

**GLASTONBURY CONSERVATION COMMISSION  
(INLAND WETLANDS & WATERCOURSES AGENCY)  
REGULAR MEETING MINUTES OF THURSDAY, JANUARY 12, 2017**

The Glastonbury Conservation Commission (Inland Wetlands & Watercourses Agency), along with Mr. Tom Mocko, Environmental Planner, in attendance held a Regular Meeting in Council Chambers, second floor of Town Hall located at 2155 Main Street, Glastonbury, Connecticut.

**ROLL CALL**

**Board Members - Present**

Mrs. Judy Harper, Chairman  
Mr. Dennis McInerney, Vice Chairman  
Mrs. Kim McClain, Secretary  
Mr. Frank Kaputa  
Mrs. Helen Stern  
Mr. Mark Temple

**Board Members - Excused**

*Vacancy*

Chairman Harper called the meeting to order at 7:31 P.M.

**I. FORMAL ACTION & RECOMMENDATION**

**Application of the Town of Glastonbury for an: inland wetlands and watercourses permit for activities within the upland review area; and a recommendation to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review – proposed Town Hall and Academy Building Modifications Project at 2155 and 2143 Main Street – Reserved Land Zone – Daniel A. Pennington, Town Engineer/Manager of Physical Services**

Daniel Pennington, Town Engineer/Director of Physical Services, representing the Town of Glastonbury, appeared before the Commission with an update on the proposed Town Hall project. The project was informally discussed by the Commission on July 28, 2016. Since that time, plans have been revised to incorporate further details:

- A maintenance plan for the proposed stormwater management system and a detailed erosion and sedimentation control plan
- The Historic District boundary and lines representing wetland and upland review limits
- Site lighting locations and pole heights
- Relocation of one ADA parking space to the front entrance of Town Hall
- The existing Weeping Vienna Hornbeam in front of Town Hall and the existing 48-inch sycamore tree on the north side of the main Town Hall driveway have been identified to be protected during construction (along with other earmarked vegetation)
- A narrative regarding the use of green building construction practices

Mr. Pennington noted that the selected light fixture has been deemed to be historically appropriate by the Historic District Commission (HDC), and, though it is not a full cut-off fixture, it will allow less than 2.5% of light emitted to be projected in an upward direction. Proposed signage to be installed at the Main Street entrances was also approved by the HDC and will be consistent with other signage in the Main Street Historic District area which is not internally-illuminated. Mr. Pennington stated that they hope to begin construction in spring 2017 if the project is approved.

With regard to the proposed parking area lighting, Secretary McClain requested that it be set on timers or sensors to conserve energy and Mr. Pennington said that condition would be acceptable to the Town. Regarding the proposed up-lighting of the ground signage, Secretary McClain said she feels that the Town should set an example and prohibit the up-lighting, or at least look into the possibility of utilizing a goose-neck type of light to illuminate the sign in a downward direction instead.

Commissioner Kaputa inquired about a few existing trees on the site (a large spruce, a Japanese red pine, and a sequoia) and Mr. Pennington confirmed that these trees will not be removed or disturbed during construction. Commissioner Kaputa then suggested substituting an alternate species for the proposed hemlocks in the landscaping plan, as hemlocks can be expensive to manage.

Vice Chairman McInerney thanked Mr. Pennington for a thoughtful project design and said he is happy to see the Town's promotion of sustainability via the proposed informational kiosks for the public.

**Motion By:** Secretary McClain

**Seconded:** Commissioner Kaputa

MOVED, that the Inland Wetlands and Watercourses Agency issues an inland wetlands and watercourses permit to the Town of Glastonbury for construction related activities within the wetlands' upland review area associated with reconstruction of a parking lot and creation of a water quality swale concerning the proposed Town Hall and Academy Building Modifications Project located at 2155 and 2143 Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. 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. 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.
2. 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.
3. The seed mixes, along with their application rates and seeding procedures, to be used in the two proposed water quality swales shall be selected in consultation with the Environmental Planner.

**Result:** Motion passes unanimously. (6-0-0)

**Motion By:** Secretary McClain

**Seconded:** Vice Chairman McInerney

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of: a Section 12 Special Permit with Design Review; and a deferral or waiver of eleven parking spaces concerning the proposed Town Hall and Academy Building Modifications Project located at 2155 and 2143 Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. 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. 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.
2. 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.
3. The trees and shrubs identified for saving and protection on the plans shall be protected and nurtured under the direct supervision of a private, licensed arborist to be obtained at the expense of the Town. The protective and nurturing activity measures shall include, but not be limited to: determining the critical root zone of each plant and establishing each tree/shrub protection zone; installing and maintaining adequate protective fencing around the trees/shrubs; in instances where excavation will occur in the root zone of earmarked trees/shrubs to make the initial cut/excavation with a trencher or similar equipment (in order to minimize root damage) and then to prune the exposed roots with a sharper implement; prohibiting the storage of equipment or materials over the root zone; appropriate watering of trees/shrubs prior to, during and after construction based upon climatic conditions; and post construction plant care activities that may involve watering, mulching, the treatment of mycorrhizae, and application or non-application of fertilizer and/or plant nutrients. The Town's Tree Warden is hereby authorized to require additional tree and shrub protection and nurturing measures that are in best interests of caring for earmarked plants to assure their survival and health.
4. 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.
5. The seed mixes, along with their application rates and seeding procedures, to be used in the two proposed water quality swales shall be selected in consultation with the Environmental Planner.

6. Up-lighting of the proposed ground signage shall be prohibited in order to minimize any such illumination from escaping in an upward direction. Any illumination of the proposed ground signage shall be restricted to shielded down-lighting or internally lit practices.
7. The proposed outdoor lighting in the parking area shall be equipped with timers or sensors in order to conserve energy and minimize light spillage upwards into the night sky.

**Result:** Motion passes unanimously. (6-0-0)

## II. INFORMAL DISCUSSIONS

1. **Proposed The Edge Fitness Club facility – 38,000 square foot building, some 2.6 acres of pavement and related infrastructure on some 4.7 acres of remaining vacant land at 2855 Main Street (located to rear/west of Chili’s Restaurant facility) – Planned Business & Development Zone and Flood Zone – BL Companies, C.E. – Attorneys Peter Alter & Meghan Hope – A & F Main Street Associates, LLC, landowner – 26 Cedar Street Associates, LLC (Peter D’Addeo, member), developer/applicant**

Secretary McClain declared a conflict and recused herself from this agenda item.

Attorney Meghan Hope, representing the applicant, appeared before the Commission with an update on the application to construct a fitness center on the vacant land that lies behind Chili’s Restaurant. The proposal was also informally reviewed by the Commission on August 25, 2016, and by the Town Plan and Zoning Commission’s Plans Review Subcommittee on October 26, 2016.

Raina Huebner, Wetland/Soil Scientist, BSC Group, reviewed the information contained in her wetland/soil investigation report. Regarding the issue that more extensive wetlands were delineated in the 1980s, Ms. Huebner speculates that the hydrology of the site has changed due to development in the area over time.

Tom Pietras, Wetland/Soil Scientist, Pietras Environmental Group, provided details of his peer review/soil investigation performed in January 2016 and December 2016. He explained that there are small areas of wetland soils (aquents) located in the bottom of the existing manmade ditch and in the eastern edge of the proposed building and along portions of the property’s northern edge. However, they provide limited functional wetlands value and the proposed bioretention and water quality swales will provide much greater value.

Commissioner Kaputa requested to see the earlier map showing the wetlands delineation and Mr. Mocko responded that he would locate it for him. Commissioner Kaputa then voiced his concern over the presence of wetland soils on the site and Ms. Huebner explained the classification system parameters. Commissioner Temple requested further investigation with regard to the presence of any vernal pool on the site be done and Attorney Hope replied that she would try to arrange such. Mr. Mocko confirmed that he is comfortable with Ms. Huebner's report and Mr. Pietras' peer review. Attorney Brian Smith, representing HealthTrax Fitness & Wellness, submitted an intervention petition on behalf of his client to make HealthTrax party to the proceedings of this application and requested

that a public hearing occur to allow for public input due to his client's concern over the wetlands issue and environmental impacts. He suggested that another analysis of the vernal pool be done again in March/April 2017 to obtain further information. Mr. Mocko and the commissioners discussed this and agreed that another investigation for any existing vernal pool would be beneficial.

Matthew Bruton, P.E., BL Companies, C.E., reviewed the site's existing drainage conditions and presented the proposed stormwater management plan.

Wayne Violette, Landscape Architect, BL Companies, C.E., described the proposed landscape plan which includes installation of native plantings and removal of invasive species. A maintenance plan for the management of the invasives and seed mix establishment has been submitted. Mr. Violette explained that a fence and evergreen trees will be installed to provide buffer for one residential neighbor to the south; Attorney Peter Alter, for the applicant, confirmed that he has been in communication with that neighbor and he is confident in the proposed resolution. Commissioner Kaputa indicated that he is happy with the overall selection of species on the proposed landscape plan.

Mr. Mocko asked for further information regarding the 15" drainage outlet pipe and overland flow in the event that the pipe becomes clogged. Mr. Bruton responded that the drainage report includes a maintenance plan for the outlet pipe and reviewed the flow path, noting that the water would not leave the property for up to the 100-year frequency storm.

Vice Chairman McInerney inquired about the proposed LEED building initiatives and Attorney Hope named a few features and said she would obtain a full list for him.

Mr. Mocko and the commissioners requested the following information prior to taking formal action on the application:

- The previous, 1980s-dated map showing delineation of the wetlands at that time
  - Data from vernal pool monitoring in the spring of 2017
  - Town staff reports
  - Input from the Town Engineer regarding the outlet pipe's maintenance plan
  - More details regarding the route(s) of any overland flow(s) resulting from the existing 15-inch drainage outlet pipe becoming impaired
2. **Proposed Retail Development of 2941 Main Street – raze existing structures and construct: three one-story, retail buildings (including restaurant with drive-thru) totaling 27,568 square feet; paved areas for traffic circulation and 187 parking spaces; and related infrastructure on 3.7 acres – Planned Business & Development Zone – BL Companies, C.E. – Attorneys Peter Alter & Meghan Hope – Shops on Main LLC (c/o Carpionato Group, LLC), landowner/applicant/developers**

Secretary McClain was reseated.

Attorney Peter Alter, representing the applicant, appeared before the Commission to present the application to raze the existing building and parking lot and redevelop the site with three new retail buildings on the 3.7 acres. The project will not result in any direct wetlands impacts.

Matthew Bruton, P.E., BL Companies, C.E., presented the proposed stormwater management plan which was designed to provide the required water quality volume and should not increase the peak discharge rates flowing into the neighboring private drainage pipes.

Attorney Alter reviewed the lighting plan. The proposed outdoor lighting includes 14-foot high light poles in the front and 18-foot high light poles in the back as well as wall-mounted fixtures on the three buildings. Attorney Alter confirmed that the lighting will be LED and dark-sky compliant. He also noted that the Beautification Commission approved their landscape plan which will greatly improve the aesthetics of the property over current conditions.

Secretary McClain suggested that the applicant consider shared parking and wondered if the proposed 18-foot high light poles could be reduced in height (and quantity if possible). Attorney Alter responded that the Police Department would need to provide input and said he would inquire about their standards.

The commissioners requested confirmation of the following items prior to taking formal action on the application:

- Proposed types of sustainable or green elements being incorporated into the buildings' design and site development
- Secretary McClain's suggestions regarding shared parking and reduction in light pole height/quantity

### **III. Review of "Resource Categories" section (pages 61 to 86) of the draft Town of Glastonbury 2017-2027 Plan of Conservation & Development**

This agenda item was postponed.

### **IV. APPROVAL OF MINUTES - Regular Meeting of November 10, 2016**

The minutes of the regular meeting of November 10, 2016 were accepted as presented.

### **V. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS**

*Karl Wagener, 588 Neipsic Road*, appeared before the Commission to request an update regarding wetlands regulated activity at 582 & 616 Neipsic Road that has occurred over time.

The commissioners discussed the situation with Mr. Mocko and Mr. Wagener and agreed to attend an on-site meeting in the near future in an attempt to improve compliance by Mr. Clough.

### **VI. OTHER BUSINESS**

#### **1. 2017 Meeting Schedule**

The 2017 regular meeting schedule was accepted as presented.

**2. Chairman's Report –NONE**

**3. Environmental Planner Report**

Mr. Mocko presented an update on three wetlands agent's approvals for minor activities within buffer.

With no other business, Chairman Harper adjourned the meeting at 11:30 P.M.

Respectfully Submitted,  
*Amy M. Pallotti*  
Amy M. Pallotti  
Recording Secretary  
Recording Clerk