

**MEMORANDUM**

**OFFICE OF COMMUNITY DEVELOPMENT**

**CGS SECTION 8-24 REFERRAL FROM THE TOWN COUNCIL TO  
TOWN PLAN AND ZONING COMMISSION FOR LAND CONVEYANCE  
OF A TOWN-OWNED PARCEL AT 210 GRISWOLD STREET  
MEETING DATE: OCTOBER 20, 2020**

REGULAR MEETING  
**ITEM# 5** 10-20-20 AGENDA

**REVIEW**

Included for Commission review are the following:

**To:**  
Town Plan and Zoning  
Commission

- A memorandum from Richard J. Johnson, Town Manager dated October 14, 2020 entitled, "**Town Council Action-210 Griswold Street-CGS Sec. 8-24**"
- Locational Map of **210 Griswold Street**

**From:**  
Office of Community  
Development Staff

**PROPOSAL**

The proposal is to convey 210 Griswold Street to the abutting property owner, the Chabad Jewish Center, at 200 Griswold Street.

**Memo Date:**  
October 16, 2020

**LOCATION**

The property is located on the southerly side of Griswold Street where it intersects with House Street.

**8-24 Review**  
Land Conveyance

**DESCRIPTION**

The property was purchased by the Town in 2007 for the future realignment of the Griswold St/Harris St intersection. The project is now complete and the Chabad Jewish Center, the abutting property owner to the west at 200 Griswold, is interested in acquiring the remaining land to join the two properties and build a new home on it. The parcel is 17,667 sq ft. Of that area, 9,151 sq ft is encumbered by an easement for Highway purposes ( the re-configured roadway) . An additional easement of 3,456 sq ft is recorded for slope rights associated with the road. This leaves 5,060 sq ft that is unencumbered.

**Planning Area**  
Town Center

**COMMISSION REVIEW**

Pursuant to Section 8-24 of the Connecticut General Statutes, the Commission's role is to review the pending action of the Town Council referred to the Commission for a determination of consistency of the action with the Town's Plan of Conservation and Development (POCD).

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**CONSISTENCY WITH THE POCD**

**To:**  
Town Plan and Zoning  
Commission

**The Conveyance of this parcel is consistent with the following goals and polices of the POCD:**

**From:**  
Office of Community  
Development Staff

Planning Area Designation—Town Center Planning Area  
The parcel is located within the Town Center Planning Area and is consistent with the following Town-Wide Policy:

**Memo Date:**  
October 16, 2020

- ◆ **Continue to support residential opportunities** and mixed use retail/commercial/residential developments, where appropriate, within the Town Center, while maintaining the strong commercial base of the center.

**8-24 Review**  
Land Conveyance

This conveyance is also consistent with the following Town Center Planning Area Policy:

**Planning Area**  
Town Center

- ◆ **Support the establishment of a variety of residential opportunities in the Town Center area, including new construction**, adaptive reuse, accessory apartments and upper level residential above street level retail uses, where appropriate, and as permitted by the Town Center regulations.

**MOTION**

RESOLVED, that the Plan and Zoning Commission of the Town of Glastonbury forwards a favorable recommendation, pursuant to Section 8-24 of the General Statutes of Connecticut, regarding the following:

The conveyance of a town-owned parcel located at 210 Griswold Street to the Chabad Jewish Center at 200 Griswold Street as this conveyance is consistent with the policies and goals of the Town of Glastonbury Plan of Conservation and Development dated November 30, 2018.