Planned Business & Development Zones along Main Street to the west, Connecticut Route 2 to the east, New London Turnpike and Salmon Brook to the north, and New London Turnpike from its intersection with Douglas Road to Ripley Street to the south, were changed to one new zoning district called the Town Center (TC) Zone. The purpose of the TC Zone is to encourage new mixed-use projects, enhanced streetscapes, improved vehicular, pedestrian and bicycle circulation, and new residential opportunities. In 2015, a new Town Center Mixed Use (TCMU) zoning district was established, which replaced the outdated Planned Industrial and Planned Travel zoning districts encompassing neighborhoods along Naubuc Avenue, Parker Terrace and Pratt Street. The TCMU zone allows for the establishment of residential and modest commercial uses within existing buildings.

The commercial core of the TC Zone, the Central Business District (CBD), contains a high concentration of retail, service and other business uses, with minimal residential uses. The CBD is generally bound by Main Street to the west from Rankin Road to Glastonbury Boulevard and by New London Turnpike to the east.

The southerly section of the Town Center area, dominated by the Main Street Historic District, continues to showcase the Town's oldest buildings. Business uses are generally limited to customary home occupations in small offices contained within residences. The "walkability" of this area has continued to improve with extensive sidewalk construction along Main Street.

Directly to the north is the core of the Town Center area that contains an abundance of retail and other small businesses, as well as Riverfront Park, the Boathouse and the Senior/Community Center to the west along the Connecticut River. Public and private infrastructure upgrades and streetscape enhancement efforts should continue to be a high priority, including improved pedestrian amenities, new outdoor dining venues and the redevelopment of aging commercial properties. New retail/commercial buildings have been constructed in this area of the Town Center along Hebron Avenue, just east of the intersection of Main Street and west of the intersection of House Street, as well as at the intersection of Grove and Welles Street. Somerset Square, in the northwest section of the Town Center, has experienced continued development and features two hotels and extensive office, retail and restaurant space. An apartment building that would provide additional housing opportunities has been proposed on the last remaining vacant parcel in Somerset Square. Such a residential component would further enhance this mixed use development or "lifestyle center". The planning objectives established in the early 1980s have produced one of Connecticut's premier major activity centers.

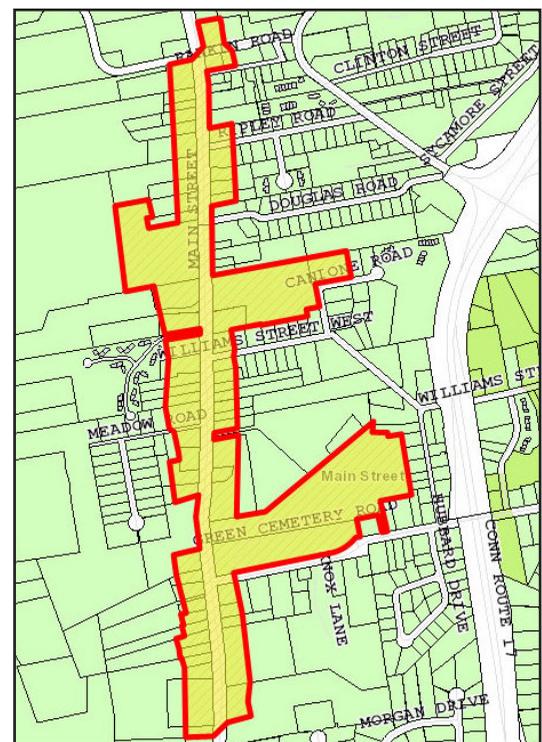
Planning Area 4



Town Center Mixed Use District (TCMU)



Glastonbury Boathouse at Riverfront Park
Photo by Trident Aerial Images.



Main Street Historic District

Overview Continued

A contiguous sector of municipal property now extends from Naubuc Avenue southerly along the Connecticut River to the Town Hall on Main Street. These public spaces, together with the historic homes along Main Street, a nucleus of locally-owned shops, restaurants with outdoor dining and a configuration of streets that are relatively short in length and narrow in width are contributing to this area becoming a true pedestrian-friendly, mixed use Town Center.

POLICIES

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies”](#) section, which apply to all planning areas discussed throughout this document.

RESIDENTIAL AND MIXED USE

1. Support building upgrades which reflect key district characteristics such as streetscape preservation, parking to the rear of existing buildings, and the preservation of existing building architectural features, where appropriate, in the Town Center Mixed Use Zone (TCMU).
2. Support the establishment of a variety of residential opportunities in the Town Center area, including new construction, adaptive reuse, accessory apartments, and upper level residential above street level retail uses, where appropriate and as permitted by the Town Center regulations.
3. For the north end of Main Street and the adjacent neighborhoods, balance specific goals and needs with potential neighborhood impacts and traffic management, specifically regarding major traffic-generating retail centers.
4. Support/maintain the residential streetscape along Griswold Street, as well as east of Main/Griswold commercial properties (Griswold Mall and Walgreens).
- * 5. Promote affordable housing as a component of new residential development in the Town Center.
6. Consider rezoning the Sycamore Street Corridor as a mixed-use area that can accommodate retail office and residential uses.
7. Protect, maintain and enhance the streetscape trees and plantings within the Town Center.
8. Encourage high quality design through methods such as **Form Based Zoning** and **Design Guidelines** that promote pedestrian friendly streetscapes and development in keeping with the size and architectural character of the surrounding neighborhood.
9. Support projects that incorporate Universal Design to create new housing units that provide living space for people of all abilities, thus increasing housing units available to seniors and those disabled of moderate means.



Sycamore Street



Hubbard Street - former Cigar Factory

HISTORIC PRESERVATION

1. Continue to support adaptive reuse of existing commercial/industrial properties, e.g. the Nap Brothers Complex and Hubbard Street Warehouse (formerly Consolidated Cigar). Consider using Adaptive Redevelopment Zone (ARZ) regulations for reuse of these sites if appropriate.
2. Continue to promote and support rehabilitation of older commercial buildings in the Central Business District that have architectural or historic interest.
3. Consider expansion of the Main Street Historic District and possibly the Curtisville area along Naubuc Ave.

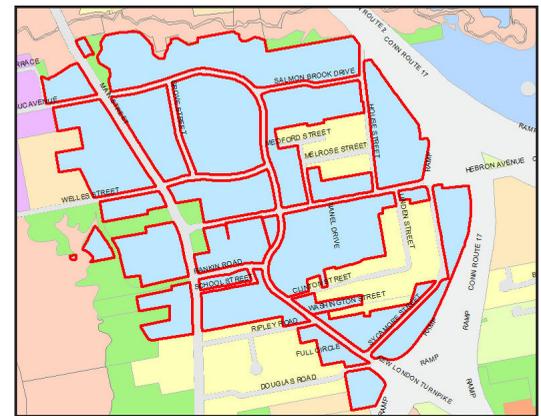
POLICIES

Planning Area 4

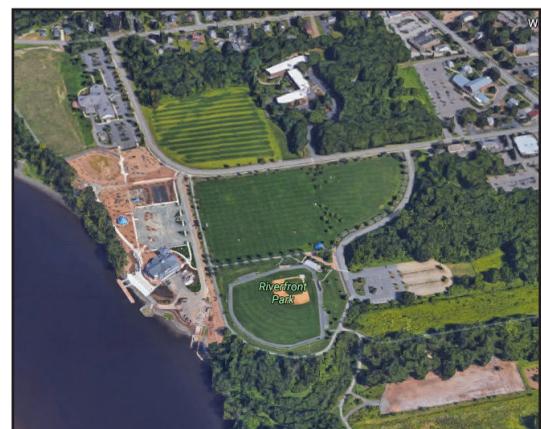
Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

TRANSPORTATION

1. Coordinate development within the Town Center between adjacent parcels of land. Facilitate shared parking, common driveways and curb cuts to arterial roads in adjacent developments. Consider increased design flexibility relative to parking standards to reduce paved areas / increase green space. Allow for application of parking deferral / waiver standards for all commercial uses, where appropriate.
2. Continue to include pedestrian and bicycle-friendly access and amenities on properties within the Town Center that are subject to Special Permit action by the Town Plan and Zoning Commission. Completion of a unified sidewalk system is strongly encouraged. Install additional bike racks in sensible locations.
3. Support ongoing efforts to improve pedestrian crosswalk opportunities within the Central Business District and pursue traffic management solutions that assist in overall traffic calming.
4. Support improvements to, and increased use of public transportation. Promote the establishment of additional bus shelters while renovating and enhancing existing shelters.
5. Provide pedestrian linkages between the Central Business District sector and the adjoining Riverfront Park area as part of any property renovations or new building projects.
6. Establish a parking structure within the Central Business District to reduce parking pressure on existing commercial sites and encourage increased pedestrian activity.
7. Consider the needs of senior and disabled citizens in association with development / redevelopment projects.
8. Explore scheduled transit routes within the Town Center area and to/from other key areas, (such as PA6 Employment Area, PA5 South Glastonbury Village, PA1 Addison and Main Street South, PA2 Buckingham and Bucks Corner), in an effort to reduce traffic and parking needs and support senior transportation needs.



Town Center



Land along the Connecticut River

ECONOMICS

1. Seek local, regional, State and Federal funding and services to provide financial opportunities and incentives for small business ventures, architectural and historic preservation, park design or land purchase.
2. Promote and support the continued introduction of “bed and breakfast” style inns within the Town Center planning area, especially south of Hebron Avenue.
3. Continue efforts to enhance the streetscapes along Main Street and Hebron Avenue through landscaping and architectural improvements. Continue to support outdoor dining proposals where appropriate.
4. Support the continued redevelopment of the Town Center in a manner that encourages congregation of its residents for community gathering spots.

POLICIES CONTINUED

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

PUBLIC FACILITIES

- * 1. Through purchase or donation, continue to acquire land between Main Street and the Connecticut River for recreational uses, Town parks, open space preservation and other future public use. Land available outside of the 100-year flood zone could be considered for future municipal buildings, accounting for applicable environmental constraints.
- 2. Consider expansion of the Riverfront Community Center to accommodate the needs of a growing senior and community population.

STREAMBELTS, GREENWAYS, OPEN SPACE AND NATURAL RESOURCES

- * 1. Consider the creation of small parks, (where economically feasible), and landscape buffer zones, walkways and connections to open space lands.
- 2. Continue to create mini-parks for residents, employees and business patrons adjacent to, or near Salmon Brook and Hubbard Brook. Establish foot and bicycle paths where appropriate.
- * 3. Protect sections of lower Salmon Brook and Hubbard Brook not currently protected by open space or conservation easement.
- 4. Maintain a continuous wildlife greenway to Keeney Cove. Coordinate this effort with East Hartford’s plan for a greenway riverside trail connecting to Keeney Cove and Porter Brook.
- * 5. Consider alternative open space / green space requirements for commercial sites where appropriate.



100-Year Flood Zone



Hubbard Brook

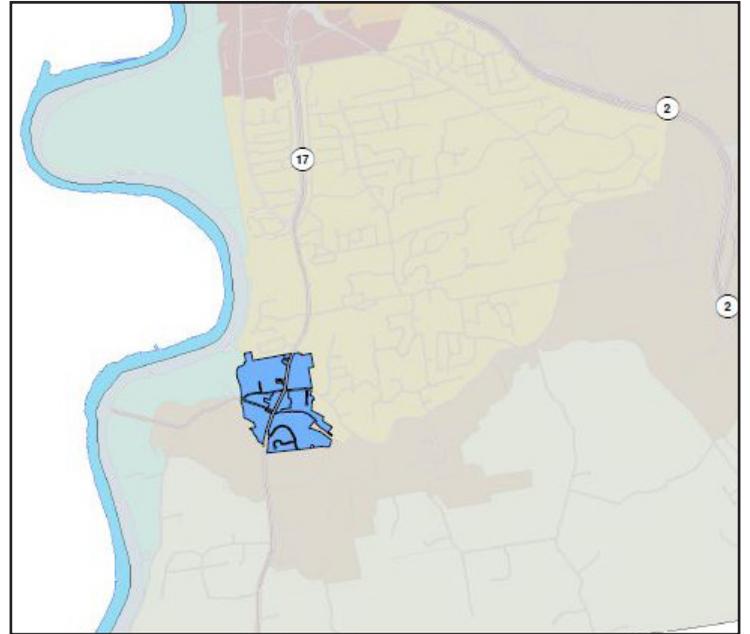
STORMWATER MANAGEMENT

- 1. Storm drainage systems to be upgraded, as well as newly-built drainage systems to drain streets, parking lots, driveways and roofs into Salmon Brook, Hubbard Brook and associated wetlands should adhere to guidelines set forth in the Salmon Brook [Master Drainage Study](#).
- 2. Encourage treatment of stormwater runoff from both pervious and impervious surfaces to protect the Salmon and Hubbard Brook stratified drift aquifers, which underlie much of the Town Center.

Planning
Area

5

South Glastonbury (Village) Center



OVERVIEW

The historic Village of South Glastonbury has long served as a focal point for community activities and continues to provide basic retail and civic services. The area contains a working mix of land uses within a core retail area and a variety of housing types and styles. Tree-shaded pedestrian sidewalks along South Main Street and Water Street are characteristic of the Village, a large portion of which is located within the South Glastonbury National Register Historic District.

The four residential Planned Area Developments in the Village are Southgate, South Mill Village, Roaring Brook Common and Tryon Farms. In 2004, the Village Residential (VR) and Village Commercial (VC) Zoning Districts were adopted to encourage a diversity of compatible uses that will perpetuate and reinforce the historic and mixed-use characteristics of the Village of South Glastonbury. Existing buildings located at the northwest intersection of Main Street and Water Street and on the east side of Main Street, south of Roaring Brook, have had significant commercial upgrades for restaurant uses.

The boundaries of Planning Area 5 acknowledge established flood lines and natural features, and support long-standing perceptions of the Village limits. The floodplain borders the Village on the west, just north of High Street, continuing south of High Street and following Roaring Brook to its sharp bend, and continuing along Carini Road to Main Street. The Village is bordered by the southernmost lots of Stockade Road to the north, Still Hill Cemetery to the south, and the eastern property boundary of St. Augustine's Church to the east. Specific regulatory zone boundaries are depicted on the Glastonbury Building Zone Map. The Cotton Hollow Preserve is adjacent to the Village.

POLICIES

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

ARCHITECTURE AND LAND USE

1. Promote use of signs made of comparable size, style and aesthetics (e.g. wooden materials) to be consistent with the village-type architecture at retail areas within the Village.
2. Support renovation and expansion of existing businesses within the core area.
3. Maintain all existing commercial activities in, and limit further retail / commercial development to, the established Village Commercial Zone boundaries.
4. Promote the construction of residential development to complement the natural setting and overall ambience of the Village.
5. Protect and maintain streetscape trees and plantings within the South Glastonbury Village Commercial Zone.

PEDESTRIAN ACCESS

1. Construct a pedestrian bridge across Roaring Brook at the intersection of Tryon and Water Streets.



Tryon Street Farmland - CT River Meadows



South Glastonbury Village Center



Restaurant in South Glastonbury

STREAMBELTS, GREENWAYS AND OPEN SPACE

1. Protect the reach of Roaring Brook, its floodway, floodplain and associated wetlands from Main Street to the Connecticut River through open space purchase, donation or conservation easement.
2. Establish a walkway from Cotton Hollow Preserve at Main Street to the former High Street School playfield and link it to the river greenway path that will connect to Earle Park and continue northward to Salmon Brook.

AGRICULTURE

1. Promote policies established in the agricultural portion of Planning Area Three (Rural).

PUBLIC FACILITIES

1. Maintain the High Street Park within the Village.

POLICIES CONTINUED

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

HISTORIC PRESERVATION

1. Continue to support the preservation of historic structures including foundations, walls and dams, neighborhoods and streetscapes.

AQUIFERS

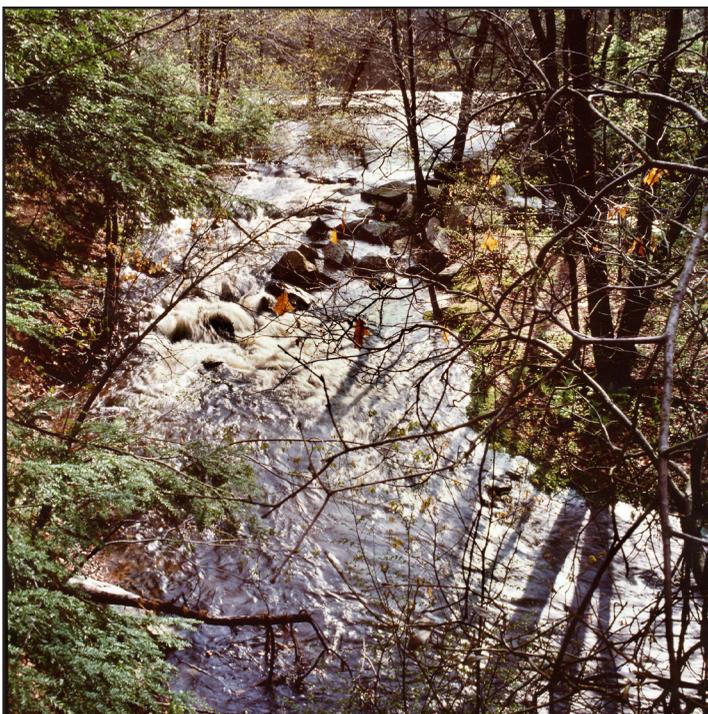
1. Protect the Roaring Brook aquifer and surface waters that drain directly into the Connecticut River by encouraging the implementation of methods outlined in the [Aquifers section](#).

SANITARY SEWER AND STORMWATER MANAGEMENT

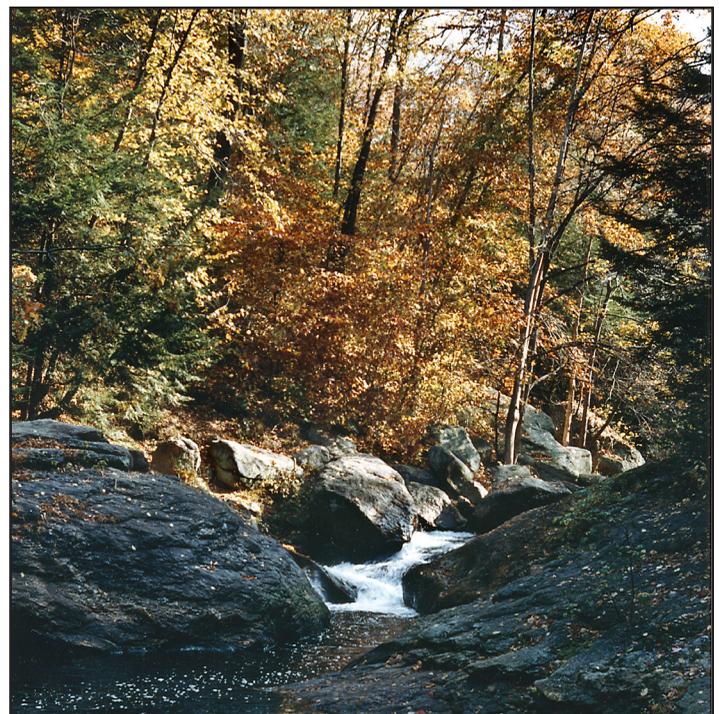
1. Adhere to the recommendations of the **2017 Town of Glastonbury Sanitary Sewer Master Plan** with regard to residential on-site sewer treatment.

TRANSMISSION FACILITIES

1. Limit new communication towers permitted by the State Siting Council to a single location when feasible. Strongly encourage the use of existing buildings for communications antennas, if aesthetically appropriate.



Shoddy Mill
(Photo Source: Duffy)

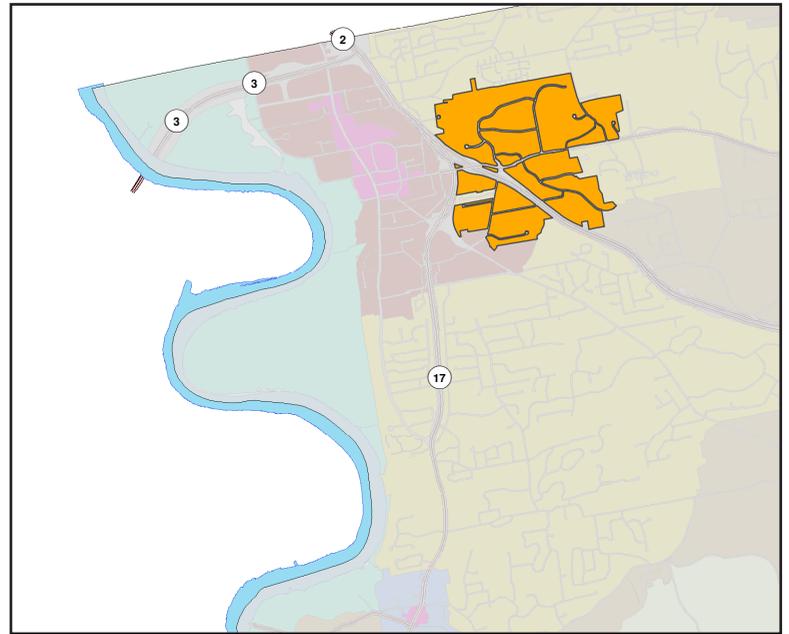


Roaring Brook
(Photo Source: Duffy)

Planning
Area

6

Employment
Area



Overview

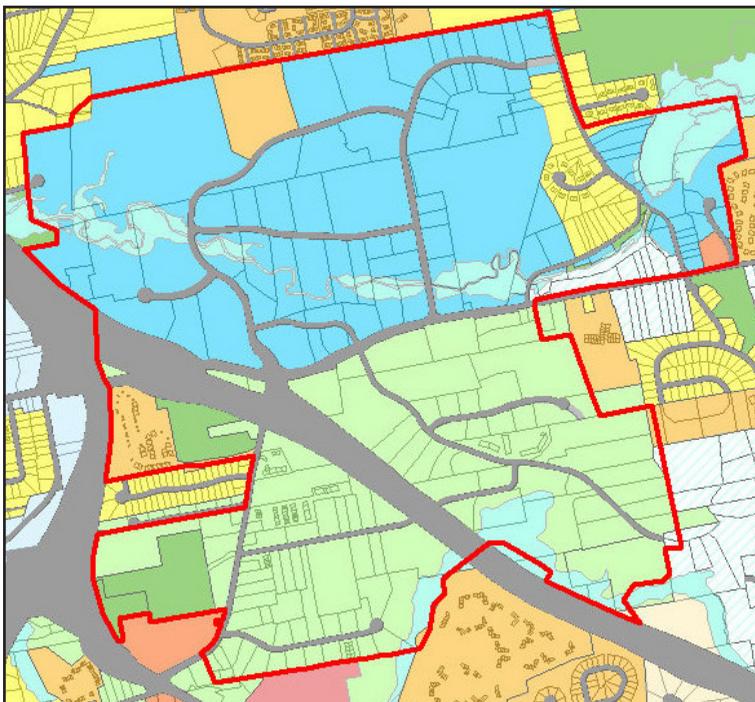
The Employment Area is generally located proximate to the intersection of Connecticut Routes 2, 17 and 94, extending easterly along both sides of Hebron Avenue and both sides of Oak Street. This area is home to several Class A office parks and contains additional buildings serving the legal, banking, medical, research and development, general business and manufacturing sectors. The Employment Area is comprised of the Planned Employment and Planned Commercial zoning districts.

The Employment Area represents a significant portion of the Town's economic base and is an important business center for the capitol region. A medical office campus established on the previously Town-owned Gateway property continues to expand with new medical building construction. A new assisted living facility has also been constructed and is currently occupied to full capacity. Looking ahead, development in the Employment Area will be affected by transportation challenges on Routes 2 and 94. Both roadways will continue to be impacted by new development occurring in municipalities to the east of Glastonbury.

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

LAND USE AND DEVELOPMENT

1. Continue to locate office, light manufacturing, warehousing, research and corporate center uses northerly of Hebron Avenue and locate heavier industrial / manufacturing uses southerly of Hebron Avenue.
2. To assist in the management of peak hour traffic volumes westerly towards the Town Center:
 - a) Provide for the development of architecturally-integrated food service operations within the Employment Area.
 - b) Explore shuttle service to the Town Center area for employees of office buildings in the Employment Area.
3. Continue to significantly and effectively buffer employment area land uses from adjoining residential development.
4. Incorporate park-like design features in the Employment Area with landscaped vistas, parking areas and internal roadways by a well-designed internal vehicular and pedestrian circulation system.
5. Continually evaluate actual parking demand at existing facilities in order to reduce the size of new parking lots. Encourage deferred parking in appropriate situations.
6. Where environmentally feasible, encourage development of the remaining Town-owned property in the Gateway Medical project area.
- * 7. Support and encourage the construction of energy efficient “green buildings” by encouraging new construction that meet LEED standards.
- * 8. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites.
9. Support multi-story senior living / care facilities that provide a range of senior services on lands that can provide buffering to adjacent residential districts that have commercial/industrial development limitations (i.e. wetlands, slopes, wildlife habitat).



Employment Area

PUBLIC FACILITIES

1. Encourage municipal / private sector partnerships in order to preserve public facilities including trails, bikeways, green areas and sidewalks as new development occurs within the employment area.

POLICIES CONTINUED

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

STREAMBELTS, GREENWAYS AND OPEN SPACE

- * 1. Preserve unprotected sections of Salmon Brook north of Winding Brook Drive through conservation easements. Protect the Salmon Brook streambelt between Eastern Boulevard and Addison Road with open space purchase, donation or conservation easement.
- 2. Protect from further contamination and continue to take steps to improve the quality of the unprotected stretch of Hubbard Brook from Roser’s Pond to Route 2 along with its floodway, floodplain and associated wetlands. Achieve through open space purchase, donation or conservation easement.

AQUIFERS

- 1. Aquifer protection is most critical within the Route 2 to Route 17 to Williams Street area where a stratified drift aquifer exists. Industrial and commercial land uses at Nutmeg Lane, Oak Street, Commerce Street and Williams Street are potential pollution hazards to the aquifer. Therefore, it is encouraged that measures outlined in the [Aquifers section](#) be implemented.



STORMWATER MANAGEMENT

- * 1. Storm drainage systems to be upgraded, as well as newly built systems to drain streets, parking lots, driveways, and roofs into Salmon and Hubbard Brooks and associated wetlands should adhere to guidelines established in the Town [Master Drainage Studies](#) for Salmon Brook and the Meadow Drain and should use innovative techniques and [Low Impact Development \(LID\) standards](#).

Planning Area

7

Townwide Transportation and Traffic Circulation



Overview

The goal of the circulation network in Glastonbury is to provide for safe and efficient movement of vehicular traffic and to promote the continued preservation of Glastonbury's historical and natural settings. An inventory of the circulation network indicates that the Town has 193.8 miles of improved roads and 4.4 miles of unimproved roads. Roads that are located within the Town of Glastonbury fall into four categories: expressways, arterials, collectors and local streets, all serving different functions.

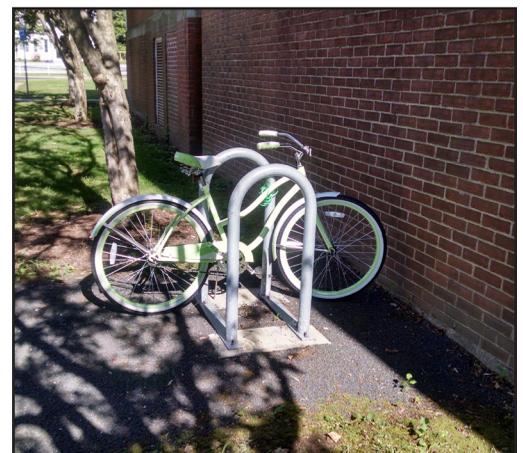
- **Expressway** - State owned road with limited access that serves the purpose of rapid movement of traffic. Examples: Connecticut Route 3, Route 2 and Route 17.
- **Arterial Street** - Provides for through traffic movement between areas and across the Town, direct access to abutting property, and where the projected average daily traffic 20 years after the completion of construction is over 3,000 vehicles. Examples: Hebron Avenue and New London Turnpike.
- **Collector Street** - Provides for traffic movement between arterials and local streets, direct access to abutting property, and where the projected average daily traffic 20 years after completion of construction is between 1,500 and 3,000 vehicles. Examples: Hopewell Road and Chestnut Hill Road.
- **Local Street** - Provides for direct access to abutting land, where the projected average daily traffic 20 years after completion of construction is between 500 and 1,500 vehicles.

POLICIES CONTINUED

Policies listed below supplement the town-wide policies outlined in the [“Town-Wide Policies” section](#), which apply to all planning areas discussed throughout this document.

TRANSPORTATION

- * 1. Evaluate the effect that each development proposal may have on the safe and efficient movement of pedestrian and vehicle traffic. When feasible, provide walking and biking connections to establish neighborhood continuity.
- * 2. Design, orient and construct proposed roads to maximize and induce efficient and safe vehicular movements throughout Town. Evaluate the need for traffic calming techniques for existing and proposed roads on a case-by-case basis.
3. Limit the number of new, and where possible, existing curb cuts along arterials. Provide shared and connected parking lots for adjacent commercial properties.
4. Encourage connections at existing road gaps as well as those necessary for ultimate development of large employment areas and neighborhoods.
5. Promote and enhance the aesthetic quality of all roads through use of landscaping, signage and layout.
6. Modify zoning regulations to require sidewalks for commercially zoned projects.
7. Improve street lighting where required for increased public safety. Consider the impacts of light pollution for any proposals for street lighting. Consider updating the existing street light policy.
8. Based upon topographical and environmental conditions, orient roads in such a way as to promote exposure of buildings to solar radiation when feasible.
9. Continue to support the existing bus routes for public transportation and encourage additional routes. Promote improvements, advancements and use of public transportation systems.
10. Provide pedestrian crosswalks where needed, especially in senior housing areas.
11. Create opportunities for Glastonbury residents to walk, hike and bicycle safely throughout Town. Consider implementing the recommendations from the [Town’s Master Bicycle Plan](#).
12. Maintain an acceptable level of safety on Town designated unimproved roads while preserving their scenic and aesthetic character.



Resource Categories

Resource Categories



**Open Space for
Natural Resources
Preservation**



**Floodplain
Management**



**Open Space for
Parks & Recreation**



Aquifers



**Streambelts,
Greenways & Trails**



**Stormwater
Management**



**Wetlands and
Watercourses**



**Wildlife Habitat,
Flora and Fauna**



Open Space for Natural Resources Preservation

Overview

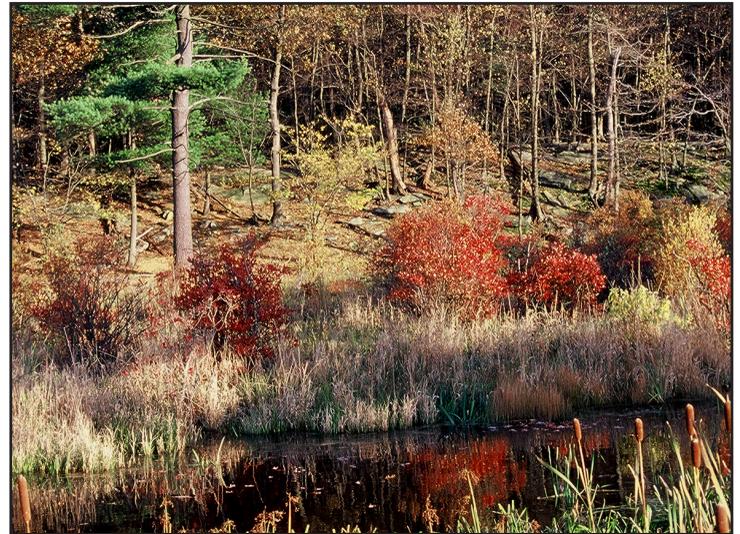
The Town's goal is to continue to receive land in fee by donation or purchase, or to protect, with conservation easements, land containing unique, significant or fragile natural resources; and furthermore, to link these lands, where appropriate, with adjacent and nearby open space lands, stream valleys, greenways and forestlands. Other land use tools available for open space preservation include transfer or purchase of development rights, open space subdivision, cluster development and planned area development.

Open Space can be defined as any undeveloped land, public and private, whether farmed, grassed, forested or occupied by a wetland, meadow, stream or river. Open space can also be parkland and outdoor recreational facilities, agricultural land, schoolyards and managed woodlots. Open space preservation protects unique landforms and other natural resources. Approximately one-third of Glastonbury land has been protected by purchase or donation and through conservation easements voluntarily granted to the Town over the last four decades. However, there are important areas which remain worthy of protection, and the Town remains committed to their conservation.

Public Open Space includes Town-owned facilities, parks such as the Riverfront Park, J. B. Williams, Angus Park Pond, Addison Park, Blackledge Falls and Earle Park, Town owned facility grounds, preserves such as Cotton Hollow and Great Pond, undeveloped woodlands and wetland parcels, the Manchester Water Department tract and State forest.

Private Open Space includes undeveloped lands, farmlands and areas protected by private and public conservation easements. The latter contain restrictions yet permit limited public access (typically walking trails and access to watercourses for fishing). There are also land trust holdings in the Great Meadows and in Eastern Glastonbury (Great Meadows Conservation Trust, Kongsicut Land Trust and The Nature Conservancy).

Private and Public Conservation Easements are agreements between the Town and private landowners which contain use restrictions aimed at natural resource protection. Each easement is mapped over designated areas and is formalized by an "Easement Agreement" between the landowner and the Town, and filed in the Glastonbury land records.



Former Longo Farm (Photo source unknown.)



Riverfront Park (Photo credit: Paul Coco)



Open Space for Natural Resources Preservation Continued

The Town of Glastonbury’s policy of actively setting aside open space for natural resource preservation is in accordance with Growth Principal number 4 of the State of Connecticut 2013 – 2018 Plan of Conservation and Development, which is to “Conserve and Restore the Natural Environment, Cultural and Historical Resources and Traditional Rural Lands.” The Town’s open space and natural resource preservation policy is also in keeping with the Capitol Region Council of Government (CRCOG) 2014 – 2024 Regional Plan of Conservation and Development goal to “Promote Active Stewardship of Natural Resources.” This policy establishes Glastonbury as a leader in conservation and land acquisition and enables the Town to maintain its rural New England character.

Glastonbury has a rich agricultural history. Today, many active and idle/fallow farms are also valuable open space. These farms:

- Preserve the prime/important farmland soil types that are critical to future food and fiber production in the Town and state
- Provide scenic vistas and rural charm to the residential neighborhoods in which they reside
- Support important supplemental wildlife habitat aspects



Rose’s Berry Farm

In order to maintain this valuable resource, the Town should support the farmers in their efforts to maintain their businesses in the 21st century economy. The Town should continue to support traditional farming activities as well as alternative agribusinesses such as farm to table (direct sale of crops to local restaurants and businesses), bed and breakfasts inns, retreat/learning centers, farm stands, farmers markets, and farm wineries, breweries and distilleries. By helping local farmers maintain a viable farm, the Town is actively playing a role in preserving valuable open space and prime agricultural soil resources for future generations.



Farm field - Woodland Street

Large contiguous tracts of wetlands, rocky and forested hillsides, and extensive woodlands exist in central and east Glastonbury. Efforts to protect these lands for maintaining habitat and species diversity, serving as transition zones between wetlands and uplands, and providing suitable habitat for wildlife, have been very successful and should continue.

As time progresses, these open space lands will become increasingly important for natural resource preservation, renovation of air and water quality and recreational use. Furthermore, their inclusion within a regional open space network will make more of these lands accessible to the public for outdoor pursuits.



Open Space for Natural Resources Preservation Continued

POLICIES

1. Actively pursue Town acquisition of available MDC water utility lands.
2. Use the Town's land acquisition and preservation fund to continue the purchase of development rights and acquisition of strategic open space parcels to protect natural resources and create open space linkages.
3. Continue to pursue opportunities to supplement Town efforts in land acquisition and preservation through use of the State's Recreation and Natural Heritage Program, Forest Legacy Program, land trusts, State/Federal funding and other programs.
4. Protect large forest tracts through open space dedication, purchase or conservation easement for renovation of air and water quality, recreation and, most importantly, for adequate wildlife habitat on land susceptible to development. Connect these forest tracts with greenbelts and streambelts, where possible.
5. Maintain communication with CRCOG, higher learning institutions, and the neighboring towns of Portland, East Hampton, Bolton, Marlborough, Hebron, Manchester, East Hartford, Cromwell, Rocky Hill and Wethersfield to coordinate interconnecting greenways and open space lands for natural resource preservation and public access.
6. Prior to the expansion or creation of recreational facilities, evaluate the effects upon natural resources and seek to minimize adverse impacts.
7. Identify and preserve, through open space purchase, donations or conservation easement, unique historic sites and foundations, streambelts, prominent ledge outcrops, significant glacial features and stone walls. Work with the State of Connecticut Office of Archaeology on a site-specific basis to preserve culturally significant resources.
8. Protect slopes greater than 20% and prominent ridgelines, hilltops and scenic vistas by minimizing disturbance and vegetation removal in order to maintain wildlife corridors, habitat, woodland integrity and visual amenity for those areas where a unique or fragile environmental condition is identified. Consider the adoption of a ridgeline protection regulation.



CRCOG Area Map



Glastonbury-Rocky Hill Ferry (Photo source: Ira Wellan)



Open Space for Natural Resources Preservation Continued

POLICIES CONTINUED

9. Provide and maintain adequate protection around wetlands, vernal pools and vegetation / habitat transition zones through open space purchase, purchase of development rights, donation or conservation easements.
10. Preserve the river meadows, 100-year flood zone and environmentally sensitive areas of flood fringe by open space purchase, purchase of development rights, donation, conservation or agricultural easements, as well as continued agricultural use. Continue to prohibit residential structure construction within the 100-year flood hazard area. Require compliance with flood-proofing standards for improvements to existing residential and commercial structures.
11. Deploy non-traditional development design as a means of minimizing land disturbance while maximizing open space preservation.
12. Permanently protect the Town Open Space property adjacent to Smith Middle School, known as Addison Bog and Woodlands. Protecting this significant natural resource will allow for passive recreational and educational opportunities.
13. Support efforts by local farms to diversify their businesses by encouraging crop diversification and the expansion of agribusiness and tourism including farm to table, bed and breakfasts inns, retreat/learning centers, farm stands, farmers' markets, farm wineries, breweries and distilleries.
14. Partner with other entities in cooperative efforts to acquire development rights or fee ownership of farmland.
15. When evaluating potential agricultural land for open space acquisition, assign higher priority to those lands that have a high percentage of soil types classified as "prime", "Statewide Important" and "Locally Important".
16. When reviewing development proposals, consider open space set-aside techniques that achieve the goals of the Plan while minimizing cost implications on Town operating costs such as conservation easements, homeowner's associations and contributions in lieu of open space.



Addison Bog



Open Space on Marlborough Road



Open Space for Parks & Recreation

Overview

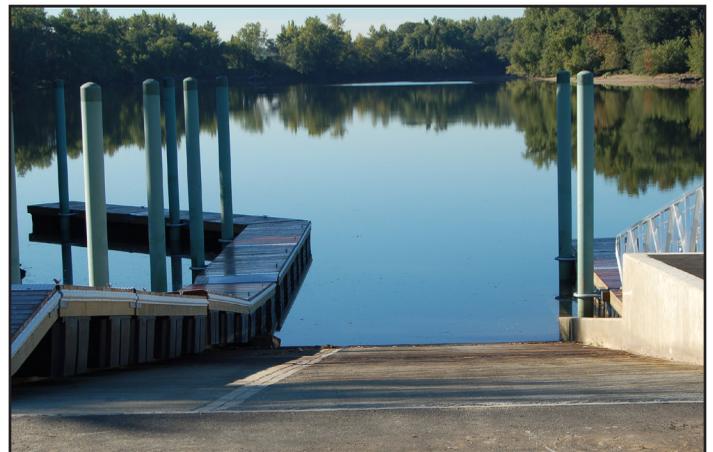
Open space can be defined as any undeveloped land, whether farmed, grassed, forested or occupied by wetland, meadow, stream or river. Open space can also be park land and other recreational facilities, school yards, and managed woodlots. Town sponsored programs, public parks, and open space work together to meet the diverse needs and interests of the community and its members.

In keeping with the Town's size and population, a Parks and Recreation Plan of Development was adopted in 1981 and updated most recently for the 2000 – 2010 period. That Plan contains policies for open space acquisition and the development of recreational areas based on local need, land use limitations, and policies for the improvement of existing parks and recreational facilities. They are distinct from the policies listed below for the Town-wide Plan of Conservation and Development.

The expansion of the Riverfront Park, which includes athletic facilities, a boat launch and a boathouse, provides the community with a connection and access to the Connecticut River.

POLICIES

1. Systematically develop new recreational facilities and continue to improve existing facilities to meet current and anticipated recreational needs of the community. Specific improvements should be made in accordance with the new plan.
2. Continue parks and recreational development within the Town's ongoing Capital Improvement Program.
3. Acquire open space by purchase, donation or easement for future recreational development. Acquisition should be guided by the Parks and Recreation Plan of Development as amended, and using the following criteria: community need, location, utilities, access, economic feasibility and existence of natural, cultural and historic features. Enhance the conservation of natural resources in conjunction with the development of recreational areas, by:
 - a) Minimizing impervious surfaces to the extent reasonably possible and practical; and
 - b) Minimizing the application of chemicals, fertilizers and pesticides by employing the principles of Integrated Pest Management (IPM) and low-impact practices.



Boat Launch at Riverfront Park and Boathouse



Playground at Riverfront Park (Photo credit: Brian Ambrose)



Open Space for Parks & Recreation Continued

POLICIES CONTINUED

4. Provide appropriate access to all Town properties capable of serving current and future recreational needs of the Town.
5. Continue to assess community recreational needs to maintain a comprehensive selection of indoor and outdoor recreational opportunities.
6. Continue to support plans to expand and enhance existing recreational areas for public use, as well as plans to connect open space along and across the Connecticut River.
7. Accommodate overall community recreational needs as well as school uses with the design, construction or expansion of any school building.
8. Enhance public enjoyment of the Connecticut River in its natural state for future generations through a proactive land acquisition/river greenway expansion program. Prioritize the establishment of hiking trails along the River.
9. Continue to plan for the purchase of open space areas (such as MDC lands and floodplain land) for active and passive recreational uses.
10. Establish walking and biking trails in appropriate locations throughout Town.
11. Develop centralized, multi-purpose parks in close proximity to residential areas that can accommodate a wide variety of community needs and interests. Evaluate opportunities for open space preservation, linkages, and connections, especially for multi-use trails, within the proposed residential developments. Consider small neighborhood parks and playgrounds, dependent upon localized need, and only if adequate land area and park infrastructure can be provided and such sites can be economically supported in a fiscally responsible manner.
12. Support continued operation of public and private golf course facilities as an important community amenity.
13. Promote the establishment of community gardens in appropriate areas throughout Town.
14. Prohibit inappropriate and illegal use of all public properties.
15. Consider expansion of the Senior / Community Center to provide for fitness, recreation and wellness needs of an expanded senior and community population.



Skate Park



Memorial at Hubbard Park (Photo source: Ken Leslie)



Streambelts, Greenways and Trails

Overview

A “Greenway” is defined in the Connecticut General Statutes section 23-100 as amended, as a “corridor of open space that (1) may protect natural resources, preserve scenic landscapes and historical resources, or offer opportunities for recreation or non-motorized transportation, (2) may connect existing protected areas and provide access to the outdoors, (3) may be located along a defining natural feature, such as a waterway, along a man-made corridor, including an unused right-of-way, traditional trail routes or historic barge canals or (4) may be a greenspace along a highway or around a village.” Since the early 1970s, Glastonbury has been assembling protected streambelts and Greenways by means of open space, conservation easements and fee simple land acquisition. The goal of the Town has been to create continuous linear buffers along major watercourses, including the Connecticut River, and to provide public pathways within some of these Greenway buffers. Greenways help to create linked access between significant natural features such as kettle ponds, bogs, ridgetops and public land. Currently, major portions of Roaring Brook and Salmon Brook are protected streambelts yet each has stretches in need of future preservation and, ultimately, linkage to other natural features of Glastonbury’s landscape. One of Glastonbury’s key objectives is to preserve linkages and thus form a continuous streambelt along Roaring Brook, Salmon Brook, and other streams and tributaries, and provide Greenbelt preservation from their headwaters to the Connecticut River. The provision for low impact walking trails, where appropriate, is also a primary goal for the town. Such walking trails would link Coldbrook Reservoir to the CT River, more specifically in crossing Earle Park and continuing onward to Keeney Cove and East Hartford’s riverwalk.

In addition to providing public access, protected streambelts and their buffers provide habitat for wildlife and vegetation, minimize the danger of erosion, provide air renovation and enhance surface water and groundwater quality within aquifer recharge areas. It is crucial to protect significant acreage adjacent to streambelts as part of the riverine system to provide adequate buffering and suitable habitat areas.

Connecticut’s Policies Plan for Conservation and Development and the State’s Council on Environmental Quality both indicate Greenways on their statewide open space maps. Their intent is to foster linkages between the streambelts, major state parks and forestland to provide a regional system of linear parks. Access to the Connecticut River is also a major goal of that plan.



Salmon Brook

To illustrate the local importance of linear green “spaces,” it is possible that lower Roaring Brook at Main Street in South Glastonbury can be connected to the Connecticut River Meadows and the riverfront by a public-accessible path. Such a path could originate behind High Street School and the trail would extend to Portland via Tryon Street or by overland access. In the future, it may be possible to hike from Coldbrook Reservoir, located midway along Roaring Brook, to Earle Park, and onward through the Meadows to Glastonbury Center. Eventually, this path could ultimately connect to East Hartford’s planned Greenway along the Connecticut River. In addition, the Salmon Brook streambelt/Greenway could link to the Charter Oak Greenway of I-384 in Manchester, which will have both pedestrian and bicycle access. Fulfillment of such goals is occurring and ongoing through successful Connecticut Riverfront land acquisition and reestablishment of a trail system, in and around the Town Center.



Streambelts, Greenways and Trails Continued

Overview Continued

Public access can be provided to some of the streambelts and Greenways. However, it should be noted that many areas are too fragile and/or cross private properties, thus making public access inappropriate. In concert with the State and neighboring towns, Glastonbury has, and will continue to implement a Greenways policy to provide public access to suitable areas. For example, the Town, in its continuing land acquisition efforts, has worked in close partnership with the State and private land trust organizations to successfully obtain State grant funds for land purchase which has resulted expanded protection of the Eastern Highlands. Other policies to implement development of streambelts, Greenways and trails are found in the Planning Area and Policies section, including Town-Wide Transportation and Traffic Circulation.

POLICIES

1. While providing public walkways in appropriate areas, continue to protect flood channels, streambelts and habitat integrity of the Connecticut River and other important watercourse systems, including:
 - a) **Salmon Brook** — Fill existing gaps in the open space / conservation easement system from Keeney Cove to Main Street, sections north of Winding Brook Drive and Salmon Brook Drive, Eastern Boulevard to Glenwood Road and miscellaneous sections from Oxbow Drive up to MDC property. Similarly, protect Wildcat Brook, which drains from J. B. Williams Park into Salmon Brook.
 - b) **Porter Brook** — Protect the Porter Brook streambelt, its floodway, floodplain and associated wetlands. Plan for an adequate buffer to maintain a contiguous wildlife corridor to Keeney Cove. Coordinate this effort with that of the Town of East Hartford's plan for a riverwalk connecting to Keeney Cove and Porter Brook.
 - c) **Meadow Drain** — Protect undeveloped sections of the Meadow Drain watercourses (Hubbard Brook, Wickham Brook, Smith Brook and Holland Brook) and their associated wetlands. Seek preservation of the Meadow Drain watercourses by voluntary private conservation easements where these watercourses and associated wetlands lie within existing residential lots.
 - d) **Roaring Brook** — Protect gaps in the open space streambelt system north and south of Water Street, from Matson Hill Road to Smutt Pond, and miscellaneous sections from Coldbrook Road to Hebron Avenue.
 - e) **Grindle Brook, Great Pond, and Potter Pond** — Expand protection of, and provide appropriate buffering for Grindle Brook, its associated kettle ponds, and the underlying aquifer to assure preservation of these features and minimize downstream impacts within the Great Pond Preserve. Keep the uplands review area in passive use to prevent erosion, pollution and habitat disturbance. Coordinate this plan with the recreational use of adjacent open space.
 - f) **Other Watercourses** — Continue to protect environmentally sensitive and unique stretches of Slab Gut Brook, Cold Brook, Mott Hill Brook, Wintergreen Brook, Dickinson Creek, Dark Hollow Brook, Flat Brook, the Blackledge River and other ecologically important watercourses. A short section of the Blackledge River flows through a portion of eastern Glastonbury and is a major tributary to the Salmon River and its associated watershed area, designated as regionally significant in the State. The Salmon River Watershed Partnership, an organization formed to protect the overall health and ecological integrity of the Salmon River, creates and promotes specialized conservation strategies within the river's watershed. This partnership is officially represented by Glastonbury and all other towns with land areas within the watershed.
2. Promote voluntary action by private property owners in granting conservation easements to the Town along watercourses throughout the Town.



Wetlands and Watercourses

Overview

Glastonbury's inland wetlands & watercourses are regulated by the local Inland Wetlands and Watercourses Agency. According to its regulations and State Statutes, wetlands and watercourses are defined as follows:

“Watercourses” - Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, perennial, vernal or intermittent, public or private, which are contained within, flow through, or border upon the Town or any portion thereof, not regulated pursuant to Sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for a duration longer than a particular storm incident and (c) the presence of hydrophytic vegetation.

“Wetlands” - Land, including submerged land, not regulated pursuant to Sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and flood plain by the National Cooperative Soils Survey, as it may be amended from time to time, by the Natural Resource Conservation Service of the U.S. Department of Agriculture (USDA). Such areas may include filled, graded or excavated sites, or made land which possesses an aquic (saturated) soil moisture regime as defined by the USDA Cooperative Soil Survey.

The official Town Wetlands map and Geographic Information Systems (GIS) mapping do not show all known wetlands, especially those under three acres in size and isolated vernal ponds, springs and seeps. When an application for an encroachment is filed with the agency, field survey is needed to locate such wetlands and to accurately delineate all wetland and watercourse boundaries.

While it is important to protect most wetland and watercourse systems in Glastonbury, some are considered especially significant and include:

- The Connecticut River, its associated wetlands and its alluvial floodplain known as the Great Meadows.
- An extensive system of watercourses which rise in the Eastern Highlands, most of which drain into the Connecticut River at three locations: Salmon Brook, the Meadow Drain Brook system and Roaring Brook.
- Inland ponds, kettle ponds, (e.g. Great Pond, Pond Pasture), a lake (Diamond Lake), swamps, (Ash Swamp) and bogs (Neipsic Bog and Addison Bog).
- Numerous hillside seeps, springs and vernal ponds.



Diamond Lake

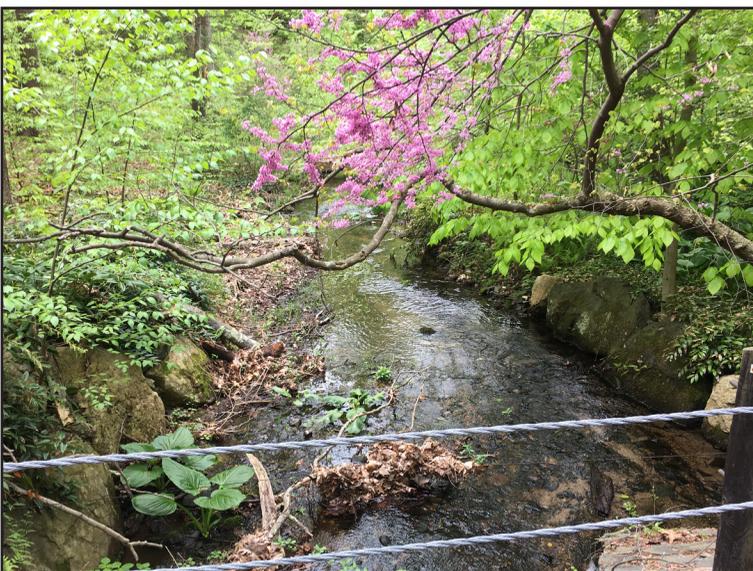
Some of these wetlands and watercourses are extensive. Others, including small systems, are “one of a kind.” Glastonbury continues to preserve these wetlands and watercourses by regulation, open space acquisition, conservation easements and through purchase of development rights. Preservation of wetlands and watercourses must be considered in all land use decisions as essential to maintaining the integrity of the Connecticut River basin.



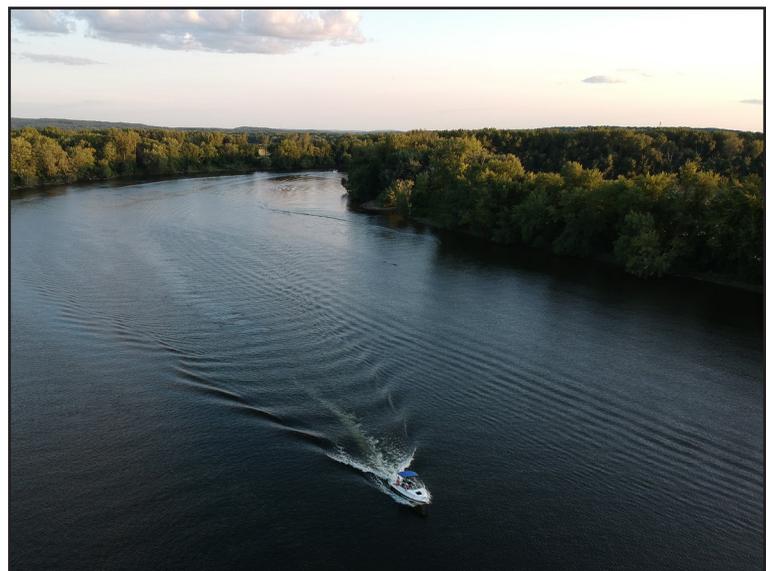
Wetlands and Watercourses Continued

POLICIES

1. Discharge of stormwater into wetlands and watercourses shall be done according to best management practices outlined in the Town's **Master Drainage Studies** and DEEP guidelines. Stormwater should be pre-treated through use of compartmentalized detention basins, sediment traps, sediment basins, grassed swales, biofilters, rain gardens or with created wetlands located upgradient of any wetlands and watercourses into which discharge is contemplated. Promote innovative stormwater management techniques, e.g. Low Impact Development.
2. Maintain adequate preservation buffers around wetlands and watercourses and, where appropriate, protect these areas by conservation easements or acquisition. Preserve ecologically significant wetlands in perpetuity by open space dedication or conservation easement encumbrance.
3. Avoid sewer extensions within streambelts and across wetlands to the maximum extent possible in order to prevent disturbance of these areas.
4. Avoid wetland and watercourse crossings by roads, driveways and utilities wherever possible; vigorously pursue alternate alignments.
5. Continue to regulate development within 100 to 150 feet of wetlands and watercourses to minimize short-term impacts and avoid long-term impacts. Consider wider buffers for certain streambelts, including the Connecticut River and its associated wetlands. It is recommended that these streambelts be identified within the Town's Inland Wetlands and Watercourses Regulations and appropriate buffers established.
6. Educate the public on the effects of non-point sources of pollution, including chemicals and their impact on wetland health.



Grindle Brook



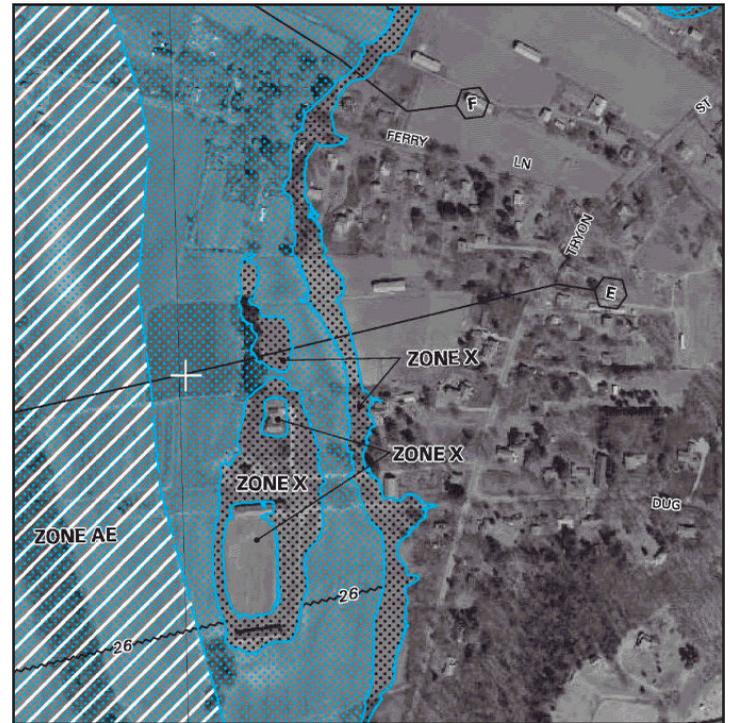
CT River (Photo by Paul Coco)



Floodplain Management

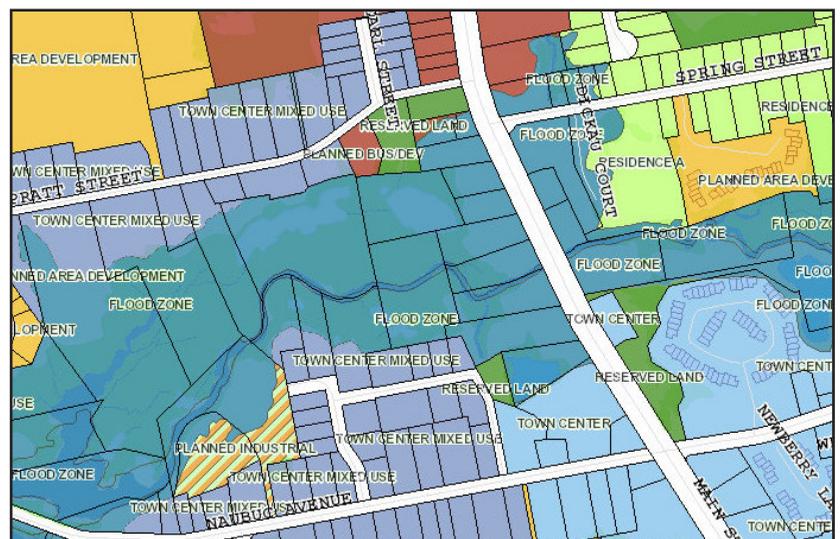
Overview

Glastonbury contains floodplains along its watercourses and along the Connecticut River. Spring thaw, spring rains and major storm events cause these areas to flood periodically. The Great Meadows of Glastonbury, Wethersfield and Rocky Hill are among the largest unobstructed floodplains along the Connecticut River. Their continued protection for flood storage is paramount to central Connecticut. Floodplains are natural storage areas for flood-related overflows. Defined by different resource features, floodplains and wetlands are not interchangeable, despite overlap mapping. Furthermore, the term “Floodplain” describes the natural condition of flooding while “Flood Zone / Flood Hazard Area” is a regulatory term with specific boundaries demarcated by topographic elevations. In 1978, the Town of Glastonbury adopted a flood zone regulation that placed strict limitations upon development or use of designated flood prone areas. Flood Zone (i.e. Flood Hazard Area) boundaries were adopted based on maps provided by the Federal Emergency Management Agency (FEMA) National Flood Insurance program. This initiative qualified the Town as a participant in that program. FEMA mapping for Glastonbury was extensively updated in 2008. As delineated on these maps, the floodplain is divided into two zones.



FEMA Flood Zone Map

1. 100-year Flood Zone / Flood Hazard Area (Zone A/AE): An area which is statistically expected to flood at least once every 100 years, or has a 1% chance of flooding within any given year. Within the previous 100 years, however, this area has been flooded at least 5 times in 1927, 1936, 1938, 1955 and 1984. As regulated by the flood zone ordinance, this is usually considered a “no build” and “no fill” area. Activities within 100-year flood zones are carefully reviewed by the Town and generally require a Special Permit. No activity is permitted that will decrease the flood storage capacity of a given area. Compensatory storage is required to maintain this balance.



100-Year Flood Zone



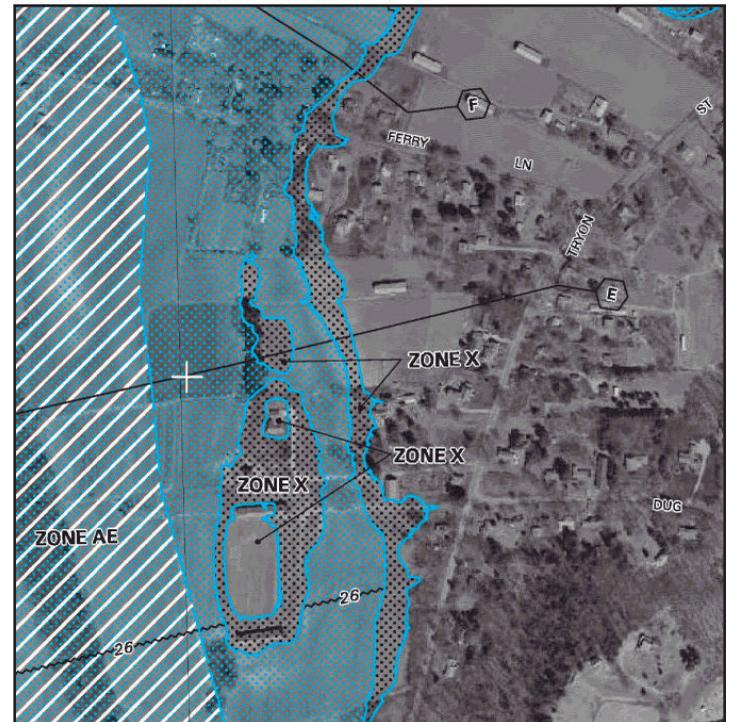
Floodplain Management Continued

Overview Continued

2. 500-year Flood Hazard Area (Zone X-shaded): An area which is statistically expected to flood at least once every 500 years, or has a .02% chance of flooding within any given year. This area lies above and beyond the 100-year flood zone / Flood Hazard Area. The last such “flood of record” occurred in 1936 when runoff from heavy, continuous rains caused a flood crest at 37 feet. Much of downtown Glastonbury, Main Street and many stream valleys were inundated. Development within this zone is regulated with somewhat fewer limitations than the 100-year flood zone. In general, development within this zone is carefully controlled.

Building, grading, road construction and other activities proposed within flood zone / Flood Hazard Area must be carefully reviewed by the Town (the Conservation Commission, with the Town Plan and Zoning Commission being the ultimate regulatory authority) in accordance with Section 4.11 of the Building Zone Regulations designed to:

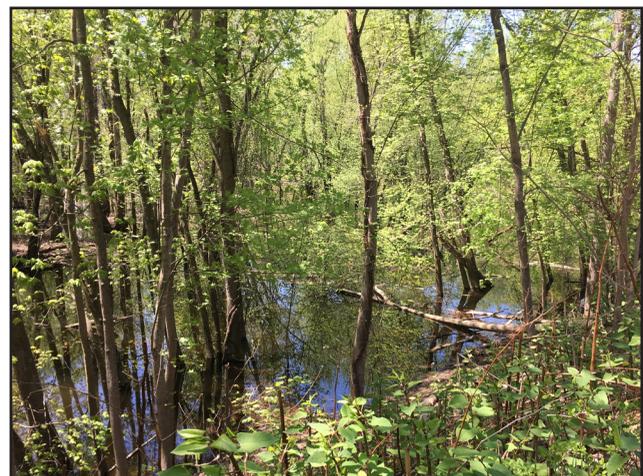
- Prevent or minimize loss of life, injuries to persons and property, and other losses, both private and public.
- Promote the health, public safety and general welfare of the community.
- Control and minimize the extent of floods, reduce the impact and occurrence of flooding and minimize downstream flood impacts.
- Preserve the Connecticut River floodplain as a valuable agricultural, recreational, ecological and aesthetic resource.



FEMA Flood Zone Map



Flood Plain on Naubuc Avenue / CT River



100-Year Flood Zone: Naubuc Avenue area



Floodplain Management Continued

POLICIES

1. Continue to use the Storm Drainage Management Reports prepared for the Roaring Brook, Salmon Brook, Grindle Brook and Meadow Drain watersheds as policy guidelines for development within these areas to prevent downstream flooding, erosion and property damage. Updating these documents to reflect current conditions and standards is recommended. Apply the same flood damage prevention guidelines to the Connecticut River floodplain and other isolated flood zones not associated with the above referenced watercourses.
2. Pursue State and Federal funds available for the repair and restoration of flood and erosion-damaged properties and drainage systems.
3. Continue to review every land development proposal for management of on-site stormwater runoff generated from roads, parking lots, driveways, walkways and roofs. Also, control runoff to prevent watercourse overloading and associated downstream flooding and erosion. Require adequate soil erosion and sedimentation controls as well as site stabilization measures. Protect inland wetlands, watercourses and floodplains from filling and disturbance.
4. Continue to regulate permitted uses within 100-year and 500-year Flood Zone / Flood Hazard Areas and ensure that no activity results in a decrease in flood storage capacity.
5. Continue to prohibit construction of new residential structures within the 100-year flood zone. Require compliance to flood proofing standards for improvements to existing residential and commercial structures.
6. Limit the use of the 100-year flood zone within the Connecticut River Meadows to agricultural, low impact recreational and natural resource preservation purposes.
7. Consider creating development design standards for the area of Main Street between Naubuc Avenue and Pratt Street to allow for new non-residential construction and the redevelopment of existing structures.
8. Prepare an evacuation and shelter plan for use in the event of emergencies caused by natural hazards.



Meadow Drain



Aquifers

Overview

An **aquifer** is any earth material that is saturated with groundwater and capable of yielding adequate quantities of water to a properly constructed well. Within its borders, Glastonbury has two types of aquifers - stratified drift and bedrock. **Stratified drift** is a subsurface layer of glacial sediment sorted and deposited by glacial meltwater streams; the coarser the sediment, the higher the water holding capacity. **Bedrock aquifers**, in contrast, comprise the voids and fractures within bedrock that can collect and store groundwater. Stratified drift aquifers in Glastonbury are located beneath the Connecticut River and the river meadows and terraces (Glastonbury-Rocky Hill Aquifer), and beneath major streams, mainly Salmon Brook, Roaring Brook and Wickham Brook (hence called stream aquifers). These aquifers can yield water in a range of approximately 1-50+ gallons per minute (g.p.m.) for each residential well. The yield of these aquifers depends on grain coarseness, saturated thickness and hydraulic connection with recharge areas. The higher yield aquifers are of regional importance since they are capable of providing future water for serving hundreds or thousands of users. The Glastonbury-Rocky Hill regional aquifer is thought to be the second largest in the State with an estimated potential yield of 20 million gallons per day.

Bedrock aquifers, located in the eastern part of Town underlain by crystalline rocks, currently provide about one-third of the town's residents with potable water from individual wells that yield 1-25 g.p.m. Such aquifers are essential to provide a drinking water source in areas of the Town that are not serviced by public water utilities. The State of Connecticut has adopted a comprehensive groundwater strategy and a model regulation designed to protect individual and community wells, both current and future. The strategy is to control the types of land use above and surrounding the aquifers deemed important for present and future water supplies. Specific aquifer protection requirements have been established and incorporated in the Town's Groundwater Protection Regulations (adopted in 1996) and the State-mandated Aquifer Protection Area Regulations. The Town requires specific measures be followed in order to protect this invaluable resource. Certain uses are regulated and, in some cases prohibited, depending upon the Groundwater Protection Zone designation.

In the past, some of Glastonbury's aquifers have been affected by contaminants. This was the case for the Glastonbury-Rocky Hill Aquifer (Gardiner Wellfield) beneath the Tryon Street / Old Maids Lane vicinity. Ethylene dibromide (E.D.B.), a pesticide used in tobacco cultivation prior to 1983, affected the water quality in this area. Further contaminants must be avoided, as this aquifer is very vulnerable and may become an important water supply resource in the future. An overlay zone and accompanying regulations (Aquifer Protection Area Regulations) have been established for the Gardiner Wellfield Aquifer based upon State requirements.



Old Maids Lane

Aquifer protection requires the control of point and non-point pollution sources that may enter the aquifer through the wellfield, at the drawdown area, or at its indirect and direct recharge areas. The Town has a Groundwater Protection Zone map in association with the [Groundwater Protection Regulations](#), which depicts stratified drift and bedrock aquifer locations subject to specific standards established in the regulations.



Aquifers Continued

POLICIES

1. Support the adaptive reuse of present industrial sites that, based upon their locations, could adversely affect the Roaring Brook and Salmon Brook recharge areas. Encourage uses and activities that are less likely to damage groundwater resources. Use the Adaptive Redevelopment Zone (ARZ) Regulations, where appropriate.
2. Regulate and restrict use of agricultural and lawn care chemicals Town-wide, especially in the major aquifer areas.
 - a. Require adherence to State requirements for agricultural operations, including proper use and handling of fertilizers and pesticides, waste management and fuel and chemical storage.
 - b. Promote non-chemical, natural alternatives for both lawn care products and household cleaning products for residential use. Educate consumers through such means as articles, newsletters and public notices on the damages associated with the use of chemical products.
3. Promote safe storage and use of salt, chemicals, fuels, oil, solvents and other potential groundwater pollutants of industrial, commercial and institutional land uses. Leverage innovative procedures to minimize impact on groundwater resources in association with snow removal on town roads.
4. Maintain the aquifer water budget balance through simultaneous use of on-site sewage disposal (according to State Health Code) and well water supply. Where site conditions permit, use single linear trench type leaching fields installed parallel to existing ground contours. Where conducive to site conditions, use other aquifer recharge techniques such as use of dry wells for roof and foundation drain runoff.
5. Require lots to be sized in accordance with natural resource constraints, with increased lot sizes for areas where ledge is usually less than 10 feet below ground level according to United States Geological Survey (U.S.G.S.) resource maps.
6. Avoid sanitary sewer extensions into the upland-bedrock aquifer area to maintain the groundwater budget by simultaneous on-site sewage disposal and well-water supply. Extend sanitary sewers only into existing “trouble spots” which cannot be serviced by community septic systems, as identified in the **1995 Roaring Brook Watershed Sewer Study**. This area has been mapped for the **1995 Roaring Brook Watershed Master Sewer Plan** and represents the primary bedrock aquifer recharge area.
7. Continue and formalize the Town’s practice of using low impact best management practices relative to chemical application on Town land.
8. Protect aquifers and recharge areas, especially high yield aquifers of regional significance, through land acquisition, purchase of development rights and use of conservation easements by the Town and private land trust organizations.
9. Continue to monitor the Town’s Bulky Waste Facility and implement groundwater protection measures. Require adherence to the Aquifer Protection Area Regulations.
10. Encourage the use of water efficient irrigation systems and use of native, drought resistant plant species in all new developments.
11. Prepare for and mitigate the impact of drought and extended drought:
 - a) Promote the use of drywells and other infiltration structures to direct runoff and precipitation into structures for groundwater discharge; and
 - b) Develop and adopt a Drought Preparedness and Response Plan for the Town of Glastonbury.



Roaring Brook



Stormwater Management

Overview

Because of its topography, its extensive system of lowland and upland streams, its flood-prone areas, erodible soils and continuing land use development, Glastonbury has adopted strategies for the mitigation of stormwater peak flows, volumes and stormwater quality impacts on wetlands and watercourses. These impacts are twofold and interrelated:

- a. **EROSION AND FLOODING:** Damage to wetlands and watercourses from uncontrolled stormwater peak flows, which cause erosion and flooding downstream.
- b. **WATER QUALITY:** Adverse water quality impacts upon wetlands and watercourses as a result of erosion-generated sedimentation and transport of pollutants from paved surfaces and landscaped areas, and from use and disposal of water-polluting substances.

Storm Drainage Management: The comprehensive management of surface water runoff to reduce adverse impacts such as loss of life, property damage, channel erosion, habitat destruction, water quality degradation and damage to roads and utilities. In recognition of the importance of a comprehensive, Town-wide storm drainage management program, the Town contracted with a consultant in 1980 to prepare a detailed inventory and analysis of each watershed. Each report is based on an investigation of local geology, soils, climate, flood problems, drainage systems and land use. The primary goal of each report is to provide guidance on how to reduce the impact of urbanization on the natural and man-made drainage systems. Recommendations are made for improvement of existing drainage systems and for the construction of new drainage systems.



Salmon Brook

Presently adopted by the Town, the following four **Master Drainage** management reports provide Town-wide coverage and serve as policy guidelines for development within four watersheds:

1. Salmon Brook Watershed (Salmon Brook and its tributaries)
2. Roaring Brook Watershed (Roaring Brook, Wintergreen Brook, and several other tributaries)
3. Meadow Drain and its tributaries such as Holland and Hubbard Brooks
4. Grindle Brook Watershed

While not formally adopted by the Town, there is a similar study and good reference sponsored by CROCOG, entitled *Blackledge River Watershed Study*, which covers the Blackledge River and Dickinson Creek drainage basin.



Stormwater Management Continued

POLICIES

1. For all development projects, continue to require that the stormwater management system be subject to review and approval by the Conservation Commission / Inland Wetlands and Watercourses Agency and the Town Plan and Zoning Commission. Promote innovative **Low Impact Development (LID) techniques**.
2. Continue to leverage stormwater renovation through best management practices including the use of vegetated swales and basins, biofilters, rain gardens or created wetlands and underground retention/detention.
3. Promote minimization of paved/impervious surfaces and use stormwater temperature mitigation techniques for all development projects.
4. Pursue Town, State and Federal funding to remediate long-term stream channel erosion problems.



Diamond Lake



Coldbrook Reservoir

5. While the Town requires innovative techniques to treat stormwater, such as biofilters and rain gardens, it is recommended that funding be provided to update the Town-wide storm drainage management program/**Master Drainage Studies**. These reports would consider current land use conditions, while providing recommendations pertaining to the latest techniques to manage stormwater quality and quantity.
6. New development should adhere to Town policies regarding the State of Connecticut General Permit for the Discharge of Stormwater from **Small Municipal Separate Storm Sewer Systems (MS4 General Permit)**.



Overview

Glastonbury Meadows / Great Meadows / CT River Floodplain / Riverine System

The Connecticut River floodplain, known as Great Meadows, and the associated riverine corridor are endowed with a variety of vegetative cover types and habitat zones, providing habitat to several wildlife species classified with “protected status” by the State Department of Energy and Environmental Protection (DEEP). Natural meadows, characterized by heavy herbaceous and shrub/brush growth and berry producing shrubs, provide food, cover and nesting sites for many bird species, (e.g. migratory songbirds), and food sources for deer and cottontail rabbit. Bald eagles are also commonly observed soaring over the Connecticut River Meadows. Active farmland offers secondary benefits by providing food for wildlife including deer, rabbit, raccoon, stocked pheasant and various rodents. In turn, predators - e.g. red fox, red-tail hawk and barn owl - feed on the rodents. Floodplain forests are facing the increased threat of massive infestations of non-native oriental bittersweet that can smother, tear down and eventually kill mature native trees leaving behind a bittersweet monoculture. Experiments show that modest efforts can combat these infestations.

The tributary watercourses that meander towards the River and the numerous ponds and wetlands are used by aquatic and semi-aquatic reptiles and amphibians including: snapping, spotted and painted turtles; bull, green and pickerel frogs; and ribbon, garter and northern water snakes. Various waterfowl and wading birds, (e.g. the great blue and green heron, killdeer and sandpipers), find these areas attractive. Beaver, muskrat and mink also inhabit them. Large coves, such as Keeney Cove, serve as essential fisheries habitat for many species including northern pike and large-mouth bass. These larger coves and the smaller, more protected coves and inlets provide valuable habitat for waterfowl species, (e.g. mallard, black and wood ducks). Mature hardwoods, such as ash, cottonwood and silver maple, grow along the riverbanks and provide wildlife nesting sites and habitat to cuckoos, vireos, numerous warblers and other species; enhance the protective buffer for the River and the associated floodplains; and help purify the air.

POLICIES

1. Support continued agricultural practices on the very productive floodplain soils. (See [Agricultural Land Policies, Planning Area Three](#).)
2. Support land acquisition and conservation efforts to protect natural areas and agricultural land. Continue successful land conservation partnerships with organizations such as the Great Meadows Conservation Trust.
3. Support agricultural land leasing programs on private and Town lands. For the latter, adopt a policy where wildlife habitat enhancement work could be traded as the form of lease payment.
4. Protect and promote an unbroken natural north/south corridor throughout the Connecticut River Floodplain / Riverine System from East Hartford south to Portland.
5. Encourage passive activities that serve to educate users to the beauty and overall importance of the “River region” and its extensive habitat areas.
6. Establish/maintain the meadow habitat necessary to support the needs of several declining wildlife species.
7. Support ongoing efforts to combat invasive species that threaten the overall health, integrity and diversity of Glastonbury’s natural resources. Encourage the use of native plant species in all developments to help reduce the prevalence of invasive species.*

**Please note that this policy statement is also a Town-wide Policy and its placement in this Resource Category is meant to reinforce the policy.*



Interior Lands

In central areas of Town that have experienced significant development and “suburbanization”, extensive natural and diverse habitat are limited. Hardwood species, such as maple, oak and hickory are situated on developed lots. Wildlife habitat, though disrupted or fragmented due to human occupancy, still exists for suburban adaptive species such as grey squirrel, raccoon, opossum, skunk, cowbirds, mockingbirds and those species of songbirds tolerant of suburban conditions. Existing habitat corridors along Salmon, Hubbard, Wickham, Smith and Holland brooks, though flanked by development, are still available to enhance the limited wildlife potential in this area; numerous conservation easements are in place, preserving portions of the brook corridors. Gaining additional easements or protection through open space acquisition should be supported.

While still characterized by residential development, areas to the east and south, just beyond the central core differ from the central area by the lower density of development and more remaining open space / natural area acreage. Mixed hardwood forests, including wooded residential lots predominate. More extensive coniferous stands can also be found, notably on the MDC property and within the Roaring Brook corridor. Red pine, (dead or declining), and hemlock comprise portions of these stands.

Fairly sizable open space parcels include MDC properties off Keeney Street and in the Coldbrook Reservoir area, and Town open space off Neipsic Road (Neipsic Bog and J. B. Williams Park), Brook Street, the Shoddy Mill area, east of Smith Middle School and the Stanley Drive / Grey Rocks area. Additionally, many private conservation easements protecting numerous wetlands and streambelt corridors have been established. Suburban tolerant species and species better suited to less congested zones, (e.g. red fox, deer, beaver, various raptors, red-tailed hawk, barred owl, sharp-shinned hawk, wood and box turtle, wood frog, and spring peeper, spotted and marbled salamander, milk snake and black racer), are found in these areas.

The most rural / remote areas in the southern and eastern portions of Town (the Eastern Highlands) typically have lower residential density and contain large tracts of public (protected) and private (unprotected) land. Mixed hardwood forest occurs on steep, ledge-exposed terrain. Very rugged topography, interspersed with old abandoned quarries now filled with water, is found in the Dayton Road area of South Glastonbury. In the Matson Hill Road / Woodland Street areas, mixed hardwood forests surround active agricultural land (orchards, nurseries and berry farms) on high terrain. Great Pond and the surrounding nature preserve provide valuable habitat to numerous wildlife species such as reptiles, amphibians and waterfowl. Dense stands of conifers are interspersed with mixed hardwood forest. Very large cedar trees are found as well as some rare herbaceous plants.



Salmon Brook



Farm field on Woodland Street

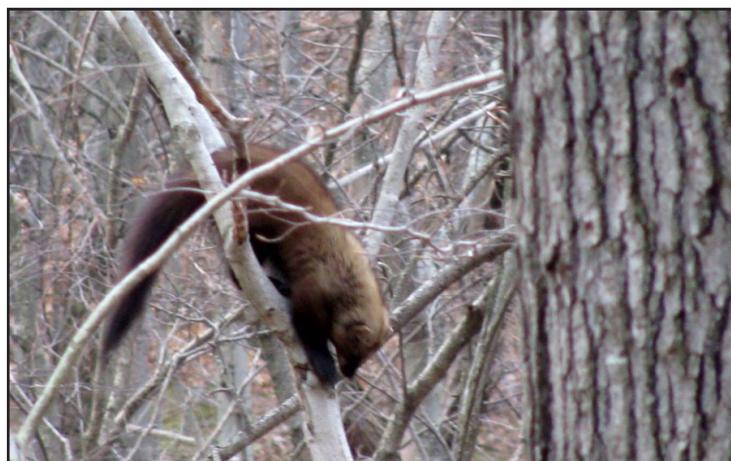


Interior Lands Continued

Extensive prime upland habitat occurs throughout the southeastern section of Town. Much of the land south of Ash Swamp Road and east of Thompson Street is in State forest, in addition to Town and private land trust ownership. Limited private holdings remain undeveloped. In addition to the more common wildlife species, uncommon and protected/endangered species that have little tolerance for human presence and whose habitats are severely impacted by fragmentation, occur in this area.

Songbirds, including scarlet tanagers, evening grosbeaks, whip-poor-wills and several species of thrushes and warblers find this area suitable. These birds are intolerant of aggressive edge species and have specific nesting requirements found in unbroken forest land and undeveloped tracts. Coyote, black bear, bobcat, fisher, grey fox and wild turkey are found here. Nesting turkey vultures have been verified in the area; other woodland raptors such as barred and great horned owl, red-shouldered hawk, cooper's hawk, sharp-shinned hawk and goshawk would be expected. Mole salamanders, such as the spotted and marbled salamander, as well as other terrestrial amphibians use the undisturbed vernal (seasonal) pools for breeding. The State-endangered timber rattlesnake occurs here; this species is very sensitive to human disturbance, development and habitat fragmentation. New roads and developments act as barriers and obstacles to rattlesnakes traveling to and from hibernaculum (denning sites) and summer foraging areas.

The majority of the land in the rural area north of Hebron Avenue is undeveloped and is owned by the State and the Town of Manchester Water Department. Much of it, containing both hardwood and softwood stands, is actively managed by the forestry division of the Manchester Water Department. Lands in the easternmost section of this area are within the Blackledge River Watershed, which warrants special protection due to its relatively undeveloped state and its inclusion in the State's salmon restoration program.



Fisher (Photo credit: Ken Leslie)



Blackledge Fall (Photo credit: Duffy)



POLICIES: For All Interior Lands

1. Require minimal tree clearing for newly developed lots. Promote native species and natural landscaping in residential areas.
2. Promote the continued use of conservation easements to protect stream corridors and the associated riparian habitat. Target suitable habitat areas linking these corridors.
3. Continue the Town's successful open space acquisition program to protect environmentally sensitive areas and wildlife habitat suitable for sustaining valuable and endangered species and to minimize fragmentation in the Eastern Highlands. Seek tracts that link previously protected land, including State forestland, to provide an unbroken habitat area.
4. Discourage development that would result in forest intrusion, cause fragmentation of Eastern Highlands habitat, and further stress uncommon and endangered species, such as the timber rattlesnake. Focus specifically on discouraging such development east of Thompson Street and south of Hebron Avenue, and along Mott Hill Road and Dickinson Road
5. Continue successful land conservation partnerships with the Connecticut Department of Energy and Environmental Protection (DEEP) and private land protection organizations such as The Nature Conservancy and the Kongsicut Land Trust.
6. Continue to pursue State and Federal land acquisition grants.
7. Work closely with forestry and natural resource professionals to encourage resource and forestry management on both public and private land, that will enhance and improve wildlife habitat conditions.
8. Promote habitat enhancement efforts such as vegetation management and placement of bird-nesting boxes to attract songbirds and other wildlife species to residential lots. Support establishment of small meadows on residential lots, which provides increased diversity and enhances stormwater renovation capabilities.
9. Target the permanent protection of open space areas through active acquisition efforts for the MDC properties off Keeney Street and the Coldbrook Reservoir.
10. Harvest red pine infected by red pine scale in areas where standing dead trees present a safety hazard, or when it is done as part of a sound resource management plan. Where no safety hazards exist, these and other standing dead trees can remain to provide valuable sources of food (birds eat the insects in the trees) and cover (hollowed out dens). Where appropriate, monitor hemlock stands for impacts caused by hemlock woolly adelgid and harvest.
11. Maintain a cooperative relationship with the Town of Manchester to ensure continued sound resource management practices on Water Department Land.
12. Continue to protect vernal pools in association with development projects. Promote use of "Cape Cod" curbing for road construction and road repair to reduce impediments to vernal pool dependent amphibians.



Eastern Highlands

Terms & Definitions

Terms and Definitions

Bicycle Master Plan - A plan developed by Bike Walk Glastonbury, (a 501c3 non-profit bicycle advocacy group), and supported by the Glastonbury Town Council for creating multi-purpose trails and safer, more bicycle-friendly roads throughout Glastonbury.¹

Climate Change - A change in the state of the climate that can be identified (e.g. by using statistical tests), by changes in the mean and/or the variability of its properties and that persists for an extended period, typically decades or longer. Climate change may be due to natural internal processes or external forces, or to persistent anthropogenic changes in the composition of the atmosphere or in land use.²

Community Supported Agriculture (CSA) – The Connecticut CSA is a food production and distribution system that directly connects farmers and consumers. Consumers purchase shares of a farm’s harvest in advance and then receive a portion of the crops as they’re harvested. It includes products such as honey, eggs, bedding plants, fruits, vegetables, dairy products and meat.³

Design Guidelines - Recommended design criteria created to supplement a Form-Based Code’s regulated design standards.⁴

Development Rights - The rights or combination of rights of fee simple owners of open, unimproved, forest and agricultural land to develop, construct upon, sell, lease or otherwise develop or improve such land for use that results in rendering such land no longer open, unimproved, forest or agricultural. The acquisition of development rights is not intended to prevent any development of the land to which the development rights relate, provided that such development is consistent with the public purpose for which such development rights are purchased and provided that such development is permitted pursuant to a written document approved by the Town Council.⁵

Envisioning Town Center 2027 Plan - A plan prepared in 2008 by Fuss & O’Neill in Association with Ferrio Hixon Associates that documents the inventory, analysis and recommendations of a comprehensive study of traffic and streetscape conditions for the Glastonbury Town Center.

Form Based Zoning - A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, (not a mere guideline), adopted into city, town or county law . A form-based code offers a powerful alternative to conventional zoning regulation.⁶

Glastonbury Center 2020 - Shared Vision Plan – A plan sponsored by the Glastonbury Town Council and Town Plan and Zoning Commission, designed to present a shared vision for the future of the Town Center.

1. Bike Walk Glastonbury “Town of Glastonbury, Connecticut Bicycle Master Plan” available at www.bikewalkglastonbury.org/projects/master-plan/.

2. IPCC, 2012: Glossary of terms. In: *Managing the Risks of Extreme Events and Disasters to Advance Climate Change Adaptation* [Field, C.B., V. Barros, T.F. Stocker, D. Qin, D.J. Dokken, K.L. Ebi, M.D. Mastandrea, K.J. Mach, G.-K. Plattner, S.K. Allen, M. Tingor, and P.M. Midgley (eds.)]. A Special Report of Working Groups I and II of the Intergovernmental Panel on Climate Change (IPCC). Cambridge University Press, Cambridge, UK, and New York, NY USA, pp. 555-564.

3. [CT Department of Agriculture webpage](#).

4. Rangwala, Kaizer Originally Published in Better! Cities & Towns, 22 December 2010 “Why Design Guidelines, On Their Own, Don’t Work” available at: <https://formbasedcodes.org/articles/design-guidelines-dont-work/>.

5. Town of Glastonbury Code of Ordinances, Article XVI Reserve for Land Acquisition & Preservation.

6. Form Based Code Institute <https://formbasedcodes.org/definition>

Terms and Definitions Continued

Glastonbury Complete Streets Policy - Implemented in February 2015 by the Glastonbury Town Council, this policy was designed to consider roadway needs for users of all modes, abilities and ages, (pedestrians, bicyclists, transit users and vehicle operators), in all phases of street planning, design and construction. The policy requires that every transportation project be viewed as an opportunity to improve safety, accessibility and mobility for all users.

Integrated Pest Management (IPM) - A sustainable and scientific approach to managing pests. IPM practitioners base decisions on information that is collected systematically as they integrate economic, environmental and social goals. This approach applies to any situation, agricultural or urban, and is flexible enough to accommodate the changing demands of agriculture, commerce and society.¹

Invasive Species - A species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes, or is likely to cause harm to the economy, environment or human health. Invasive species can be plants, animals and other organisms (e.g., microbes). Human actions are the primary means of invasive species introductions.²

Low Impact Development (LID) Techniques – Leadership in Energy and Environmental Design (LEED) promotes a whole building approach to sustainability by recognizing performance in five key areas of human and environmental health: 1) sustainable site development, 2) water savings, 3) energy efficiency, 4) materials selection, and 5) indoor environmental quality.

Master Drainage Plans - The Town contracted with a consultant in 1980 to prepare a detailed inventory and analysis of each watershed. Each report is based on an investigation of local geology, soils, climate, flood problems, drainage systems and land use. The primary goal of each report is to provide guidance on how to reduce the impact of urbanization on the natural and man-made drainage systems. Recommendations are made for improvement of existing drainage systems and for the construction of new drainage systems. Now adopted by the Town, the following four master drainage management reports provide Town-wide coverage and serve as policy guidelines for development within four watersheds:

- Salmon Brook Watershed (Salmon Brook and its tributaries)
- Roaring Brook Watershed (Roaring Brook, Wintergreen Brook and several other tributaries)
- Meadow Drain and its tributaries such as Holland and Hubbard Brooks
- Grindle Brook Watershed

Native Plant Species - A plant that is a part of the balance of nature that has developed over hundreds or thousands of years in a particular region or ecosystem.³

Resilience - The ability of a system and its component parts to anticipate, absorb, accommodate or recover from the effects of a hazardous event in a timely and efficient manner, including through ensuring the preservation, restoration, or improvement of its essential basic structures and functions.⁴

¹ <http://ipm.uconn.edu/root/>

² USDA – National Invasive Species Information Center webpage: <https://www.invasivespeciesinfo.gov/whatis.shtml>

³ (Source: USDA Natural Resources Conservation Services Connecticut: https://www.nrcs.usda.gov/wps/portal/nrcs/detail/ct/technical/ecoscience/invasive/?cid=nrcs142p2_011124)

⁴ IPCC, 2012: *Glossary of terms*. In: *Managing the Risks of Extreme Events and Disasters to Advance Climate Change Adaptation* [Field, C.B., V. Barros, T.F. Stocker, D. Qin, D.J. Dokken, K.L. Ebi, M.D. Mastandrea, K.J. Mach, G.-K. Plattner, S.K. Allen, M. Tingor, and P.M. Midgley (eds.)]. A Special Report of Working Groups I and II of the Intergovernmental Panel on Climate Change (IPCC). Cambridge University Press, Cambridge, UK, and New York, NY USA, pp. 555-564.

Terms and Definitions Continued

Roaring Brook Master Sewer System Study - The 1995 update of the Roaring Brook Master Sewer Plan.

Small Municipal Separate Storm Sewer Systems (MS4) - The product of a U.S. Environmental Protection Agency (USEPA) mandate established as part of its Stormwater Phase II rules in 1999. This general permit requires each municipality to take steps to keep the stormwater entering its storm sewer systems clean before that stormwater enters water bodies. One important element of this permit is the requirement that towns implement public education programs to make residents aware that stormwater pollutants emanate from many of their everyday living activities, and to inform them of steps they can take to reduce pollutants in stormwater runoff.

Sustainable Community - A sustainable community is one that is economically, environmentally and socially healthy and resilient, and approaches decision making with consideration for both current and future generations.¹

Sustainable Development - Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.²

Universal Design - The process of creating buildings, products, and environments that are usable by people of all ages and physical capabilities, making it possible for all to have access to and fully enjoy their homes, neighborhoods, work places and other community destinations. The terms Universal Design and visitability, or Accessible design, are often used interchangeably. Visitability focuses on addressing mobility limitations through building code standards, while Universal Design is an overarching concept targeting people of all ages and abilities, and may go far beyond these codes to ensure the built environment is usable by all.³

Town of Glastonbury Stormwater Management Plan – A plan developed by the Town in response to the CT DEEP Small Municipal Separate Storm Sewer Systems (MS4) Permit. The plan outlines the actions the Town has taken to address stormwater management as it pertains to land development. It specifically addresses construction site stormwater runoff control and post-construction stormwater management in new development or redevelopment.

Water Pollution Control Authority Sanitary Sewer Master Plan - The Water Pollution Control Authority (WCPA) authorized staff to update the Town's Master Sewer Plan, which was last completed in 1995 for the Roaring Brook watershed only. Prior to this there were three Master Plans, prepared between 1976 and 1977, for the three major water sheds; Roaring Brook, Salmon Brook and Hubbard Brook. Although the Roaring Brook plan was updated in 1995, plans for Salmon and Hubbard Brook watersheds were not updated. These plans outlined a broad sewer system program which generally provided for the construction of sewers along brooks and stream corridors throughout these watersheds. Since these plans were no longer considered viable long term solutions, updating and consolidation of plans was recommended. The following summarizes goals of the new Master Sewer Plan:

1. Consolidate and update to current standards and practices, the previous planning documents from the 1970s.
2. Protect the rural nature of the Town while planning for the management of future wastewater needs.
3. Provide recommendations for the most economically sound and cost effective approach to wastewater disposal which are consistent with current Town and State Plans of Conservation Development, Town Plan and Zoning, wetland regulations, anticipated development and redevelopment and current engineering standards.
4. Identify future requirements for maintenance & replacement of an aging sanitary sewer system infrastructure.
5. Understand future needs and financial requirements for the WPCA as it relates to an aging infrastructure.

1. Bruntland Report for the World Commission on the Environment and Development-1992

2 IPCC, 2012: Glossary of terms. In: *Managing the Risks of Extreme Events and Disasters to Advance Climate Change Adaptation* [Field, C.B., V. Barros, T.F. Stocker, D. Qin, D.J. Dokken, K.L. Ebi, M.D. Mastandrea, K.J. Mach, G.-K. Plattner, S.K. Allen, M. Tingor, and P.M. Midgley (eds.)]. A Special Report of Working Groups I and II of the Intergovernmental Panel on Climate Change (IPCC). Cambridge University Press, Cambridge, UK, and New York, NY USA, pp. 555-564.

3 American Planning Association

Closing Summary

Closing Summary

Consistency with State and Regional Plans

The Town of Glastonbury 2018—2028 Plan of Conservation and Development is consistent with the policies and principles of both the State of Connecticut and the Capitol Region Council of Governments' Plans of Conservation and Development as well as the Capitol Region's Natural Hazards Mitigation Plan.

State of Connecticut Plan of Conservation and Development - Glastonbury's Plan is consistent with the following Growth Management Principles in the State of Connecticut Plan:

- **Principle # 1** - Redevelop and Revitalize Regional Center and Areas with Existing or Currently Planned Physical Infrastructure.
- **Principle # 2** - Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs.
- **Principle # 4** - Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands.

Capitol Region Plan of Conservation and Development - Glastonbury's Plan is consistent with the following goals of the Capitol Region Council of Governments Plan of Conservation and Development:

- a. **Natural Resource Conservation**
 1. Protect air, water and soil quality
 2. Grow and develop in harmony with natural resources
 3. Promote active natural resource stewardship
- b. **Watersheds and Water Quality**
 1. Improve and maintain water quality
 2. Protect water supply and increase water conservation efforts
 3. Reduce non-point source pollution
- c. **Open Space and Farmland Protection**
 1. Support protection of more open space in region
 2. Encourage preservation of declassified water company land as open space
 3. Coordinate and prioritize open space preservation throughout the region
 4. Expand and protect open space along major rivers
- d. **Transportation**
 1. Provide a range of viable transportation options within the region
 2. Anticipate and plan for future transportation needs
- e. **Housing**
 1. Increase the range of choice of housing for people of all incomes and ages, but especially for those who have the least choice in achieving their locational preference.
 2. Enforce Federal and State fair housing laws and promote fair housing through the creation of housing opportunities.
 3. Support preservation of the region's rental housing stock, and the expansion of housing opportunities for renters.
 4. Continue to improve the Capitol Region transportation system in order to better link housing, jobs, and services, thus expanding individuals' housing choices.

Closing Summary Continued

Consistency with State and Regional Plans Continued

Capital Region Natural Hazards Mitigation Plan - Glastonbury's Plan is consistent with the goals and objectives of the Capitol Region Council of Governments Natural Hazards Mitigation Plan. ([See Appendix, pg 87 for Glastonbury's Natural Hazards Mitigation Map.](#))

- a. **Goal: Minimize the loss of life and property and economic disruptions that can result from natural hazards.**
 - 1. **Objective 1:** Improve stormwater management and groundwater recharge throughout the region to prevent increased flooding and lessen the effects of the drought.

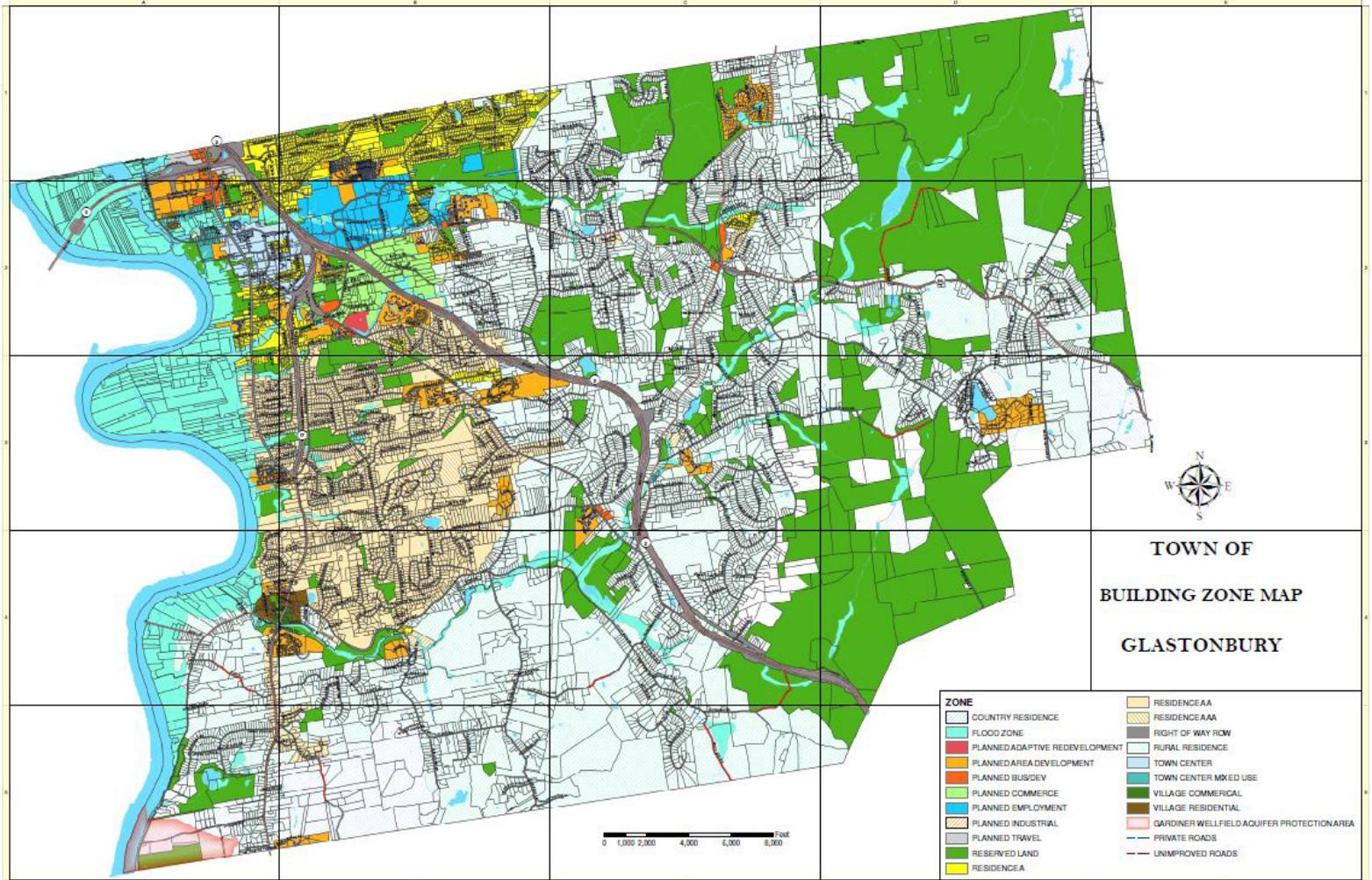
What Happens Next?

Now that we have a community theme, 'Preserve. Protect. Progress', the implementation is where the Plan comes to fruition. Each section of this document translates into action, and each action that we take is pursuant to realizing the vision for the Glastonbury community. Implementation of the Plan's goals can be accomplished through the development of Town projects. Implementation of the policies and goals of the Plan can come through a variety of mechanisms, including the enforcement, review and revision of Glastonbury's current laws, regulations and ordinances in order to progress with stated objectives. It is also the Town's desire to use its zoning regulations and planning tools, where possible, to achieve these goals and maximize the general welfare and prosperity of Glastonbury citizens. Town citizens, property owners and business owners can contribute to the Plan's success by supporting town projects and programs that are pursuant to the vision. Through the public process, citizens can advocate for and engage in various issues that are addressed and discussed in the Plan.

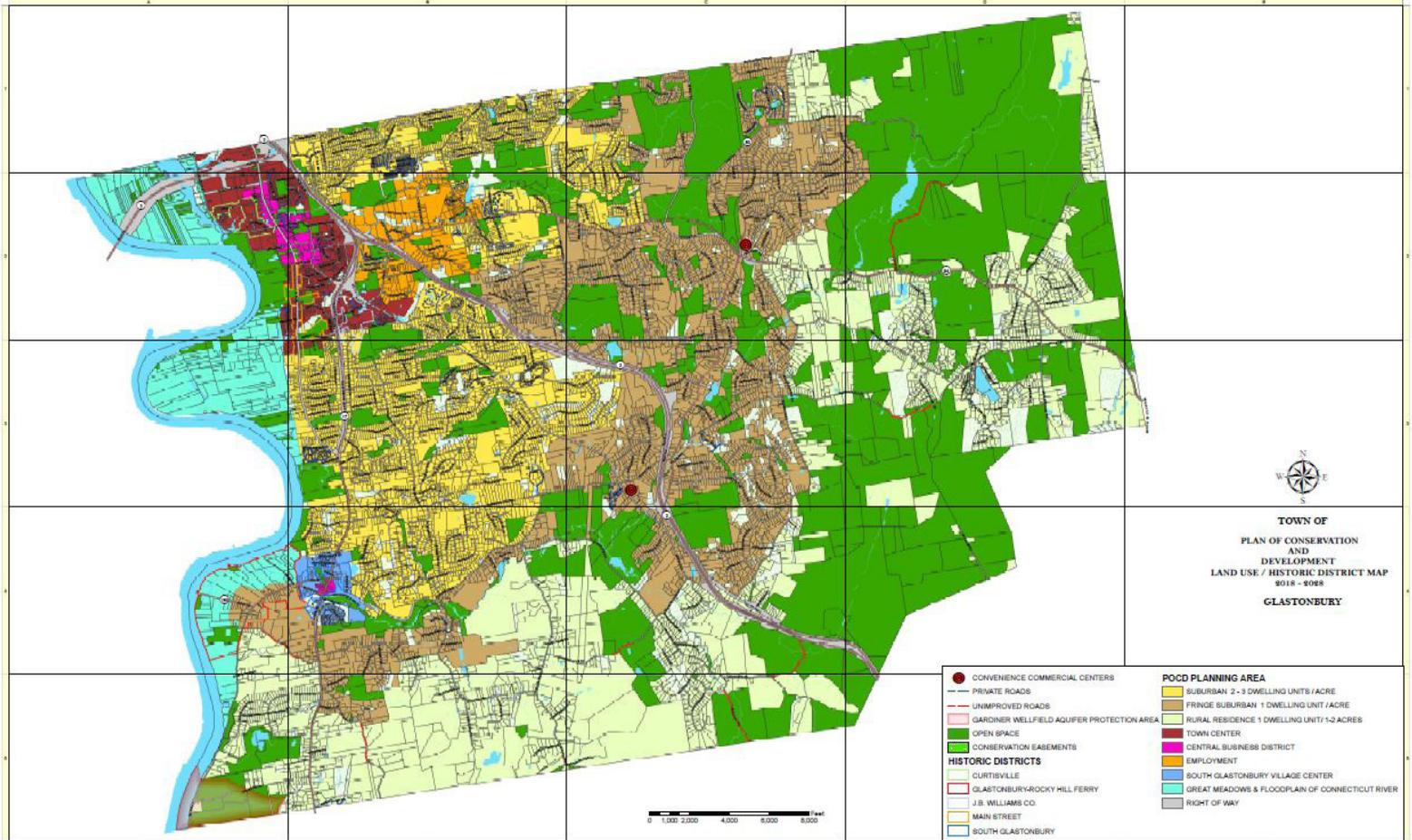
In closing, it is important to note that this document is intended to be fluid, with adjustments made along the way as deemed appropriate. By state statute, the Plan is required to be updated every 10 years. While the foundation of the vision may stay the same, minor policy adjustments can be made along the way to achieve the Town's objectives. It is through the fluidity of the Plan that the Town is able to continuously realize a stronger and more resilient Glastonbury and adjust to the changing needs of our community. It is important, however, that the Town balances the goals of the Plan with the potential initial and ongoing cost implications for Town operations as projects are considered, and there should be a process by which such costs are evaluated.

Appendices

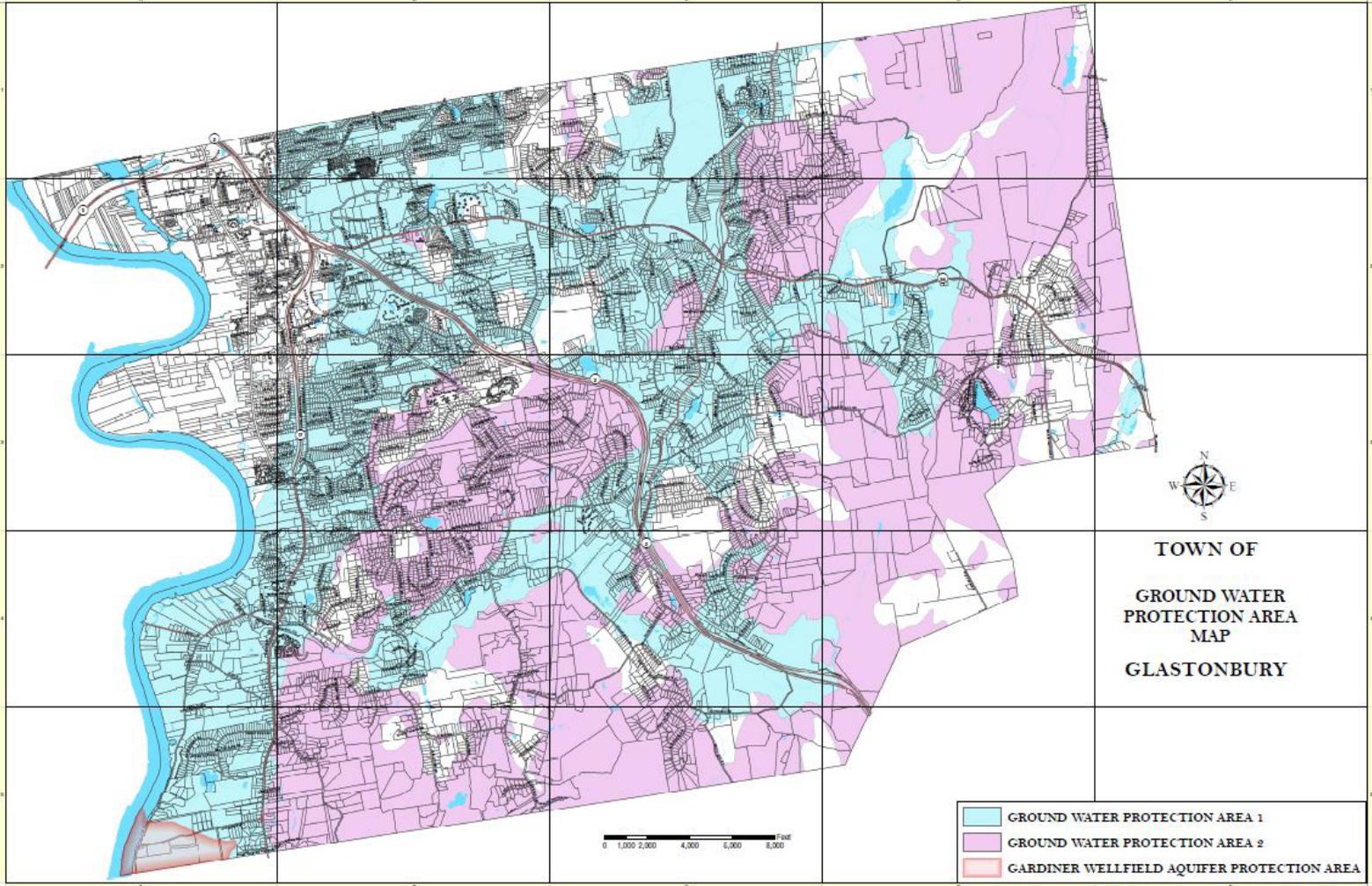
Glastonbury Building Zone Map



Town of Glastonbury Plan of Conservation & Development Land Use and Historic Districts Map



Glastonbury Groundwater Protection Zones Map



Glastonbury Natural Hazards Mitigation Map

