

**PUBLIC HEARING NO. 1**  
**GLASTONBURY GLEN PROPOSED PLANNED AREA DEVELOPMENT**  
**ORCHARD STREET**  
**DECEMBER 5, 2017**

- Draft Council Resolution.
- Letter by Khara Dodds transmitting TP&Z approval with related reports and recommendations. Includes November 28, 2017 memorandum by Chief of Police concerning bus stop.
- Town Council and Town Plan & Zoning Commission minutes.
- Letter by Attorney Meghan Hope dated December 1, 2017 with application and background information (items 1-4).

NOTE – ITEMS 5-9 FROM DECEMBER 1, 2017 LETTER BY ATTORNEY HOPE FORWARDED BY SEPARATE E-MAIL - TRAFFIC STUDY, STORM WATER MANAGEMENT, ENVIRONMENTAL IMPACT STATEMENT AND RELATED DOCUMENTS FORWARDED SEPARATELY

TOWN COUNCIL

SECTION 16 AMENDMENT TO THE  
BUILDING ZONING MAP

SECTION 4.12 FINAL DEVELOPMENT  
APPROVAL FOR A PLANNED AREA  
DEVELOPMENT

APPLICANT:

HORSESHOE LANE ASSOCIATES, LLC  
C/O ROBERT URSO  
18-3 ARTHUR DRIVE  
SOUTH WINDSOR, CT 06074

OWNER:

CATHOLIC CEMETERIES ASSOCIATIONS OF  
THE ARCHDIOCESE OF HARTFORD, INC.  
700 MIDDLETOWN ROAD  
NORTH HAVEN, CT 06473

FOR: GLASTONBURY GLEN PAD

BE IT RESOLVED, that the Glastonbury Town Council (Zoning Authority), pursuant to Section 4.12 and Section 16 of the Building-Zone Regulations and as recommended by the Town Plan and Zoning Commission on October 17, 2017, hereby approves the application of Horseshoe Lane Associates, LLC for a Change of Zone (Section 16) from Rural Residence to a Residence AA Zone and then a Change of Zone to a Planned Area Development (Section 4.12)-Glastonbury Glen-18 single family dwellings on 15.532 acres- Assessor's Lot E 3AA Orchard Street and a portion of Assessor's Lot E-3AA Orchard Street and a portion of Assessor's Lot S-54 Hebron Avenue, Catholic Cemeteries Associations of the Archdiocese of Hartford, Inc., owner, in accordance with the following plans:

"TITLE SHEET GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F [WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING / ZONE CHANGE BY BDC SHEET C-T1 SHEET 1 OF 15"

"SITE PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F  
[WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB  
DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC  
SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017  
P&Z FILING / ZONE CHANGE BY BDC SHEET C-SP1 SHEET 4 OF 15"

"DRAINAGE PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F  
[WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB  
DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC  
SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017  
P&Z FILING / ZONE CHANGE BY BDC SHEET C-DR1 SHEET 6 OF 15"

"UTILITY PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F  
[WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB  
DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC  
SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017  
P&Z FILING / ZONE CHANGE BY BDC SHEET C-UT1 SHEET 7 OF 15"

"LANDSCAPE PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F  
[WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB  
DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC  
SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017  
P&Z FILING / ZONE CHANGE BY BDC SHEET C-LS1 SHEET 14 OF 15"

"LANDSCAPE DETAILS & NOTES GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F  
[WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB  
DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC  
SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017

P&Z FILING / ZONE CHANGE BY BDC SHEET C-LS2 SHEET 15 OF 15”

“PROPERTY SURVEY CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD, INC. ORCHARD STREET GLASTONBURY, CT PREPARED FOR: ROBERT URSO 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F WWW.DESIGNPROFESSIONALSINC.COM PROJECT NO. 3628 DATE: 1-23-2017 DRAWN BY: MHA/RMM CHECKED BY: LRG SHEET VP-1”

“LOT LINE MODIFICATION/ZONE CHANGE PLAN CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD, INC. ORCHARD STREET GLASTONBURY, CT PREPARED FOR: ROBERT URSO 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F WWW.DESIGNPROFESSIONALSINC.COM PROJECT NO. 3628 DATE: 1-23-2017 DRAWN BY: MHA/RMM CHECKED BY: LRG 7/11/2017 ADD CONSERVATION EASEMENT BY RMM 9-18-2017 ADD COORDINATES, BENCH MARKS & ZONE LINE BY BDC SHEET V-1”

And

1. In Compliance with:
  - a. The conditions as contained in a recommendation from the Conservation Commission dated September 20, 2017.
  - b. The conditions contained in the Wetland Permit issued by the Inland Wetlands and Watercourses Commission dated September 20, 2017.
  - c. The conditions as contained in the recommendations from the Community Beautification Committee dated July 12, 2017.
  - d. Standards contained in a report from the Fire Marshal, File #16-093F, plans reviewed 10-10-17.
  
2. Adherence to:
  - a. The Town Engineer’s memorandum dated October 12, 2017.
    - i. All above ground pump controls and generator shall be enclosed within a structure. The structure shall be designed with similar siding and roofing materials to match the proposed homes. Final size and design are to be submitted and approved by the Town Manager as a minor amendment to the PAD and the Town Engineer, after pump station details/shop drawings area approved by the Town Engineer.
  - b. The Chief Sanitarian’s memorandum dated October 10, 2017.
  - c. The Director of Police Services memorandum dated October 4, 2017.

And

ALSO MOVED, that the Town Council hereby finds that the Glastonbury Glen Planned Area Development meets the requirements of Section 4.12.5 (a-f) – “Findings Required” of the Building-Zone Regulations in that it fulfills the following criteria:

- a. The standards and conditions of Section 12 of these Regulations have been met.

- b. The developer has provided, where appropriate, for the sustained maintenance of the development in general, and also for the open space in accordance with Section 4.12.3j above.
- c. Utilities, drainage and recreational facilities have been so laid out as not to duly burden the capacity of such facilities, such other facilities presently connected therewith, and such facilities proposed by the adopted Town Plan of Development and officially adopted master utility plans.
- d. The streets and drives will be suitable and adequate to carry anticipated traffic and increased densities will not generate traffic in such amounts as to overload the street network in the area.
- e. The existing or proposed utility services are adequate for the population densities and building intensities.
- f. The development will be in keeping with the general interest and spirit of the Glastonbury Building-Zone Regulations and comprehensive plan.

APPROVED: TOWN COUNCIL  
December 5, 2017

---

THOMAS P. GULLOTTA, CHAIRMAN



# Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

OFFICE OF COMMUNITY  
DEVELOPMENT

October 30, 2017

Stewart Beckett III, Chairman  
Glastonbury Town Council  
2155 Main Street  
Glastonbury, Connecticut 06033

RECEIVED  
2017 NOV - 1 PM 2:35  
TOWN MANAGER

Re: Recommendation to the Town Council (Zoning Authority) regarding the Application of Horseshoe Lane Associates, LLC for a Change of Zone from Rural Residence to Residence AA Zone and then a Change of Zone to Planned Area Development – Glastonbury Glen – 18 single family dwellings on 15.532 acres – Assessor's Lot E-3AA Orchard Street & a portion of Assessor's Lot S-54 Hebron Avenue – Catholic Cemeteries Association of the Archdiocese of Hartford, Inc., owner

Dear Chairman Beckett and Town Council Members:

At its meeting of October 17, 2017, the Town Plan and Zoning Commission unanimously recommended that the Town Council (Zoning Authority) approve the application of Horseshoe Lane Associates, LLC for a Change of Zone from Rural Residence to Residence AA Zone and then a Change of Zone to Planned Area Development for Glastonbury Glen, 18 single family dwellings on 15.532 acres at Assessor's Lot E-3AA Orchard Street and a portion of Assessor's Lot S-54 Hebron Avenue.

Sincerely,

TOWN PLAN & ZONING COMMISSION  
For the Secretary

Khara C. Dodds, AICP  
Director of Planning & Land Use Services

KD:gfm

cc: Richard J. Johnson, Town Manager  
Design Professionals  
Alter & Pearson, LLC



# Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

TOWN PLAN AND  
ZONING COMMISSION

SECTION 4.12 FINAL DEVELOPMENT  
APPROVAL FOR A PLANNED AREA  
DEVELOPMENT

APPLICANT:  
HORSESHOE LANE ASSOCIATES, LLC  
C/O ROBERT URSO  
18-3 ARTHUR DRIVE  
SOUTH WINDSOR, CT 06074

OWNER:  
CATHOLIC CEMETERIES ASSOCIATIONS OF  
THE ARCHDIOCESE OF HARTFORD, INC.  
700 MIDDLETOWN ROAD  
NORTH HAVEN, CT 06473

FOR: GLASTONBURY GLEN PAD

MOVED, that the Town Plan and Zoning Commission forwards a favorable recommendation to the Town Council (Zoning Authority) regarding the Application of Horseshoe Lane Associates, LLC for a Change of Zone from Rural Residence to Residence AA Zone and then a Change of Zone to Planned Area Development – Glastonbury Glen – 18 single family dwellings on 15.532 acres – Assessor's Lot E-3AA Orchard Street & a portion of Assessor's Lot S-54 Hebron Avenue, Catholic Cemeteries Associations of the Archdiocese of Hartford, Inc., owner, in accordance with the following plans:

"TITLE SHEET GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F [WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING / ZONE CHANGE BY BDC SHEET C-T1 SHEET 1 OF 15"

"SITE PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F [WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB

DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC  
SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017  
P&Z FILING / ZONE CHANGE BY BDC SHEET C-SP1 SHEET 4 OF 15”

“DRAINAGE PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY,  
CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR  
LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE  
P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F  
WWW.DESIGNPROFESSIONALSINC.COM PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB  
DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC  
SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017  
P&Z FILING / ZONE CHANGE BY BDC SHEET C-DR1 SHEET 6 OF 15”

“UTILITY PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY,  
CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR  
LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE  
P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F  
WWW.DESIGNPROFESSIONALSINC.COM PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB  
DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC  
SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017  
P&Z FILING / ZONE CHANGE BY BDC SHEET C-UT1 SHEET 7 OF 15”

“LANDSCAPE PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY,  
CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR  
LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE  
P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F  
WWW.DESIGNPROFESSIONALSINC.COM PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB  
DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC  
SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017  
P&Z FILING / ZONE CHANGE BY BDC SHEET C-LS1 SHEET 14 OF 15”

“LANDSCAPE DETAILS & NOTES GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54  
GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC  
18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21  
JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F  
WWW.DESIGNPROFESSIONALSINC.COM PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB  
DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC  
SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017  
P&Z FILING / ZONE CHANGE BY BDC SHEET C-LS2 SHEET 15 OF 15”

“PROPERTY SURVEY CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESE OF  
HARTFORD, INC. ORCHARD STREET GLASTONBURY, CT PREPARED FOR: ROBERT URSO 18-3  
ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY  
DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F

WWW.DESIGNPROFESSIONALSINC.COM PROJECT NO. 3628 DATE: 1-23-2017 DRAWN BY:  
MHA/RMM CHECKED BY: LRG SHEET VP-1”

“LOT LINE MODIFICATION/ZONE CHANGE PLAN CATHOLIC CEMETERIES ASSOCIATION OF THE  
ARCHDIOCESE OF HARTFORD, INC. ORCHARD STREET GLASTONBURY, CT PREPARED FOR:  
ROBERT URSO 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN  
PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T  
860-291-8757 – F WWW.DESIGNPROFESSIONALSINC.COM PROJECT NO. 3628 DATE: 1-23-2017  
DRAWN BY: MHA/RMM CHECKED BY: LRG 7/11/2017 ADD CONSERVATION EASEMENT BY RMM  
9-18-2017 ADD COORDINATES, BENCH MARKS & ZONE LINE BY BDC SHEET V-1”

And

1. In Compliance with :
  - a. The conditions as contained in a recommendation from the Conservation Commission dated September 20, 2017.
  - b. The conditions contained in the Wetland Permit issued by the Inland Wetlands and Watercourses Commission dated September 20, 2017.
  - c. The conditions as contained in the recommendations from the Community Beautification Committee dated July 12, 2017.
  - d. Standards contained in a report from the Fire Marshal, File #16-093F, plans reviewed 10-10-17.
2. Adherence to:
  - a. The Town Engineer’s memorandum dated October 12, 2017.
    - i. The applicant shall work with the Town Engineer and the Community Development staff to determine what will be required to address item #3 as stated in the Town Engineer’s memorandum dated October 12, 2017. Any such requirements necessary shall be reviewed and approved by the Town Engineer and staff of Community Development.
  - b. The Chief Sanitarian’s memorandum dated October 10, 2017.
  - c. The Director of Police Services memorandum dated October 4, 2017.

And

ALSO MOVED, that the Town Plan and Zoning Commission hereby finds that the Glastonbury Glen Planned Area Development meets the requirements of Section 4.12.5 (a-f) – “Findings Required” of the Building-Zone Regulations in that it fulfills the following criteria:

- a. The standards and conditions of Section 12 of these Regulations have been met.
- b. The developer has provided, where appropriate, for the sustained maintenance of the development in general, and also for the open space in accordance with Section 4.12.3j above.
- c. Utilities, drainage and recreational facilities have been so laid out as not to duly burden the capacity of such facilities, such other facilities presently connected therewith, and such facilities proposed by the adopted Town Plan of Development and officially adopted master utility plans.

- d. The streets and drives will be suitable and adequate to carry anticipated traffic and increased densities will not generate traffic in such amounts as to overload the street network in the area.
- e. The existing or proposed utility services are adequate for the population densities and building intensities.
- f. The development will be in keeping with the general interest and spirit of the Glastonbury Building-Zone Regulations and comprehensive plan.

APPROVED: TOWN PLAN & ZONING COMMISSION  
October 17, 2017



---

SHARON H. PURTILL, CHAIRMAN

## MEMORANDUM

To: Town Plan & Zoning Commission and Town Council

From: Thomas Mocko, Environmental Planner 

Date: September 20, 2017

Re: Transmittal of a statement on the environmental impact of the project; and Recommendation to the Town Plan & Zoning Commission and Town Council concerning the project's Final Development Plan – proposed Glastonbury Glen Planned Area Development – 18 detached, single family residential structures and its related infrastructure to be constructed on 5.8 acres of the total 15.5-acre project site – Rural Residence Zone and Groundwater Protection Zone 1 – east of Orchard Street with access between #96 and #104, south of Hebron Avenue and north of Chase Hollow Lane – GEI Environmental Consultants, Design Professionals, C.E., Planner, L.S. & Landscape Architects – Attorneys Peter Alter & Meghan Hope – Catholic Cemeteries Association of Archdiocese of Hartford, Inc., landowner - Horse Shoe Lane Associates, LLC (Robert Urso, Member)

During its Regular Meeting of September 14 2017, the Conservation Commission recommended to the Town Plan and Zoning Commission and Town Council approval of a Final Development Plan and transmittal of a statement on the environmental impact of the proposed Glastonbury Glen Planned Area Development – 18 detached, single family residential structures and its related infrastructure to be constructed on 5.8 acres of the total 15.5-acre project site – Rural Residence Zone and Groundwater Protection Zone 1 – east of Orchard Street with access between #96 and #104, south of Hebron Avenue and north of Chase Hollow Lane. The attached motions were approved by the Commission.

TM:gfm

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services  
Peter R. Carey, Building Official  
GEI Environmental Consultants, Design Professionals, C.E., Planner, L.S. & Landscape Architects  
Attorneys Peter Alter & Meghan Hope  
Horse Shoe Lane Associates, LLC (Robert Urso, Member)

(( (

(( (

APPROVED MOTION FOR RECOMMENDATIONS TO  
THE TOWN COUNCIL & TOWN PLAN & ZONING COMMISSION  
CONCERNING A FINAL DEVELOPMENT PLAN

MOVED, that the Conservation Commission recommends to the Town Council and Town Plan & Zoning Commission approval of the Final Development Plan for the proposed Glastonbury Glen Planned Area Development 18-house residential project located east of Orchard Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Comments numbered 2 through 8, inclusive, as stated within the Assistant Town Engineer's memorandum dated September 8, 2017, shall become additional conditions of approval. Such requirements shall be satisfied prior to taking any action on this Planned Area Development's Final Development Plan, and the applicable additions and revisions to the plans shall appear on the recorded plans to the satisfaction of the Assistant Town Engineer.
2. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 foot intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal or long-lived wood posts with easement signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
3. In order to protect the physical, chemical and biological characteristics of the wetlands and watercourses and water quality, the following conditions shall apply:
  - a. Pesticides and herbicides shall not be disposed of within the designated conservation easement areas;
  - b. Pesticides and herbicides shall only be applied by homeowners utilizing best management practices for integrated pest management; and
  - c. The developer agrees to recite these conditions in the deeds to the individual residential properties.
4. A homeowners' association or similar entity shall be created to properly manage and/or maintain the private infrastructure and the protected land encumbered with a conservation easement.

5. Any public offering statement for this project to be formed in connection with the proposed development shall include a statement that the association is responsible for the implementation of the stormwater management plan and maintenance of stormwater treatment facilities.
6. The following agricultural caveat shall be placed on the filed: site plans; and within ownership and common interest documents to the satisfaction of the Office of Community Development staff:

#### Agricultural Caveat

**Please Note:** Agricultural activities occur on properties abutting this residential development site. Potential owners should be aware that these activities include use of heavy farming equipment/machines at early morning hours and weekends and application of pesticides, fertilizer and manure.

7. The established mitigation measures for protecting the State-listed Eastern Box Turtle, as identified within the project's Environmental Impact Statement Report, shall be implemented as directed and monitored by a qualified person hired by the Permittee.
8. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
9. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.
10. Tree stumps and blasted rock material shall not be buried at the site.
11. A qualified person shall be kept on retainer by the applicant to supervise the construction and habitat restoration of the stormwater quality basin; and the implementation of a replanting plan within the conservation easement areas. Such person shall certify that performance has met all designed aspects upon completion.
12. The plot plan required for building permit application shall contain and comply with these conditions of approval. If construction including limits of clearing is proposed in areas other than the indicated locations on these plans, the Office of Community Development shall be notified and the Office of Community Development and the Chairman of the Town Plan and Zoning Commission are hereby authorized to approve or deny the alternative. Each plot plan shall indicate the limits of vegetative clearing, existing and proposed contours, soil erosion and sediment controls, all subsurface drainage, all stockpile areas, and temporary and permanent vegetative stabilization measures, including details of seedbed preparation, seed mix selection, application rates, seeding dates and mulching requirements. Vegetative clearing for stockpiling shall be minimized and subject to the approval of the Environmental Planner.

13. Dry wells shall be designed and installed to facilitate the roof runoff in order to attenuate increased flows to downgradient receiving water and provide recharge to the groundwater. Such dry well design shall appear on the site plan submitted for a building permit. An as-built statement from the contractor that constructed the dry wells shall be required for obtaining a certificate of occupancy.
14. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
15. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
16. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
17. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.
18. A detailed maintenance plan shall be submitted to the Environmental Planner to identify the appropriate ongoing maintenance of the project's private: stormwater drainage and treatment system components; and the meadow area to be created within the conservation easement area. This comprehensive maintenance plan is required to guide the project's homeowners' association in fulfilling all of their maintenance obligations.

**APPROVED MOTION FOR TRANSMITTING  
AN ENVIRONMENTAL IMPACT STATEMENT TO THE  
TOWN COUNCIL & TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission transmits to the Town Council and the Town Plan & Zoning Commission an environmental impact statement for the proposed 18-unit residential Glastonbury Glen Planned Area Development accessed from Orchard Street as contained within the submitted two documents titled; *Draft Environmental Impact Statement Report, Glastonbury Glen* prepared by GEI Consultants, Inc., P.C., dated July 2017; and *Draft Environmental Impact Report, Glastonbury Glen*, prepared by Design Professionals, Inc., dated May 31, 2017 and July 12, 2017.

\*\*\*\*\*



# Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

September 20, 2017

CONSERVATION COMMISSION AND INLAND  
WETLANDS & WATERCOURSES AGENCY

Horse Shoe Lane Associates, LLC  
Care of Robert Urso  
128-3 Arthur Drive  
South Windsor, Connecticut 06074

Re: Application of Horse Shoe Lane Associates, LLC (Robert Urso, Member) for an inland wetlands and watercourses permit – proposed Glastonbury Glen Planned Area Development – 18 detached, single family residential structures and its related infrastructure to be constructed on 5.8 acres of the total 15.5-acre project site – Rural Residence Zone and Groundwater Protection Zone 1 – east of Orchard Street with access between #96 and #104, south of Hebron Avenue and north of Chase Hollow Lane – GEI Environmental Consultants, Design Professionals, C.E., Planner, L.S. & Landscape Architects – Attorneys Peter Alter & Meghan Hope – Catholic Cemeteries Association of Archdiocese of Hartford, Inc., landowner

Dear Mr. Urso:

At its Regular Meeting of September 14, 2017, the Conservation Commission/Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit, in accordance with the plans and conditions cited in the attached motions.

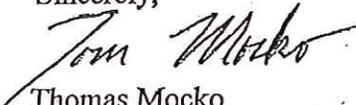
Please read the conditions of approval carefully and comply with them. Some of the conditions may require interacting with the Environmental Planner (e.g. inspection of soil erosion and sediment control); it will be your responsibility to schedule such interactions. Any questions you may have about the stated conditions can be directed to the Office of Community Development at (860) 652-7511.

This Permit:

- requires that the approved regulated activities be completed within one (1) year from commencement of said activities;
- is valid for five (5) years and thus expires on September 14, 2022; and
- may not be transferred unless authorized by the Inland Wetlands & Watercourses Agency

Once again should you have any questions, please do not hesitate to contact this office.

Sincerely,

  
Thomas Mocko  
Environmental Planner

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services  
Peter R. Carey, Building Official  
GEI Environmental Consultants, Design Professionals, C.E., Planner, L.S. & Landscape Architects  
Attorneys Peter Alter & Meghan Hope

TM:gfm; Attachment

## APPROVED WETLANDS PERMIT MOTION

MOVED, that the Inland Wetlands and Watercourses Agency issues an inland wetlands and watercourses permit to Horse Shoe Lane Associates, LLC for various construction activities (land regrading, drainage structures, driveway and eight houses) within the wetlands' upland review area at the proposed Glastonbury Glen Planned Area Development for eighteen houses to be accessed by a private road leading east from Orchard Street, all in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Comments numbered 2 through 8, inclusive, as stated within the Assistant Town Engineer's memorandum dated September 8, 2017, shall become additional conditions of approval. Such requirements shall be satisfied prior to taking any action on this Planned Area Development's Final Development Plan, and the applicable additions and revisions to the plans shall appear on the recorded plans to the satisfaction of the Assistant Town Engineer.
2. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 foot intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal or long-lived wood posts with easement signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
3. In order to protect the physical, chemical and biological characteristics of the wetlands and watercourses and water quality, the following conditions shall apply:
  - a. Pesticides and herbicides shall not be disposed of within the designated conservation easement areas;
  - b. Pesticides and herbicides shall only be applied by homeowners utilizing best management practices for integrated pest management; and
  - c. The developer agrees to recite these conditions in the deeds to the individual residential properties.

4. A homeowners' association or similar entity shall be created to properly manage and/or maintain the private infrastructure and the protected land encumbered with a conservation easement.
5. Any public offering statement for this project to be formed in connection with the proposed development shall include a statement that the association is responsible for the implementation of the stormwater management plan and maintenance of stormwater treatment facilities.
6. The following agricultural caveat shall be placed on the filed: site plans; and within ownership and common interest documents to the satisfaction of the Office of Community Development staff:

#### Agricultural Caveat

**Please Note:** Agricultural activities occur on properties abutting this residential development site. Potential owners should be aware that these activities include use of heavy farming equipment/machines at early morning hours and weekends and application of pesticides, fertilizer and manure.

7. The established mitigation measures for protecting the State-listed Eastern Box Turtle, as identified within the project's Environmental Impact Statement Report, shall be implemented as directed and monitored by a qualified person hired by the Permittee.
8. Site construction activities on units 10 and 11 shall be coordinated in consultation with the Environmental Planner to avoid critical wood frog breeding time periods with respect to the vernal pool that exists some fifty feet east of said units.
9. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
10. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.
11. Tree stumps and blasted rock material shall not be buried at the site.
12. Except for the construction activities of the stormwater quality basin and storm drainage system, earthen material shall not be stockpiled in regulated areas. Stockpiles shall be mulched, temporarily seeded or otherwise protected.

13. A qualified person shall be kept on retainer by the applicant to supervise the construction and habitat restoration of the stormwater quality basin; and the implementation of a replanting plan within the conservation easement areas. Such person shall certify that performance has met all designed aspects upon completion.
14. Plot plans developed for building permits shall not exceed encroachment into the regulated areas beyond that indicated on the previously cited plans.
15. The plot plan required for building permit application shall contain and comply with these conditions of approval. If construction including limits of clearing is proposed in areas other than the indicated locations on these plans, the Office of Community Development shall be notified and the Office of Community Development and the Chairman of the Town Plan and Zoning Commission are hereby authorized to approve or deny the alternative. Each plot plan shall indicate the limits of vegetative clearing, existing and proposed contours, soil erosion and sediment controls, all subsurface drainage, all stockpile areas, and temporary and permanent vegetative stabilization measures, including details of seedbed preparation, seed mix selection, application rates, seeding dates and mulching requirements. Vegetative clearing for stockpiling shall be minimized and subject to the approval of the Environmental Planner.
16. Dry wells shall be designed and installed to facilitate the roof runoff in order to attenuate increased flows to downgradient receiving water and provide recharge to the groundwater. Such dry well design shall appear on the site plan submitted for a building permit. An as-built statement from the contractor that constructed the dry wells shall be required for obtaining a certificate of occupancy.
17. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
18. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
19. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
20. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.
21. A detailed maintenance plan shall be submitted to the Environmental Planner to identify the appropriate ongoing maintenance of the project's private: stormwater drainage and treatment system components; and the meadow area to be created within the conservation easement area. This comprehensive maintenance plan is required to guide the project's homeowners' association in fulfilling all of their maintenance obligations.

\*\*\*\*\*

Town of Glastonbury  
Community Beautification Committee  
Regular Meeting Minutes of Wednesday, July 12, 2017

1. Roll Call

Present: Robert Shipman, Chairman; Della Winans, Vice Chairman; Jarrod Sansoucy, Secretary and Don Reid; and Greg Foran, Parks & Recreation

Excused: Debra Devries-Dalton and Linda Degroff

Absent: Mark Babineau

2. ACCEPTANCE OF MINUTES - Minutes of Meeting of April 12, 2017

Bob made a motion to accept the minutes as written. Don seconded; accepted 4-0.

3. GLASTONBURY GLEN RESIDENTIAL PLANNED AREA DEVELOPMENT - 18 SINGLE FAMILY UNITS ON 15 ACRES ACCESSED FROM ORCHARD STREET VIA A PROPOSED PRIVATE ROAD (BETWEEN 96 & 104 ORCHARD STREET) – EAST OF ORCHARD STREET, SOUTH OF HEBRON AVENUE & NORTH OF CHASE HOLLOW LANE – DESIGN PROFESSIONALS, C.E., PLANNER, L.S. & LANDSCAPE ARCHITECTS – ATTORNEYS PETER ALTER & MEGHAN HOPE – CATHOLIC CEMETERIES ASSOCIATION OF ARCHDIOCESE OF HARTFORD, INC., LANDOWNER – HORSE SHOE LANE ASSOCIATES, LLC (BOB URSO, MEMBER), APPLICANT

Peter Alter introduced the project and talked about the location. Ben Wheel, LA, walked the committee through the project.

Bob made a motion; Della seconded to approve with the following alterations/suggestions:

Bob expressed concern about the "meadow seed mix" area on the plan regarding invasive plants that would grow back. Plans do note that the areas are to be mowed yearly or every other year. Bob offered the idea of planting evergreen and deciduous sapling or bare root trees to allow growing and returning the area back to forested area.

Della expressed concern that the street trees are all the same or a monoculture; a mix of trees would be better. She suggested smaller trees, maybe flowering trees, in groupings of three in some areas.

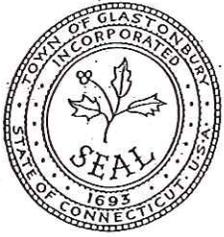
4. OTHER BUSINESS - NONE

Della made a motion to adjourn; seconded by Jarrod; all in favor.

The meeting adjourned at 8:40pm.

Respectfully submitted,

Jarrod Sansoucy



TOWN OF GLASTONBURY  
**FIRE MARSHAL'S OFFICE**  
SITE PLAN/SUBDIVISION REVIEW

PROJECT: Horseshoe Lane PAD LOCATION: Orchard Street

DEVELOPER: Horseshoe Lane Associates LLC- (Robert & Gianni Urso- Members )

xx  NEW CONSTRUCTION  CHANGE OF USE  SUBDIVISION  COMMERCIAL

OCCUPANCY CLASSIFICATION: Group R PAD zone F.M.O. FILE # 16-093F

PROPOSED FIRE PROTECTION: via MDC water main & the GVFD

ENGINEER'S PLAN # 3628 INITIAL PLAN  REVISED PLAN : 9-18-17

ENGINEER: James Bernardino- Design Professionals

ADDRESS AND PHONE: 21 Jeffrey Drive South Windsor 860-291-8755

DATE PLANS RECEIVED: 10-08-17 DATE PLANS REVIEWED: 10-10-17

**COMMENTS:**

The installation specifications of the proposed fire hydrants will need to meet the requirements of the Town of Glastonbury as it pertains to distance from the curb line (3 feet).

The private roadway will be served by privately owned fire hydrants which require maintenance inspections and repairs at regular intervals. The responsibility and cost of such hydrant maintenance, inspections and repairs will be incumbent on a homeowners association or management agency.

Building lot numbers and address numerals shall be posted in accordance with local ordinance. If blasting activity is needed, pre blast surveys may be required.

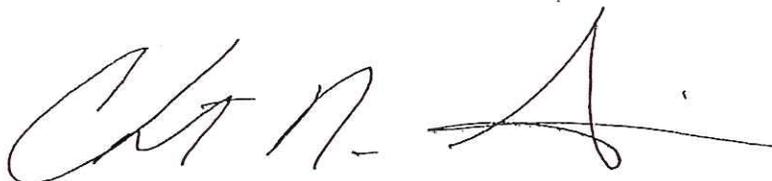
The developer shall inform all contractors that the disposal of construction debris and waste materials by open burning is not permitted. This includes any vegetation which might be cleared as part of the proposal.

The use of, and location of temporary fuel tanks utilized for construction purposes will need to be approved by this office.

Orchard Street shall be not be utilized for parking, staging of equipment or stockpiling of materials.

Portable toilets shall be kept a minimum of ten feet from combustible materials including trailers or buildings.

REVIEWED BY: \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'C. N. Siwy', written over a horizontal line.

**Deputy Chief Christopher N. Siwy -Fire Marshal**

cc: Applicant  
File

October 12, 2017

**MEMORANDUM**

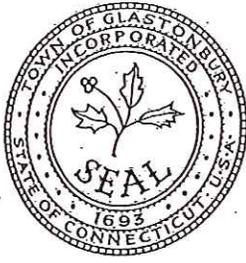
To: Town Plan and Zoning Commission  
Khara Dodds, Director of Planning and Land Use Services

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

Re: Glastonbury Glen PAD  
Orchard Street

The Engineering Division has reviewed the plans for the Glastonbury Glen Planned Area Development located on Orchard Street prepared by Design Professionals, Inc. last revised September 18, 2017 and offers the following comments:

1. A Community System Agreement with the Water Pollution Control Authority is required to ensure proper operation and maintenance of the private on site sewer system by the homeowners association. Said agreement must be executed prior to issuance of the first certificate of occupancy for the project.
2. Shop drawings and design calculations for the proposed sewage pump station signed by a Connecticut licensed professional engineer shall be provided to the Town Engineer for review and approval prior to construction.
3. The applicant should consider providing a structure to house the backup generator and other controls for the proposed sewage pump station. Details of the structure should be provided for final review and approval by the Commission and Town Engineer.
4. The long-term maintenance plan for the stormwater management system should be moved to sheet C-DR1 for ease of reference rather than located with the temporary erosion and sediment control notes.
5. Sheet C-SP1 should be modified to include the words "PRIVATE ROAD" in parentheses following the road name.
6. Town standard details included on sheet CD-1 and CD-2 should be replaced with most recent versions of details available on the Town website or from the Engineering Division.
7. A detailed construction cost estimate shall be provided to the Town Engineer for all common area improvements for the purposes of establishing a construction bond amount.
8. The Conservation Easement Area on sheet V-1 should be labeled for clarity.
9. Applicant shall provide a copy of final stamped and signed plans and drainage report in PDF form to the Town Engineer.

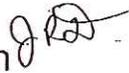


# *Town of Glastonbury*

2155 MAIN ST - P.O BOX - 6523 - GLASTONBURY, CONNECTICUT 06033-6523

## **Memo**

To: Conservation Commission, Water Pollution Authority, & Town Planning and Zoning Commission

From: John R. Deckert, Chief Sanitarian 

Date: October 10, 2017

RE: Glastonbury Glen-Orchard Street & Hebron Avenue

Plans for Glastonbury Glen, prepared for Horseshoe Lane Associates, LLC, were submitted to our department for review. The plans prepared by Design Professionals, Civil Engineer & Land Surveyor, dated 5/29/17 with revisions dated 7/11/17, 9/12/17, & 9/18/17 show the site being served by public water and public sewer.

After reviewing the plans, our department recommends approval with the following condition:

1. An accumulation of brush and assorted junk/debris in area of proposed detention basin needs to be removed and disposed of properly, prior to construction.



# GLASTONBURY POLICE DEPARTMENT

2108 MAIN ST./P.O. BOX 535/GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290

---

## MEMORANDUM

To: Town Plan and Zoning Commission

From: Thomas J Sweeney, Director of Police Services

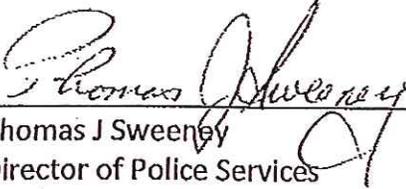
Date: October 4, 2017

Subject: Glastonbury Glen- Change of Zone to PAD

---

Members of the Police Department have reviewed the application of Horseshoe Lane Associates LLC for a Change of Zone from Rural Residence to Residence AA Zone and then a change of zone to Planned Area Development- Glastonbury Glen- 18 single family dwellings on 15.532 acres off Orchard Street, Glastonbury.

The police department has no objection to this proposal.

  
Thomas J Sweeney  
Director of Police Services

JPH:jph

**1. APPLICATION OF HORSESHOE LANE ASSOCIATES, LLC FOR A CHANGE OF ZONE FROM RURAL RESIDENCE TO RESIDENCE AA AND THEN TO PLANNED AREA DEVELOPMENT – 18 SINGLE FAMILY RESIDENTIAL UNITS LOCATED ON 15.54± ACRES ON THE EASTERLY SIDE OF ORCHARD STREET, NORTH OF CAVAN LANE – CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD, INC. – OWNER.**

Joining the Council was the Director of Land Use and Planning Services, Khara Dodds, Planner, Jonathan Mullen and TPZ Commissioners Sharon Purtill and Keith Shaw. Attorney Peter Alter represented the applicant and reviewed the application saying they went to subcommittee. He continued to say that Vice Chairman Osgood and Mrs. Keefe were at subcommittee and provided feedback that there wasn't enough open space and not enough diversity in pricing. He said that they responded to the feedback by purchasing another piece to reduce the density and add significantly to open space. He also said that the developer agreed to offer a variety of housing with prices ranging from mid \$300K to mid \$500K, so changing the plan to get more open space. He said the site has public water and sewer and there is plenty of precedent for the double zone change.

He said that the zone allows 1.8 units per buildable acre which is 22 units but they propose 1.4 units per buildable acre noting the buffer to the homes on Orchard. He emphasized the conservation easement imposed. He said that the nearest unit to the property line is 25' and 90' from Orchard PAD. He said that they would all be single family homes 1900 to 2600 square feet on a private roadway with 9.5 acres open space. He said they think they will draw from both the millennial and the empty nester. He showed images of potential homes saying that the buyer will be able to choose lot, layout and finishes. He said a traditional subdivision should be able to achieve 16 lot although not without challenges with wetlands. He said that there is a benefit to the town in more open space, a private road, greater housing diversity representing smart growth. He said that all who try to get out onto Hebron Avenue are aware of the peak issues but Tara is available with a signal.

Mr. Cavanaugh asked about the newly acquired land which Attorney Alter showed on the plan. Mr. Byar asked how many lots they could do if RR and Attorney Alter said 12. Mr. Byar asked if they would be disturbing the wetlands to which Attorney Alter said now. Mr. Gullotta wondered why the cemetery association feels they would have less business. Attorney Alter said that he understands that people may not be purchasing plots. Mr. Gullotta said the Pope just came out urging people not to spread ashes. TPZ Chairman Purtill asked about expressed concern about buffering from Wickham. Attorney Alter said that they had moved it further to the north for the neighbors and could plant additional screening on neighboring properties. TPZ

Chairman Purtill asked about street lights but Attorney Alter said they wouldn't propose any. Mrs. Keefe asked about sidewalks and Attorney Alter said they would consider them.

Mrs. Barry asked the distance from Chase Hollow and Attorney Alter said a couple hundred feet. Mr. Cavanaugh asked about the holdings of the church in the area. Attorney Alter said that they own a lot in the area and just sold off some. TPZ Chairman Purtill asked about the topography. Attorney Alter reviewed the property maps. Mr. Cavanaugh asked if the per unit number included wetlands and Attorney Alter confirmed the figures were for building land. Mr. Cavanaugh asked about the zone. Attorney Alter said that a lot of the town is zoned RR without and reasoning. Mr. Cavanaugh asked if that was his philosophy and Attorney Alter said yes. Mr. Cavanaugh asked if this was a choice for this property, AA or PAD. Attorney Alter indicated that the PAD is preferable and the RR zone doesn't apply to all properties.

*Mr. George Price, President Orchard Housing Association*, praised the developer for reaching out to the neighbors. He said the board is concerned with three things. He continued saying that the first was the plantings to buffer the construction and new homes from their existing homes, the second is for there to be an analysis of the traffic impact and the third is for the safety of the bus stop at the new 4-way stop. Lastly, he said when Chase Hollow was developed, homes that had never once had a water problem had issues requiring them to add sump pumps so he wants the developer to address the water issue.

*Mr. Jon Brown of 87 Orchard Street*, expressed concern for the increased traffic impacting the safety on the street. He questioned whether the development could access Hebron directly to avoid connection to Orchard. He expressed concern for the wildlife on the property. He noted that this area had a lot of development, seemingly more than its share and wondered if it was consistent with the plan of conservation and development.

*Mrs. Rebecca Brown of 87 Orchard Street*, expressed concern for proper location of wetlands during a drought, about the wildlife being pushed to Hebron Ave and about the ability of Hebron Ave to support the added traffic that this development will cause.

*Ms. Jerry Soares spoke for her mother of 104 Orchard Street*, asked if there would be any property taken for the road, expressed concern about impact to her well, if her driveway was going to be revamped and who would have to maintain the sidewalks, if installed.

*Mr. Scott Seer of 49 MacIntosh*, questioned if the developer would be responsible if his house floods after the development and expressed concern for a sufficient buffer.

*Ms. Kathleen Baribault of Orchard Street*, expressed concern about the wildlife. She also explained that she lives on a high water table and there are springs underground expressing concern about drainage. She questioned who would maintain the buffer and if there would be a sign for the development. She expressed concern about traffic on Tara and the dangerous bus

stop with cars lining up at stop, parking on the sidewalks to stay off the road and steep driveways coming off the road. She questioned the hours of operation, if approved, for example, operating on Sunday, etc.

*A neighbor of MacIntosh*, requested a hydrology study noting that underground utilities just had to be raised because they were sinking. She expressed concern for many properties in the area being on the market and remaining unsold for a long time suggesting the market couldn't handle more supply. She suggested they prioritize maintaining the existing trees over adding plantings noting 100-year Oak trees on the property and she hoped they would expend maximum effort to do so.

TPZ Chairman Purtill asked about the topography. Attorney Alter reviewed the plan saying that the developer will have to identify groundwater conditions and go through the Conservation Commission for environmental impact and erosion and sedimentation control and TPZ for traffic, design, layout and open space and beautification for their landscape plan as well as the traffic authority where they will provide a traffic study, WPCA for sewer, MDC for water, back to the Council and then to TPZ after that. He said the fastest a developer has ever accomplished that is 14 months. He said that there will be plenty of opportunity to have review and input from independent sources and they will have a full landscape plan, traffic study, they have the obligation to have zero incremental increase in water flow, there will be an environmental impact plan which will review wildlife and species and plants and trees on the property.

He commented that they heard from neighbors of north Glastonbury about overdevelopment and also from South Glastonbury but that 1.4 units per acre is not dense. He emphasized that this is significantly less than Residence A. He said that they won't take any land from Mrs. Soares, any sidewalks built would be maintained by the association. He said that if a relocation of her driveway is required, they will do so. He said that the bus stop is up to the police and engineering, there would some kind of sign for the development, the roadway is subject to review and the development is not out of character with the surrounding neighborhoods. He said that they did pull units away from Orchard and will do the best they can to preserve trees. Mr. Johnson said that this is a rigorous process and no issue was raised that wouldn't be reviewed by the town's professional engineering staff.

Mr. Gullotta suggested they trim it by two units. Mr. Cavanaugh asked for the rationale and Mr. Gullotta noted that he thought it was too large. Mr. Finn told the developer he appreciated him reaching out to the neighbors. He felt the proposal had merit only expressing concern about the plans of the cemetery association for the rest of the land and the price point that was presented as modest. TPZ Chairman Purtill said the application was generally favorable and urged the applicant to go forward calling it a unique site. She also urged the developer to preserve the substantial trees adding that this appears to be in keeping with surrounding developments. TPZ Commissioner Shaw said the project was reasonable seemingly balancing the needs of the

developer with those of the neighborhood. Ms. Boisvert expressed concern about the drainage and questioned whether the impact would be connected to the density. Mr. Cavanaugh urged the applicant to address the public concerns, bring in materials with the final plan and build what they say will be built. Chairman Beckett said it seems reasonable and that there was still a lot of due diligence to go through. Hearing nothing further, he closed the public hearing.

## **PUBLIC HEARINGS AND ACTION ON PUBLIC HEARINGS – 8:00 P.M.**

### **NO. 1 APPLICATION OF LEXINGTON PARTNERS, LLC, FOR A MAJOR AMENDMENT TO AN APPROVED ADAPTIVE REDEVELOPMENT ZONE PLAN – CORRUGATED METAL INSTALLATION ON BUILDING #6 AND AMENITY BUILDING – THE TANNERY (FORMERLY FLANAGAN'S LANDING) – 911 NEW LONDON TURNPIKE – NEW LONDON TURNPIKE APARTMENTS INVESTORS, LLC – OWNER.**

Attorney Peter Alter represented the applicant and said that they are seeking approval for use of certain materials a small portion of the elevator tower. He spoke the reason the ARZ zone was enacted and the history of the site. Mr. Matt Koenig, architect, said that they uncovered materials they didn't anticipate emphasizing that they had limited access to the site prior to purchase. He said that the corrugated metal was common to industrial sites of this age and used for both siding and roof. He said that the area they are seeking a change in materials represents 3.8% of the site area on the stair tower and club house none of which are along New London Turnpike. He said when they found the material, they proposed this change to the ownership because to pay homage to the building and it also served to solve the old brick adjacent the new brick issue given that it would never have matched. He noted the windows were never going to be real given the stair tower. He reviewed the elevations to see the original versus proposed views.

Mr. Marty Kenny, owner, explained that when they were going through the review process, there was a focus on the new buildings and far less on the mill buildings. He said that when they got into it, they realized they had made a mistake on the stair tower and that they had an opportunity to improve the project with this corrugated metal material. He said that it is not about cost, they have a passion to make the project the best it can be. Attorney Alter reiterated that with \$40-\$50M invested, Mr. Kenny feels very strongly they want to do this project right. He emphasized that the materials are historically appropriate and their goal is to make the project better. Chairman Beckett added that they want the best for the town as well. He called for public comment but no one spoke.

Mr. Finn asked about a difference on page 10 but Attorney Alter noted that change was approved previously as a minor change. Mr. Finn asked about the facing material for the façade and Mr.

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION  
REGULAR MEETING MINUTES OF TUESDAY, OCTOBER 17, 2017**

The Glastonbury Town Plan and Zoning Commission with Khara Dodds, AICP, Director of Planning and Land Use Services, and Jonathan Mullen, AICP, Planner, in attendance held a Regular Meeting in Council Chambers of the Town Hall at 2155 Main Street, Glastonbury, Connecticut.

**ROLL CALL**

**Commission Members Present**

Mrs. Sharon H. Purtil, Chairman

Mr. Michael Botelho, Secretary

Mr. Keith Shaw

Mr. Scott Miller, Alternate

Mr. Lawrence Niland, Alternate (departed meeting at 7:04 P.M.)

**Commission Members Excused**

Mrs. Patricia V. Low, Vice Chairman

Mr. Jay Boothroyd

Mr. Raymond Hassett

Mrs. Anne George, Alternate

Chairman Purtil called the meeting to order at 7:03 P.M. and seated Commissioner Miller as a voting member. Commissioner Niland departed the meeting at 7:04 P.M.

**PUBLIC HEARINGS**

- 1. Recommendation to the Town Council (Zoning Authority) regarding the Application of Horseshoe Lane Associates, LLC for a Change of Zone from Rural Residence to Residence AA Zone and then a Change of Zone to Planned Area Development – Glastonbury Glen – 18 single family dwellings on 15.532 acres – Assessor’s Lot E-3AA Orchard Street & a portion of Assessor’s Lot S-54 Hebron Avenue – Design Professionals – Alter & Pearson, LLC – Catholic Cemeteries Associations of the Archdiocese of Hartford, Inc., owner**

Attorney Peter Alter, representing the applicant, presented an overview of the residential PAD proposal. Eighteen single-family residential units are proposed to be accessed via a 1,000-foot long private road (to be maintained by the homeowners’ association) and to be served by public MDC water supply and Town sanitary sewers. Nine point four acres on the northern and eastern portions of the site are proposed to be encumbered by private conservation easement. Attorney Alter noted that a double zone change is needed for the project (from Rural Residence to Residence AA, and then to Planned Area Development) and he referred to examples of previous double zone changes for similar proposals.

John Gondek, Ecotoxicologist, GEI Consultants, reviewed the findings contained in the Environmental Impact Statement, and noted that the Conservation Commission approved the project's wetlands permit and transmitted the Statement along with a favorable recommendation for the final development plan to the TPZ in September.

Ben Wheeler, Landscape Architect, Design Professionals, reviewed the proposed landscape plan that includes a meadow seed mix and a woodland seed mix to be used on the clear-cut woodlands within the proposed conservation easement area in the northeast portion of site; this area is proposed to revert back to a natural forest. Regarding the Community Beautification Committee's suggestion to plant evergreen and deciduous saplings in this area, Mr. Wheeler commented that he respectfully disagrees and believes that the plan as proposed is an ecologically superior plan that Mr. Mocko also supports. Mr. Wheeler then presented the proposed house styles including samples of the proposed materials.

Chairman Purtill inquired about Mr. Pennington's memorandum dated October 12, 2017 with regard to the applicant providing a structure to house the backup generator and other controls for the proposed sewage pump station. Jim Bernardino, P.E., Design Professionals, commented that these items are weatherproof and easy to hide using landscaping but he understands Mr. Pennington's suggestion. Attorney Alter suggested addressing this issue via a condition in the motion so the applicant can discuss this with Mr. Pennington and make a definite decision prior to the application being heard by the Town Council.

Mr. Wheeler continued the presentation with a review of the submitted Traffic Impact Statement and confirmed that the proposed development will have minimal impact on the surrounding roadway network. He also noted that the applicant has provided an operation plan for the homeowners' association with details on the maintenance of site features such as the sewage pump station, detention basin and meadow area.

The commissioners asked some questions about the site plan which Attorney Alter and Mr. Wheeler responded to. Chairman Purtill then called for public comment. **George Pruce, President, Orchard Homeowners Association**, voiced his concerns regarding the school bus stop at Macintosh Lane and the impact of this development on the Orchard PAD with regard to the water table. **Brooks Campion, 42 Macintosh Lane**, commented on the proposed woodlands reversion for the northeast portion of the site and said she feels that planting large trees would help with dispersing noise. She also asked about the plan for landscape buffering along the southern property line. **Dvorah Lansky, 365 Cavan Lane**, voiced concern about pedestrian safety and wondered if there would be a stop sign for vehicles exiting the site.

Chairman Purtill responded that the plan for woodlands reversion was approved by the Conservation Commission and Mr. Mocko. Mr. Bernardino responded about the water table concern, explaining that the Orchard PAD is actually draining onto the subject site and their discharge will be collected into the applicant's drainage system. Attorney Alter replied about the bus stop issue, noting that it was reviewed at an administrative review of the application and that the Chief of Police has no concerns about its location. He also confirmed that there will be a

stop sign for vehicles exiting the development. With regard to landscaping, Mr. Wheeler confirmed that a buffer will be maintained along the south property line and five evergreen trees will be planted to screen the closest Orchard PAD units from the subject site. He also stated that a substantial amount of trees would be replanted on the site.

Commissioner Miller inquired about the proposed yard drains and how they will be maintained. Mr. Bernardino explained that their maintenance is included in the comprehensive stormwater management plan and that they act like small catch basins though they are not connected to the underground systems. Mrs. Dodds commented that the Town Engineer and Conservation Commission thoroughly reviewed the proposed stormwater management plan and found it to be acceptable.

**Motion By:** Secretary Botelho

**Seconded:** Commissioner Shaw

MOVED, that the Town Plan and Zoning Commission forwards a favorable recommendation to the Town Council (Zoning Authority) regarding the Application of Horseshoe Lane Associates, LLC for a Change of Zone from Rural Residence to Residence AA Zone and then a Change of Zone to Planned Area Development – Glastonbury Glen – 18 single family dwellings on 15.532 acres – Assessor’s Lot E-3AA Orchard Street & a portion of Assessor’s Lot S-54 Hebron Avenue, Catholic Cemeteries Associations of the Archdiocese of Hartford, Inc., owner, in accordance with the following plans:

“TITLE SHEET GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54  
GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F WWW.DESIGNPROFESSIONALSINC.COM PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING / ZONE CHANGE BY BDC SHEET C-T1 SHEET 1 OF 15”

“SITE PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54  
GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F WWW.DESIGNPROFESSIONALSINC.COM PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING / ZONE CHANGE BY BDC SHEET C-SP1 SHEET 4 OF 15”

“DRAINAGE PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54  
GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452

DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F [WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING / ZONE CHANGE BY BDC SHEET C-DR1 SHEET 6 OF 15”

“UTILITY PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F [WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING / ZONE CHANGE BY BDC SHEET C-UT1 SHEET 7 OF 15”

“LANDSCAPE PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F [WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING / ZONE CHANGE BY BDC SHEET C-LS1 SHEET 14 OF 15”

“LANDSCAPE DETAILS & NOTES GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54 GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F [WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING / ZONE CHANGE BY BDC SHEET C-LS2 SHEET 15 OF 15”

“PROPERTY SURVEY CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD, INC. ORCHARD STREET GLASTONBURY, CT PREPARED FOR: ROBERT URSO 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F [WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 1-23-2017 DRAWN BY: MHA/RMM CHECKED BY: LRG SHEET VP-1”

“LOT LINE MODIFICATION/ZONE CHANGE PLAN CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD, INC. ORCHARD STREET GLASTONBURY, CT PREPARED FOR: ROBERT URSO 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F [WWW.DESIGNPROFESSIONALSINC.COM](http://WWW.DESIGNPROFESSIONALSINC.COM) PROJECT NO. 3628 DATE: 1-23-2017 DRAWN BY: MHA/RMM CHECKED BY: LRG 7/11/2017 ADD CONSERVATION EASEMENT BY RMM 9-18-2017 ADD COORDINATES, BENCH MARKS & ZONE LINE BY BDC SHEET V-1”

And

1. In Compliance with :
  - a. The conditions as contained in a recommendation from the Conservation Commission dated September 20, 2017.
  - b. The conditions contained in the Wetland Permit issued by the Inland Wetlands and Watercourses Commission dated September 20, 2017.
  - c. The conditions as contained in the recommendations from the Community Beautification Committee dated July 12, 2017.
  - d. Standards contained in a report from the Fire Marshal, File #16-093F, plans reviewed 10-10-17.
2. Adherence to:
  - a. The Town Engineer’s memorandum dated October 12, 2017.
    1. The applicant shall work with the Town Engineer and the Community Development staff to determine what will be required to address item #3 as stated in the Town Engineer’s memorandum dated October 12, 2017. Any such requirements necessary shall be reviewed and approved by the Town Engineer and staff of Community Development.
  - b. The Chief Sanitarian’s memorandum dated October 10, 2017.
  - c. The Director of Police Services memorandum dated October 4, 2017.

And

ALSO MOVED, that the Town Plan and Zoning Commission hereby finds that the Glastonbury Glen Planned Area Development meets the requirements of Section 4.12.5 (a-f) – “Findings Required” of the Building-Zone Regulations in that it fulfills the following criteria:

- a. The standards and conditions of Section 12 of these Regulations have been met.
- b. The developer has provided, where appropriate, for the sustained maintenance of the development in general, and also for the open space in accordance with Section 4.12.3j above.
- c. Utilities, drainage and recreational facilities have been so laid out as not to duly burden the capacity of such facilities, such other facilities presently connected therewith, and such facilities proposed by the adopted Town Plan of Development and officially adopted master utility plans.

- d. The streets and drives will be suitable and adequate to carry anticipated traffic and increased densities will not generate traffic in such amounts as to overload the street network in the area.
- e. The existing or proposed utility services are adequate for the population densities and building intensities.
- f. The development will be in keeping with the general interest and spirit of the Glastonbury Building-Zone Regulations and comprehensive plan.

*Discussion:* Chairman Purtill thanked the applicant for working with the Town on the proposal and said she will be voting in favor of the application. Secretary Botelho also said he will be supporting the proposal as it represents smart growth and the development will provide more affordable housing in Town. Commissioner Miller commented that he was originally concerned about the proposal's density, but he thinks it is consistent with the area and he noted that the development will be isolated/well-shielded.

*Result:* Motion passes unanimously. (4-0-0)

**2. Application of FN Builders, Inc. & Nuzzolo Brothers Holding Company, LLC for conditional subdivision approval & approval of a Section 6.8 Rear Lot Special Permit – 12 lots, 4 rear – Willow Pond Farm Subdivision – 1346 New London Turnpike & Parcel S-31A – Residence AA Zone and Groundwater Protection Zones 1 & 2 – Megson, Heagle & Friend, C.E. & L.S., LLC – Alter & Pearson, LLC – Willow Pond Farm, LLC, owner**

Attorney Peter Alter, representing the applicant, appeared before the Commission to present the application to subdivide two parcels into 8 frontage lots and 4 rear lots to be served by Town sanitary sewers and MDC public water supply. He reviewed the proposal's compliance with the Plan of Conservation and Development, noting that curb cuts have been minimized, landscape buffers are being preserved around the perimeter of the site and conservation easement area, and they are providing for open space.

Jonathan Sczurek, P.E, Megson, Heagle & Friend, C.E. & L.S., LLC, presented the proposed stormwater management plan and expanded on the proposal's compliance with the Plan of Conservation and Development through proposed initiatives such as connectivity/pedestrian walkways and stormwater best management practices. He noted that a 5-acre conservation easement is proposed for the south central portion of the site for wetlands and pond protection.

Chairman Purtill inquired about Mr. Pennington's memorandum dated October 12, 2017, and Mr. Sczurek confirmed that his comments will be addressed; as only five days have passed since the issuance of the memorandum they have not had time to revise the plans yet but plan to do so as soon as possible.

Chairman Purtill called for public comment. *Jim O'Brien, 475 East Carriage Drive*, commended the applicant on the evolution of the project and said he would be happy to see it succeed. He asked a question about the proposed detention basin's impact on the pond, and Mr.

TOWN PLAN AND ZONING COMMISSION  
JOINT PAD SUBCOMMITTEE  
*Portion of* MINUTES OF MARCH 15, 2017 MEETING

The meeting commenced at 8:35 AM in Meeting Room A, 2<sup>nd</sup> Floor Town Hall

**Present:** Town Plan and Zoning Commission Subcommittee Members Sharon Purtill, Michael Botelho and Lawrence Niland; Glastonbury Town Council Subcommittee Member Whit Osgood; Khara C. Dodds, AICP, Director of Planning & Land Use Services and Jonathan E. Mullen, AICP, Planner

**ORCHARD STREET PAD – proposal of Robert Urso for Change of Zone from Rural Residence (RR) to Residence AA, and then to Planned Area Development (PAD) for 18 residential units – easterly side of Orchard Street, North of Cavan Lane – Peter DeMallie, Design Professionals – Attorneys Peter Alter & Meghan Hope**

Attorney Alter introduced the development team and went over the project to refresh the subcommittee members. He explained that the proposal included a double zone change from Rural Residence to Residence AA and then to Planned Area Development (PAD).

Attorney Alter also explained that the applicant had acquired more land to lower the overall density of the proposal. The lots for the project had also been reconfigured after feedback from the neighbors to the south of the proposed project and the private road had been realigned to create more room between the houses.

Attorney Alter said that the applicant was proposing to have several architectural styles and color palettes approved to allow for flexibility in the design of the individual houses. Councilman Osgood asked how many different design plans would be available. Attorney Alter stated that there would be five or six plan alternates that would avoid repetition in the development. The reason for these options, according to Attorney Alter, was to provide potential buyers several design options and avoid having to come back for minor changes to the PAD after it is approved.

Councilman Osgood asked how big the units were. Attorney Alter indicated that they were between 1,700 and 3,000 square feet and would be in the \$300,000 price range. Councilman Osgood asked if the cul-de-sac at the end of the road was built to Town standards. Attorney Alter stated that the road was private and did not have to be built to Town standards.

Attorney Alter then went on to address the Subcommittee's concern about what would happen to the remainder of the land to the east of the proposed PAD. He indicated that it was currently under lease to Rose's Berry Farm, that there was no intention at this time to develop the land any further and that the proposed PAD could never be expanded to that land.

Khara Dodds asked if there would be 25 feet between the units regardless of the house type, to which Attorney Alter responded yes.

Commissioner Niland asked if the homeowners to the west on either side of the private drive had been notified about the development. Attorney Alter indicated that Mr. Urso had spoken with both neighbors and addressed their concerns. Attorney Alter then stated that the applicant had addressed the drainage concerns that residents of the adjacent Orchard PAD had brought up at the Joint Informal PAD public hearing.

\*\*\*\*\*

TOWN PLAN AND ZONING COMMISSION  
JOINT PAD SUBCOMMITTEE  
*Portion of* MINUTES OF JULY 13, 2016 MEETING

The meeting commenced at 9:00 AM in Meeting Room A, 2<sup>nd</sup> Floor Town Hall

**Present:** Town Planning and Zoning Commission Subcommittee Members Sharon Purtill and Michael Botelho; Glastonbury Town Council Members Whit Osgood and Cara Keefe; and Jonathan E. Mullen, AICP, Planner

**Orchard Street PAD – proposal of Robert Urso for a Change of Zone from Rural Residential (RR) to Residence AA, and then to Planned Area Development (PAD) for 18 residential units – easterly side of Orchard Street, north of Cavan Lane – Peter DeMallie, Design Professionals – Attorney Peter Alter**

Attorney Alter introduced project and oriented the Subcommittee members to the location of the project and the surrounding area. He also gave examples of similar projects in the vicinity of the proposed project. Councilman Osgood had questions regarding the surrounding zoning districts and subdivisions. Commissioner Botelho inquired about the acreage of the project. Commissioner Purtill asked if the wetlands on the proposed development site influenced layout. Attorney Alter indicated that the developer has created several different layouts to show the proposed development density yields and price points. Attorney Alter indicated to the Subcommittee that smaller Planned Area Developments, with between 15 and 30 units with private roads and lots of open space, have been successful over the years. Commissioner Osgood inquired about the amount of buildable acreage. Attorney Alter indicated that there was approximately 4.5 acres of developable land.

Commissioner Purtill expressed concern about the closely spaced layout of the houses in the development. She also inquired about the balance of the land owned by the Catholic Church behind the proposed development. Commissioner Purtill expressed concern that it could be developed piecemeal over the next several years. She recommended that if there was any consideration at all to developing this land that the developer should come to the Town with an overall development plan that includes the current proposal.

Commissioner Osgood expressed concern about the density of the development and stated that he did not think that the increased density allowed under the PAD was a good idea for this development and he needed to be convinced otherwise. Attorney Alter, in response to Councilman Osgood's concerns, explained that he proposed development was part of "Smart Growth" with smaller lots, more density and private infrastructure. Councilwoman Keefe inquired about the target market for the proposed development. The developer, Robert Urso, explained that the units were targeted for empty nesters looking to downsize and Millennials looking for a starter house. Commissioners Botelho and Purtill had questions regarding layouts and design elements of the proposed houses. Commissioner Botelho asked if there would be any amenities. Attorney Alter stated that there would not.

Commissioner Botelho gave his final comments that there is a need for this type of development and that he did not have an issue with the proposed development.

*Commissioner Botelho was excused at 10:03 am.*

Commissioner Purtill stated that she had no objection to the proposal but recommended that there be buffering along the southern property line, that the spacing be adjusted and an overall development plan be presented if there is any intention of developing the balance of the land. Councilman Osgood reiterated his stance that he did not see the benefit of this type of development. Councilwoman Keefe expressed concern that the price point might be too high for the targeted demographic.

\*\*\*\*\*

Meghan Alter Hope\*  
mhope@alterpearson.com

RECEIVED

2017 DEC -1 PM 12:38

TOWN MANAGER

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

860.652.4020 TELEPHONE  
860.652.4022 FACSIMILE

December 1, 2017

**HAND DELIVERED**

Town of Glastonbury Town Council  
c/o Mr. Richard Johnson, Town Manager  
2155 Main Street  
Glastonbury, Connecticut 06033

**RE: Glastonbury Glen – Planned Area Development**

Dear Mr. Chairman and Council Members:

This firm represents Horseshoe Lane Associates, LLC, contract purchaser of 15.532± acres located on the easterly side of Orchard Street, north of Cavan Lane ("Site"), which property is currently owned by The Catholic Cemeteries Associations of the Archdiocese of Hartford, Inc. The Applicant has applied for an application for a Change of Zone from Rural Residence Zone to Residence AA Zone, and then an application for a Change of Zone from Residence AA Zone to Planned Area Development Zone and Final Development Plan, to permit 18 single-family residential homes on the Site. Based on the total buildable area of 12.272± acres, the proposed density of the development is 1.47 units/acre - below the permitted density of 1.8 units/acre. The Applicant is proposing a conservation easement on the northern and eastern portion of the site totaling approximately 9.451± acres, which will preserve areas of existing wetlands, meadows and wooded open space. The Site will be accessed by a private road off of Orchard Street, named Glen Place, and serviced by public water and sanitary sewer.

The double zone change approval method has been used historically in Town on the below listed applications:

- Dutton Place (south side of Hebron Avenue, east of Mill Street): Zone Change from Planned Industrial to Residence A, and then Residence A to PAD for 32 units on 10.797 acres (2.96 units/acre) - approved: March 13, 1979 - Recorded Map #2894A);
- The Woods (east side of New London Turnpike - Uplands Way): Zone Change from Rural Residence to Residence A, and then Residence A to PAD for 140 units on 66 acres (2.12 units/acre) - effective: June 26, 1984 - Recorded Map #4172K);
- Orchard PAD (Orchard Street and Macintosh Lane): Zone Change from Rural Residence to Residence A, and then Residence A to PAD for 40 condos and 6 houses on 20.846 acres (2.21 units/acre) - approved: January 13, 1987 - Recorded Map #4651N);
- Adena's Walk (north side of Hebron Avenue, west of Village Place): Zone Change from Planned Employment to Residence A, and then Residence A to PAD for 33 units on 9.94 acres (3.5 units/acre) - approved: June 28, 2005 - Recorded Map #7016); and

ALTER  
PEARSON, LLC  
ATTORNEYS AT LAW

- Uplands Way Extension Active Adult Community PAD (northerly of Uplands Way): Zone Change from Rural Residence to Residence AA, and then Residence AA to PAD for 39 units on 21.72 acres (1.79 units per acre) - approved: April 11, 2006 - Recorded Map #7290).

The submitted materials provide information on the proposed architecture for the single-family homes. When constructing their homes, future residents of Glastonbury Glen will customize their home based on discrete designated house styles, floor plans, square footage and exterior building materials. Please see the attached materials showing the five distinct house styles and floor plans. Homeowners will also select exterior building materials from the designated list of color options, including vinyl clapboard or shake siding, cultured stone, architectural shingles, front doors and shutters. Physical material samples will be presented at the hearing. Adjacent homes will not be permitted to have the exact same design and color options.

Below please find a list of materials submitted with this cover letter to the Council;

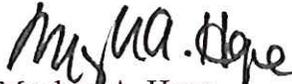
1. Application for Change of Zone from Rural Residence to Residence AA;
2. Application for Change of Zone and Final Development Plan from Residence AA to Planned Area Development;
3. Glastonbury Glen Site Plan Prepared by Design Professionals, Inc., dated 7/11/2017 9/12/2017 9/18/2007 (18 sheets);
4. Architectural Elevations and Floor Plans – Glastonbury Glen Sheets A1 - A-4;
5. Traffic Impact Statement, Glastonbury Glen A Planned Area Development Prepared For: Horse Shoe Lane Associates, LLC, Orchard Street Lot E-3AA & Hebron Avenue Lot S-54 Glastonbury, Connecticut DPI Project Number 3628 September 18, 2017;
6. Stormwater Management Report, Glastonbury Glen Site Plan, Prepared by Design Professionals, Inc., dated May 29, 2017, Revised to September 18, 2017;
7. Operation & Maintenance Plan Glastonbury Glen Lot E-3AA & Hebron Avenue Lot S-54 Glastonbury, CT Prepared For: Horse Shoe Lane Associates, LLC Prepared by Design Professionals, Inc., September 18, 2017;
8. Draft Environmental Impact Report, Glastonbury Glen, Prepared by Design Professionals, Inc., dated May 31, 2017, July 12, 2017 (transmitted to the Council by the Inlands Wetlands and Watercourses Agency/ Conservation Commission);
9. Letter to Bob Urso dated May 25, 2017, Re: Wetlands Function & Value Assessment for Proposed Orchard Street Development.

Separate e-mail

Please do not hesitate to contact our office if any additional information is needed or required.

Yours very truly,

ALTER & PEARSON, LLC

  
Meghan A. Hope

Enclosures





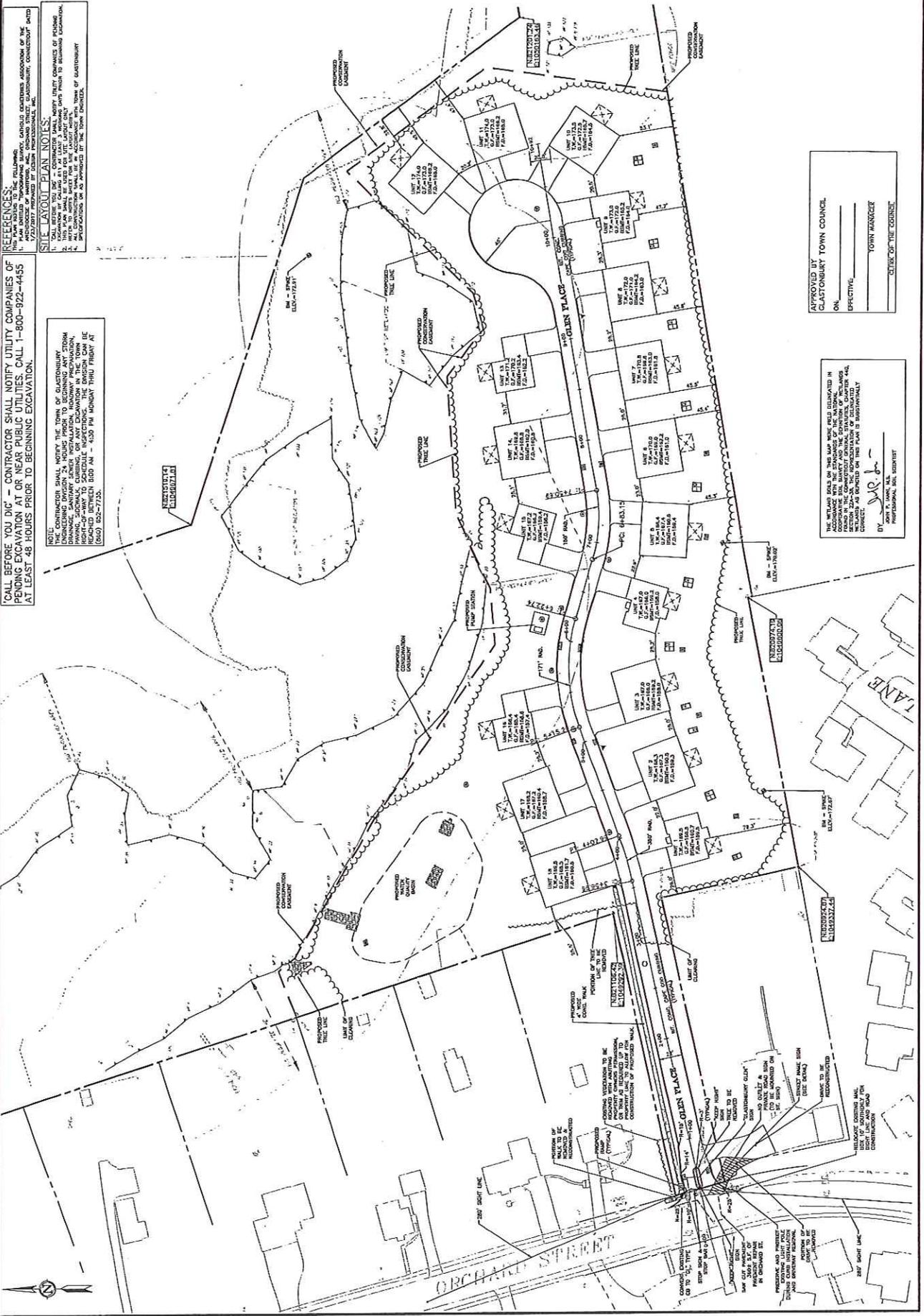
SITE PLAN

NO.	DATE	DESCRIPTION
1	1/27/22	FINAL PLAN
2	1/27/22	REVISED PLAN
3	1/27/22	REVISED PLAN

GLASTONBURY GLEN  
GLEN PLACE  
LOTS E-3A & E-34  
GLASTONBURY, CONNECTICUT  
SITE PLAN

Prepared for:  
Markus LLC  
153 Apple Lane  
Middletown, CT 06207  
South Middle, CT 06207  
(860) 261-2432

Professional  
Professionals  
ONE & TWO REGISTERED PROFESSIONALS  
ONE & TWO REGISTERED PROFESSIONALS



CALL BEFORE YOU DIG - CONTRACTORS SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 1-800-922-4435 AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION.

NOTE: THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY, CONNECTICUT, OF ANY EXCAVATION WORK TO BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM - 4:30 PM MONDAY THRU THURSDAY AT (860) 822-7725.

REFERENCES:  
1. THIS PLAN REFERS TO THE FOLLOWING:  
a. THE CONDOMINIUM DOCUMENT FOR THE PROJECT.  
b. THE CONDOMINIUM DOCUMENT FOR THE PROJECT.  
c. THE CONDOMINIUM DOCUMENT FOR THE PROJECT.

SITE LAYOUT PLAN NOTES:

1. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND RECORD THEM ON THE SITE PLAN.
2. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND RECORD THEM ON THE SITE PLAN.
3. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND RECORD THEM ON THE SITE PLAN.

APPROVED BY  
GLASTONBURY TOWN COUNCIL  
ON \_\_\_\_\_  
EFFECTIVE \_\_\_\_\_  
BY \_\_\_\_\_  
TOWN MANAGER  
CITY OF THE COUNCIL

THE PLAN IS FILED IN THE TOWN OFFICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF GLASTONBURY, CONNECTICUT. THE PLAN IS FILED IN THE TOWN OFFICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF GLASTONBURY, CONNECTICUT. THE PLAN IS FILED IN THE TOWN OFFICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF GLASTONBURY, CONNECTICUT.











REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/20	REVISIONS TO PLAN
2	11/17/20	REVISIONS TO PLAN
3	11/17/20	REVISIONS TO PLAN

Prepared for:  
 Hesselink LLC  
 115 Maple Street  
 South Windsor, CT 06074  
 860-266-2432

Professional Seal  
 State of Connecticut  
 Professional Engineer  
 License No. 10000  
 Date of Issue: 10/1/19  
 Date of Renewal: 10/1/22  
 Name: [Redacted]  
 Address: [Redacted]  
 City: [Redacted]  
 State: [Redacted]  
 Zip: [Redacted]

APPROVED BY  
 CLAstonbury TOWN COUNCIL  
 ON \_\_\_\_\_  
 EFFECTIVE: \_\_\_\_\_  
 TOWN MANAGER  
 \_\_\_\_\_  
 CLERK OF THE TOWN

THE DESIGNER HAS BEEN MADE AWARE OF THE REQUIREMENTS OF THE TOWN OF CLAstonbury, CONNECTICUT, AND HAS AGREED TO ACCEPT THE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THIS PLAN. THE DESIGNER HAS BEEN MADE AWARE OF THE REQUIREMENTS OF THE TOWN OF CLAstonbury, CONNECTICUT, AND HAS AGREED TO ACCEPT THE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THIS PLAN.

REFERENCES:  
 1. THE PLAN IS TO BE CONSIDERED AS A PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE PROJECT.  
 2. THE PLAN IS TO BE CONSIDERED AS A PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE PROJECT.  
 3. THE PLAN IS TO BE CONSIDERED AS A PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE PROJECT.  
 4. THE PLAN IS TO BE CONSIDERED AS A PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE PROJECT.

NOTE: CONTRACTOR SHALL NOTIFY THE TOWN OF CLAstonbury, ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE SANITARY SEWER INSTALLATION, ROADWAY PAVEMENT, HIGHWAY-TO-WAY TO SCHEDULE INSPECTIONS. THE DESIGNER CAN BE CONTACTED AT 800 AM - 430 PM MONDAY THRU FRIDAY AT (860) 632-7735.

EROSION & SEDIMENTATION CONTROL PLAN NOTES:  
 1. THE PLAN IS TO BE CONSIDERED AS A PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE PROJECT.  
 2. THE PLAN IS TO BE CONSIDERED AS A PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE PROJECT.  
 3. THE PLAN IS TO BE CONSIDERED AS A PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE PROJECT.  
 4. THE PLAN IS TO BE CONSIDERED AS A PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE PROJECT.

TEMPORARY SETTLING TANK #1

TOP OF TANK AT 100% FLOW	100.0
TOP OF TANK AT 50% FLOW	100.0
TOP OF TANK AT 25% FLOW	100.0
TOP OF TANK AT 10% FLOW	100.0
TOP OF TANK AT 5% FLOW	100.0
TOP OF TANK AT 2% FLOW	100.0
TOP OF TANK AT 1% FLOW	100.0
TOP OF TANK AT 0.5% FLOW	100.0
TOP OF TANK AT 0.2% FLOW	100.0
TOP OF TANK AT 0.1% FLOW	100.0
TOP OF TANK AT 0.05% FLOW	100.0
TOP OF TANK AT 0.02% FLOW	100.0
TOP OF TANK AT 0.01% FLOW	100.0
TOP OF TANK AT 0.005% FLOW	100.0
TOP OF TANK AT 0.002% FLOW	100.0
TOP OF TANK AT 0.001% FLOW	100.0

TEMPORARY SETTLING TANK #2

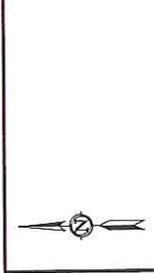
TOP OF TANK AT 100% FLOW	100.0
TOP OF TANK AT 50% FLOW	100.0
TOP OF TANK AT 25% FLOW	100.0
TOP OF TANK AT 10% FLOW	100.0
TOP OF TANK AT 5% FLOW	100.0
TOP OF TANK AT 2% FLOW	100.0
TOP OF TANK AT 1% FLOW	100.0
TOP OF TANK AT 0.5% FLOW	100.0
TOP OF TANK AT 0.2% FLOW	100.0
TOP OF TANK AT 0.1% FLOW	100.0
TOP OF TANK AT 0.05% FLOW	100.0
TOP OF TANK AT 0.02% FLOW	100.0
TOP OF TANK AT 0.01% FLOW	100.0
TOP OF TANK AT 0.005% FLOW	100.0
TOP OF TANK AT 0.002% FLOW	100.0
TOP OF TANK AT 0.001% FLOW	100.0

TEMPORARY SETTLING TANK #3

TOP OF TANK AT 100% FLOW	100.0
TOP OF TANK AT 50% FLOW	100.0
TOP OF TANK AT 25% FLOW	100.0
TOP OF TANK AT 10% FLOW	100.0
TOP OF TANK AT 5% FLOW	100.0
TOP OF TANK AT 2% FLOW	100.0
TOP OF TANK AT 1% FLOW	100.0
TOP OF TANK AT 0.5% FLOW	100.0
TOP OF TANK AT 0.2% FLOW	100.0
TOP OF TANK AT 0.1% FLOW	100.0
TOP OF TANK AT 0.05% FLOW	100.0
TOP OF TANK AT 0.02% FLOW	100.0
TOP OF TANK AT 0.01% FLOW	100.0
TOP OF TANK AT 0.005% FLOW	100.0
TOP OF TANK AT 0.002% FLOW	100.0
TOP OF TANK AT 0.001% FLOW	100.0

TEMPORARY SETTLING TANK #4

TOP OF TANK AT 100% FLOW	100.0
TOP OF TANK AT 50% FLOW	100.0
TOP OF TANK AT 25% FLOW	100.0
TOP OF TANK AT 10% FLOW	100.0
TOP OF TANK AT 5% FLOW	100.0
TOP OF TANK AT 2% FLOW	100.0
TOP OF TANK AT 1% FLOW	100.0
TOP OF TANK AT 0.5% FLOW	100.0
TOP OF TANK AT 0.2% FLOW	100.0
TOP OF TANK AT 0.1% FLOW	100.0
TOP OF TANK AT 0.05% FLOW	100.0
TOP OF TANK AT 0.02% FLOW	100.0
TOP OF TANK AT 0.01% FLOW	100.0
TOP OF TANK AT 0.005% FLOW	100.0
TOP OF TANK AT 0.002% FLOW	100.0
TOP OF TANK AT 0.001% FLOW	100.0







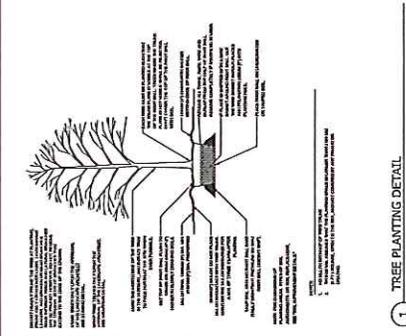
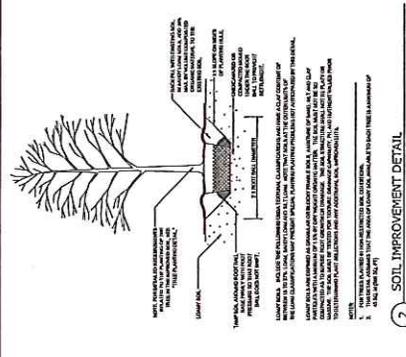
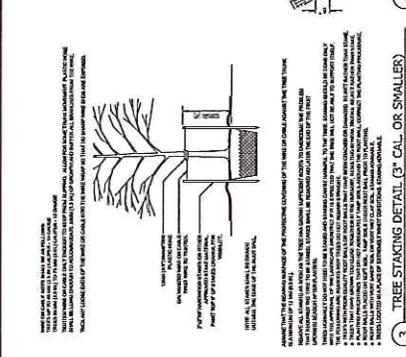






**REFERENCES:**  
 1. THE PLAN SHALL BE TO THE FOLLOWING:  
 2. THE PLAN SHALL BE TO THE FOLLOWING:  
 3. THE PLAN SHALL BE TO THE FOLLOWING:  
 4. THE PLAN SHALL BE TO THE FOLLOWING:

**LANDSCAPE PLAN NOTES:**  
 1. ALL PLANTING SHALL BE TO THE FOLLOWING:  
 2. ALL PLANTING SHALL BE TO THE FOLLOWING:  
 3. ALL PLANTING SHALL BE TO THE FOLLOWING:  
 4. ALL PLANTING SHALL BE TO THE FOLLOWING:

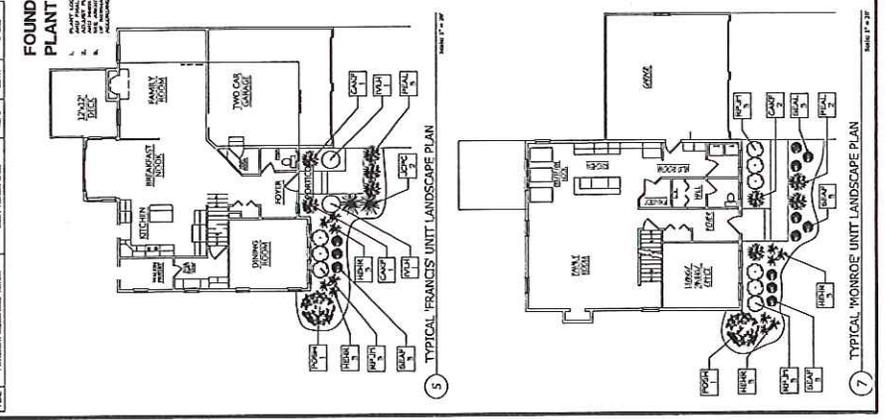
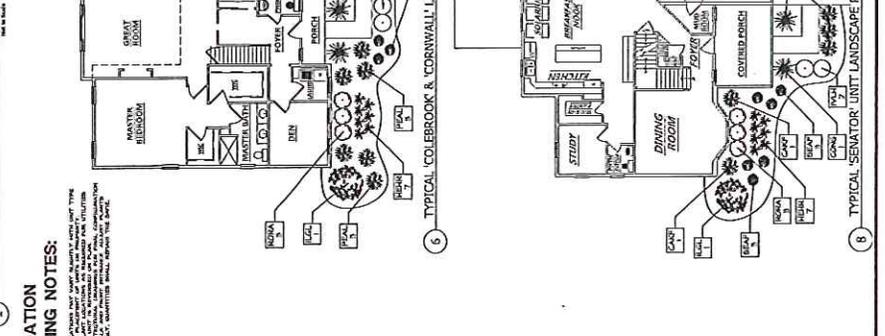
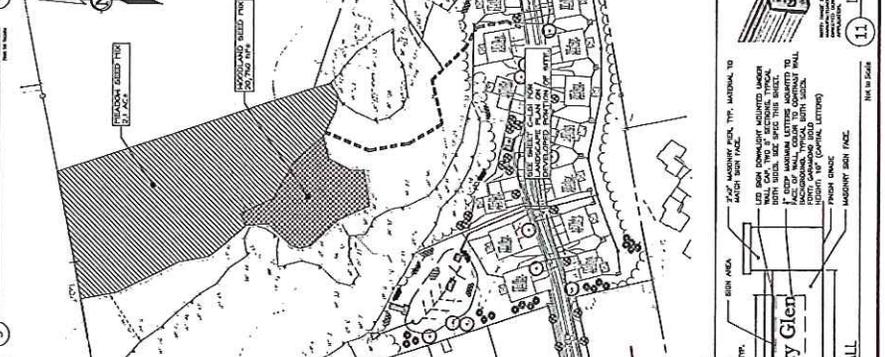


**TYP. LANDSCAPE SCHEDULE (UNITS I-10)**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...

**TYP. LANDSCAPE SCHEDULE (UNITS II-18)**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...





TOPOGRAPHIC  
SURVEY

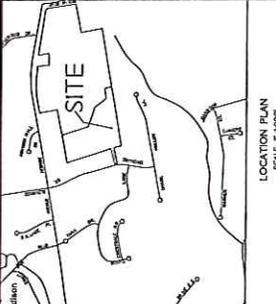
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

CATHOLIC CEMETERIES  
ASSOCIATION OF THE  
ARCHDIOCESE OF HARTFORD, INC.  
ORCHARD STREET  
HARTFORD, CT

ROBERT USKO  
151 KRYLAK LANE  
SOUTH WINDSOR, CT

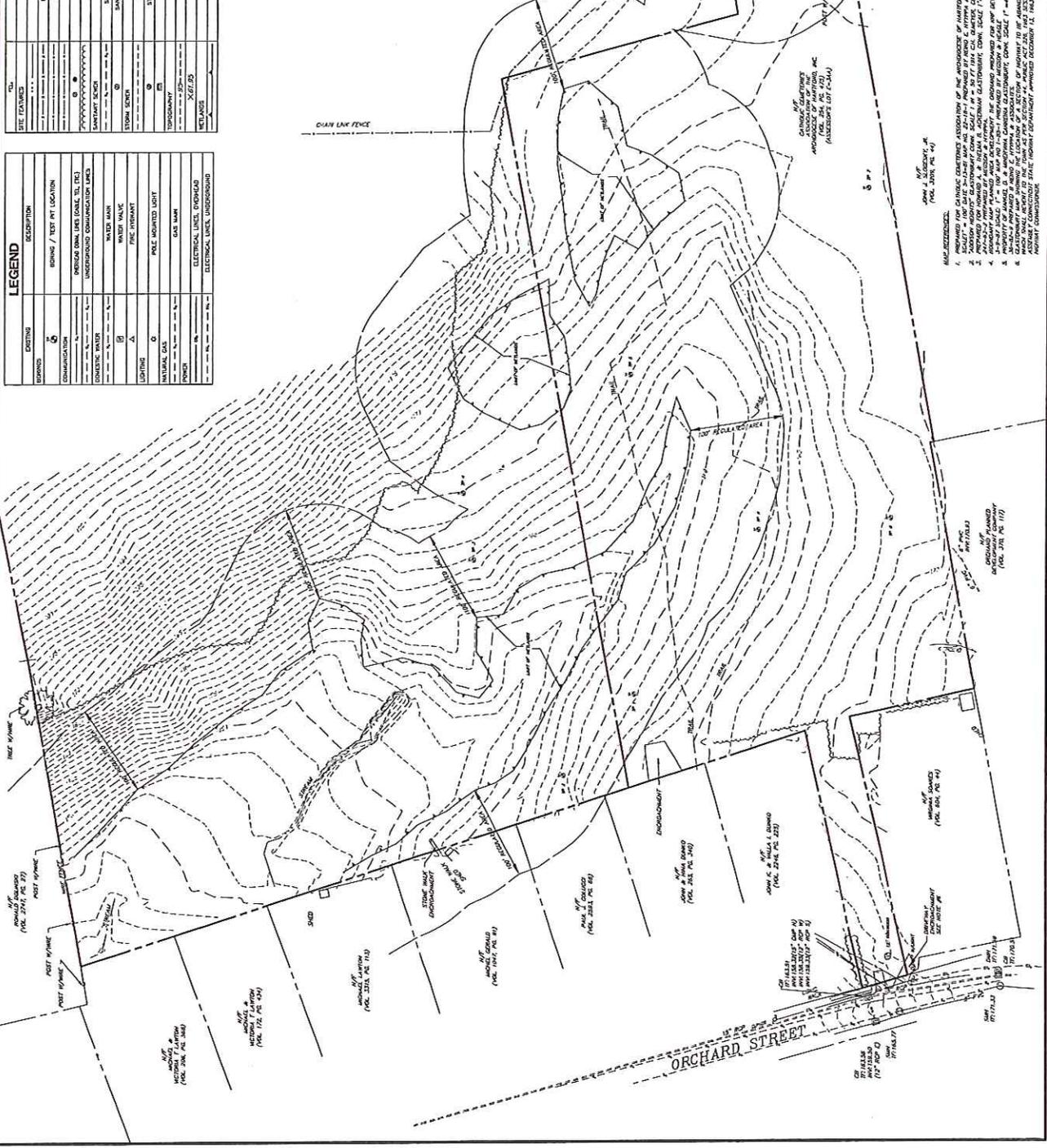
Professionals  
ONE & TWO EIGHT SEVEN FIVE FIVE FIVE  
151 KRYLAK LANE  
SOUTH WINDSOR, CT 06094  
TEL: 860-234-1111  
FAX: 860-234-1112



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	EXISTING FENCE
---	PROPOSED FENCE
---	EXISTING DRIVE
---	PROPOSED DRIVE
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
---	EXISTING WALKWAY
---	PROPOSED WALKWAY
---	EXISTING UTILITY
---	PROPOSED UTILITY
---	EXISTING STRUCTURE
---	PROPOSED STRUCTURE
---	EXISTING VEGETATION
---	PROPOSED VEGETATION
---	EXISTING ELEVATION
---	PROPOSED ELEVATION
---	EXISTING METEOROLOGICAL
---	PROPOSED METEOROLOGICAL

SYMBOL	DESCRIPTION
---	EXISTING UTILITY
---	PROPOSED UTILITY
---	EXISTING STRUCTURE
---	PROPOSED STRUCTURE
---	EXISTING VEGETATION
---	PROPOSED VEGETATION
---	EXISTING ELEVATION
---	PROPOSED ELEVATION
---	EXISTING METEOROLOGICAL
---	PROPOSED METEOROLOGICAL

- NOTES:
1. THE PROPERTY IS A 100' WIDE STRIP OF LAND, 100' WIDE, 100' DEEP, LOCATED ON THE EAST SIDE OF ORCHARD STREET, SOUTH WINDSOR, CT. THE PROPERTY IS BOUND BY THE SOUTH WINDSOR TOWN LINE TO THE SOUTH AND THE ARCHDIOCESE OF HARTFORD PROPERTY TO THE NORTH.
  2. THE PROPERTY IS TO BE USED AS A CATHOLIC CEMETERY. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY.
  3. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY.
  4. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY.
  5. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY.
  6. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY.
  7. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY.
  8. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY.
  9. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY.
  10. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY. THE ARCHDIOCESE OF HARTFORD HAS REQUESTED THAT THE PROPERTY BE SURVEYED AND A CEMETERY BE LAYOUT ON THE PROPERTY.



- DISCLAIMER:
1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.

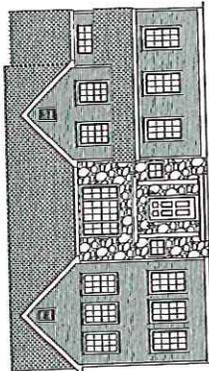
- LEGEND:
1. SURVEYOR'S PROPERTY BOUNDARY OF THE PROPERTY OF HARTFORD, CT. (SEE ATTACHED DRAWING)
  2. SURVEYOR'S PROPERTY BOUNDARY OF THE PROPERTY OF HARTFORD, CT. (SEE ATTACHED DRAWING)
  3. SURVEYOR'S PROPERTY BOUNDARY OF THE PROPERTY OF HARTFORD, CT. (SEE ATTACHED DRAWING)
  4. SURVEYOR'S PROPERTY BOUNDARY OF THE PROPERTY OF HARTFORD, CT. (SEE ATTACHED DRAWING)
  5. SURVEYOR'S PROPERTY BOUNDARY OF THE PROPERTY OF HARTFORD, CT. (SEE ATTACHED DRAWING)
  6. SURVEYOR'S PROPERTY BOUNDARY OF THE PROPERTY OF HARTFORD, CT. (SEE ATTACHED DRAWING)
  7. SURVEYOR'S PROPERTY BOUNDARY OF THE PROPERTY OF HARTFORD, CT. (SEE ATTACHED DRAWING)
  8. SURVEYOR'S PROPERTY BOUNDARY OF THE PROPERTY OF HARTFORD, CT. (SEE ATTACHED DRAWING)
  9. SURVEYOR'S PROPERTY BOUNDARY OF THE PROPERTY OF HARTFORD, CT. (SEE ATTACHED DRAWING)
  10. SURVEYOR'S PROPERTY BOUNDARY OF THE PROPERTY OF HARTFORD, CT. (SEE ATTACHED DRAWING)

- ADDITIONAL NOTES:
1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.
  10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE SURVEY.

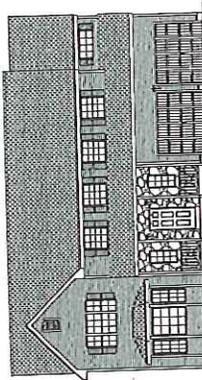


# Glastonbury Glen

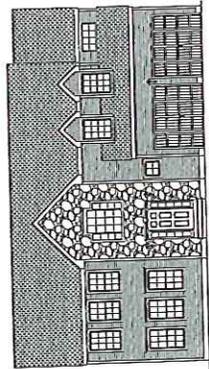
## The Senator



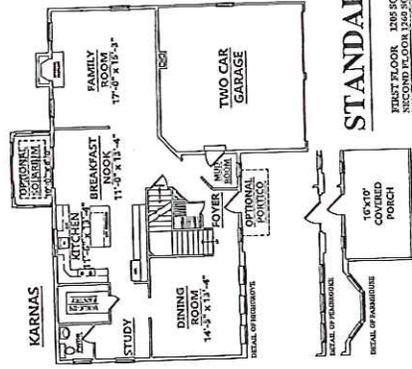
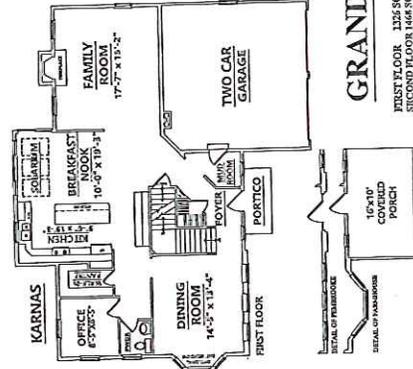
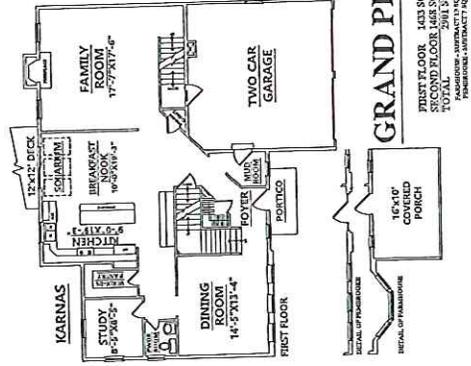
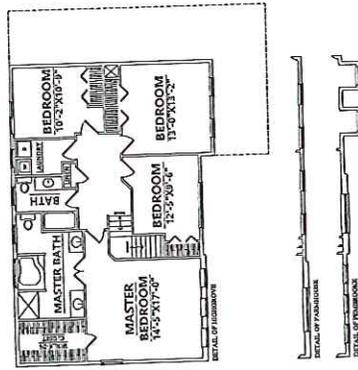
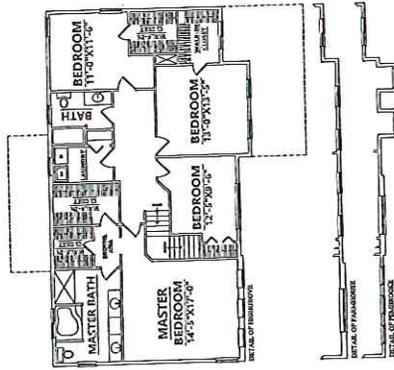
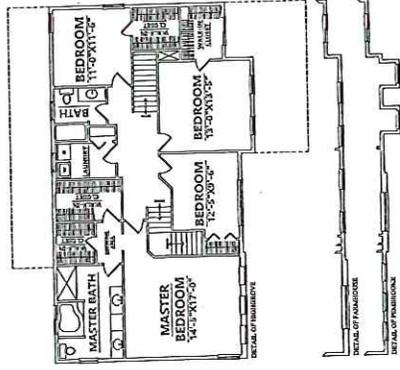
HIGHGROVE



FARMHOUSE



PEMBROKE



**GRAND PLUS**

FIRST FLOOR 1433 SQ FT  
SECOND FLOOR 1465 SQ FT  
TOTAL 2898 SQ FT  
FINISHES - SEPARATE LIST

**GRAND**

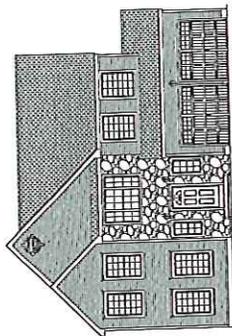
FIRST FLOOR 1355 SQ FT  
SECOND FLOOR 2794 SQ FT  
TOTAL 4149 SQ FT  
FINISHES - SEPARATE LIST

**STANDARD**

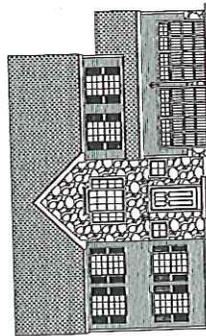
FIRST FLOOR 1385 SQ FT  
SECOND FLOOR 2265 SQ FT  
TOTAL 2650 SQ FT  
FINISHES - SEPARATE LIST

# Glastonbury Glen

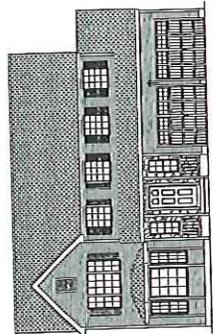
## The Francis



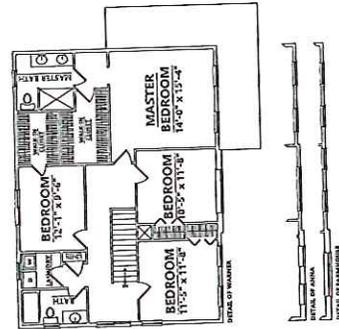
ANNA



WARNER

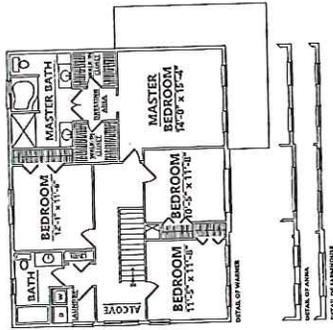


FARMHOUSE



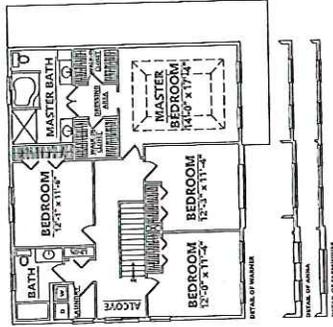
**STANDARD**

FIRST FLOOR 971 SQ. FT.  
SECOND FLOOR 1200 SQ. FT.  
TOTAL 2171 SQ. FT.  
ANNA, STANDARD 100 FT.  
FARMHOUSE, 100 FT. 100 FT.  
FARMHOUSE, 100 FT. 100 FT.



**GRAND**

FIRST FLOOR 1051 SQ. FT.  
SECOND FLOOR 1200 SQ. FT.  
TOTAL 2251 SQ. FT.  
ANNA, STANDARD 100 FT.  
FARMHOUSE, 100 FT. 100 FT.

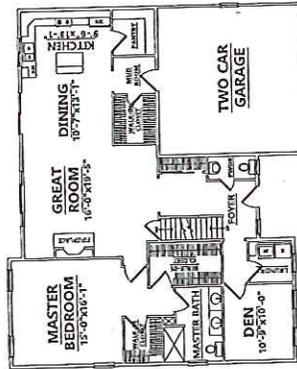
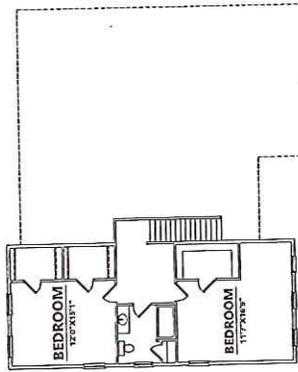
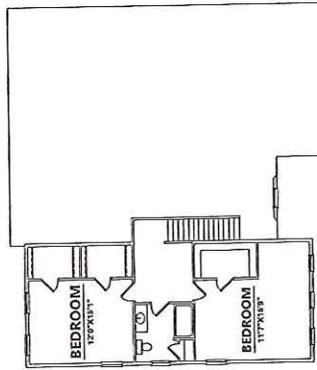
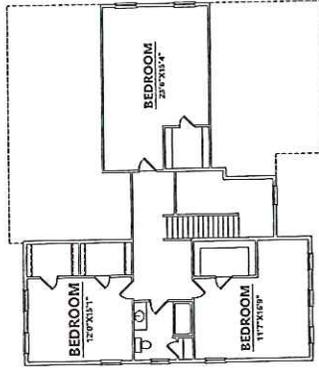
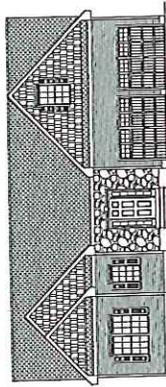
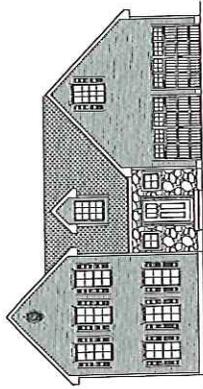


**GRAND PLUS**

FIRST FLOOR 1104 SQ. FT.  
SECOND FLOOR 1300 SQ. FT.  
TOTAL 2404 SQ. FT.  
ANNA, STANDARD 100 FT.  
FARMHOUSE, 100 FT. 100 FT.

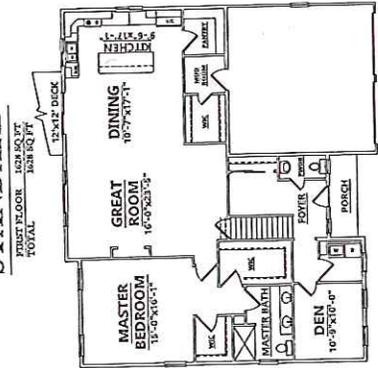
# Glastonbury Glen

## The Cornwall and The Colebrook



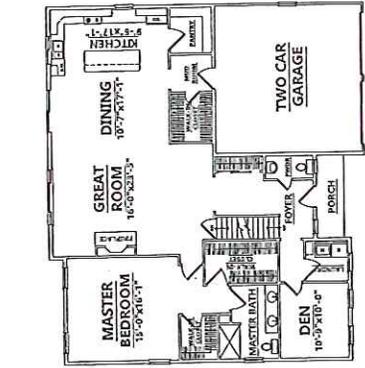
**STANDARD**

FIRST FLOOR 1628 SQ. FT.  
SECOND FLOOR 1418 SQ. FT.  
TOTAL 3046 SQ. FT.



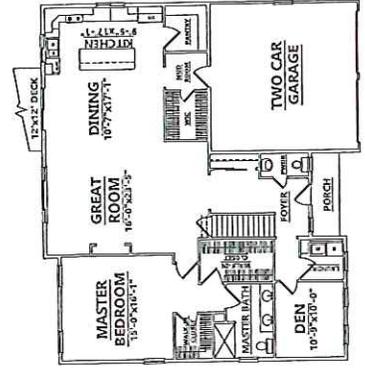
**GRAND PLUS**

FIRST FLOOR 1774 SQ. FT.  
SECOND FLOOR 1548 SQ. FT.  
TOTAL 3322 SQ. FT.



**GRAND**

FIRST FLOOR 1774 SQ. FT.  
SECOND FLOOR 1548 SQ. FT.  
TOTAL 3322 SQ. FT.



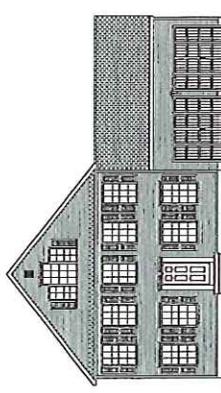
**GRAND PLUS**

FIRST FLOOR 1774 SQ. FT.  
SECOND FLOOR 1548 SQ. FT.  
TOTAL 3322 SQ. FT.

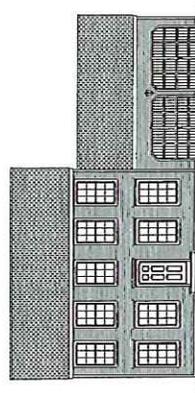
**A-3**

# Glastonbury Glen

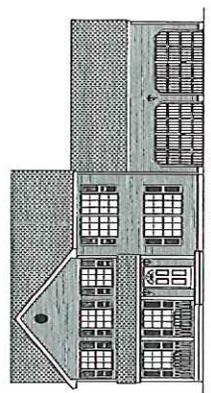
## The Monroe



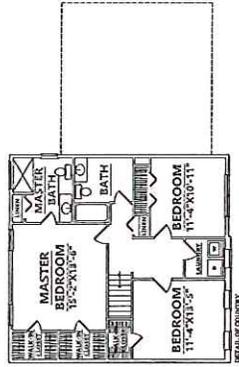
FEDERAL



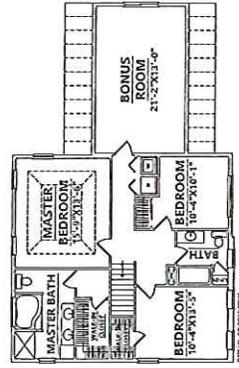
TRADITIONAL



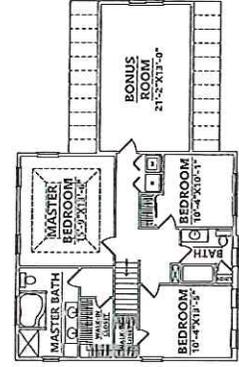
COUNTRY



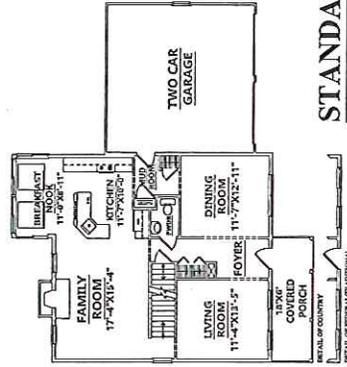
DETAIL OF COUNTRY  
DETAIL OF FEDERAL/TRADITIONAL



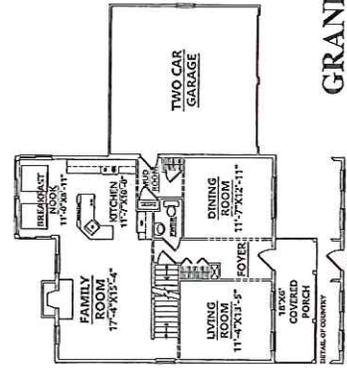
DETAIL OF COUNTRY  
DETAIL OF FEDERAL/TRADITIONAL



DETAIL OF COUNTRY  
DETAIL OF FEDERAL/TRADITIONAL



DETAIL OF COUNTRY  
DETAIL OF FEDERAL/TRADITIONAL



DETAIL OF COUNTRY  
DETAIL OF FEDERAL/TRADITIONAL



DETAIL OF COUNTRY  
DETAIL OF FEDERAL/TRADITIONAL

STANDARD

FIRST FLOOR 183 SQ FT  
SECOND FLOOR 183 SQ FT  
TOTAL 366 SQ FT

GRAND

FIRST FLOOR 102 SQ FT  
SECOND FLOOR 204 SQ FT  
TOTAL 306 SQ FT

GRAND PLUS

FIRST FLOOR 148 SQ FT  
SECOND FLOOR 238 SQ FT  
TOTAL 386 SQ FT

**GLASTONBURY, CT**  
**APPLICATION FOR CHANGE OF ZONE**  
**TO THE TOWN COUNCIL (ZONING AUTHORITY)**

**1. Applicant**  
 Horseshoe Lane Associates, LLC  
 Name c/o Robert Urso, Member  
18-3 Arthur Drive  
 Address South Windsor, CT 06074  
 Telephone 860-268-2452  
 Fax \_\_\_\_\_

**2. Property Owner(s)** (use separate sheet for multiple owners)  
 Catholic Cemeteries Associations of the  
 Name Archdiocese of Hartford, Inc.  
700 Middletown Road  
 Address North Haven, CT 06473  
 Telephone 860-780-8406  
 Fax \_\_\_\_\_

**3. Zone Change from:** Rural Residence Zone      **Zone Change to:** Residence Zone AA

**4. Location and Description of the Proposed Zone Change:** \_\_\_\_\_

Assessor's Lot E-3AA Orchard Street combined with a portion of Assessor's Lot S-54 Hebron Avenue for a total project Zone Change Area of 15.532 acres.

**5. Reasons for Proposed Zone Change:** \_\_\_\_\_

To facilitate a Planned Area Development Change of Zone and Final Development Plan application for an 18-unit single-family housing development.

(use separate sheet for any additional pertinent information)

**6. The following shall accompany each application:**

- (A) Fee: \$200.00 (plus \$60 State of CT fee) = \$260.00
- (B) Three (3) copies of a zone change map drawn to scale showing: area of proposed change; distance to nearest street corner; plot measurements; and street lines.
- (C) A list of the names and addresses of all property owners located within 500' of the property to be rezoned.

Robert Urso      9-15-17  
 Signature of Applicant/Date

John Pinone      9/19/17  
 Signature of Owner(s)/Date (use separate sheet for multiple owners)

<b>For Office Use</b>	
Date Received _____	Fee Paid _____ Cash / Check
Town Plan and Zoning Commission recommendation _____	
Town Council Hearing Scheduled _____	
Hearing Advertised	1. _____ 2. _____
Action _____	Notice of Action to Applicant _____

**TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT  
STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED**

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Special Permits
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00) collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant Horseshoe Lane Associates, LLC c/o Robert Urso, Member  
Address 18-3 Arthur Drive  
South Windsor, CT 06074  
Name of Project Glastonbury Glen  
Address Assessors Lot E-3AA located adjacent to Orchard Street combined with a portion of  
Assessors Lot S-54 on Hebron Avenue

Type of Application:

Special Permit Section Number	_____
Subdivision and Resubdivision	_____
Change of Zone	X
Planned Area Development	_____
Final Development Plan and/or Zone Change	_____
Inland Wetlands and Watercourses Permit	_____
Special Exceptions and Variances	_____

Date Fee Received \_\_\_\_\_

By \_\_\_\_\_

Project Number \_\_\_\_\_

GLASTONBURY, CT  
APPLICATION FOR PLANNED AREA DEVELOPMENT

APPLICATION FOR CHANGE OF ZONE AND  
FINAL DEVELOPMENT PLAN

OR

APPLICATION FOR A MAJOR AMENDMENT TO AN APPROVED PAD PLAN

(2nd step in PAD approval process - following Joint Town Council/Town Plan and  
Zoning Commission Public Hearing on Preliminary Development Plan)

A complete application shall include the following: application fee (see other side for fees), 21 sets of the proposal plan, and a typed list (name and address) of all property owners located within 500' of the area to be rezoned; or within 500' of the entire PAD area for Major Amendments to existing PADs.

**Applicant**

Horseshoe Lane Associates, LLC  
Name c/o Robert Urso, Member

Address 18-3 Arthur Drive  
South Windsor, CT 06074

Telephone 860-268-2452

Fax \_\_\_\_\_

**Property Owner**

Catholic Cemeteries Associations of the  
Name Archdiocese of Hartford, Inc.

Address 700 Middletown Road  
North Haven, CT 06473

Telephone 860-780-8406

Fax \_\_\_\_\_

**PROPERTY DESCRIPTION/EXISTING ZONING:**

Assessor's Lot E-3AA Orchard Street combined with a portion of Assessor's Lot S-54 Hebron Avenue for a total project Zone Change Area of 15.532 acres.

Existing zone is Rural Residence with concurrent application for zone change to Residence AA Zone

**REASON FOR REQUEST OF CHANGE OF ZONE: EXPLAIN HOW THIS REQUEST RELATES TO THE COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT**

The Plan of Conservation and Development shows the area of the proposed development in the Suburban Residential Area recommending a density of 2-3 dwelling units/acre. The proposed development has a density of 1.47 units / buildable acre, below the recommended density.

Signature Robert Urso  
Applicant or  
Authorized Representative

Date 9-19-17

Signature John P...  
Owner or  
Authorized Representative

Date 9/19/17

**For Office Use**

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Cash / Check

**Fee:** \$200.00 (plus \$60.00 State of CT fee) = \$260.00

**Additional Fee:** \$125.00 for each dwelling unit in a residential PAD  
or  
\$50.00 for each 2,000 gross sq. ft. in commercial, industrial or other  
nonresidential PAD

Rev. 10/2009

**TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT  
STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED**

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Special Permits
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00) collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

-----  
Please provide the following information and submit this form and the sixty dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant Horseshoe Lane Associates, LLC c/o Robert Urso, Member

Address 18-3 Arthur Drive  
South Windsor, CT 06074

Name of Project Glastonbury Glen

Address Assessors Lot E-3AA located adjacent to Orchard Street combined with a portion of  
Assessors Lot S-54 on Hebron Avenue

Type of Application:

- Special Permit Section Number \_\_\_\_\_
- Subdivision and Resubdivision \_\_\_\_\_
- Change of Zone \_\_\_\_\_
- Planned Area Development X \_\_\_\_\_
- Final Development Plan and/or Zone Change X \_\_\_\_\_
- Inland Wetlands and Watercourses Permit \_\_\_\_\_
- Special Exceptions and Variances \_\_\_\_\_

Date Fee Received \_\_\_\_\_

By \_\_\_\_\_

Project Number \_\_\_\_\_