

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, FEBRUARY 16, 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
Mrs. Kim McClain, Secretary
Mrs. Helen Stern
Mr. Frank Kaputa

Board Members - Excused

Mr. Dennis McInerney, Vice Chairman
Mr. Mark Temple
Vacancy

Chairman Harper called the meeting to order at 7:30 P.M.

I. FORMAL RECOMMENDATIONS

Recommendations to the: Town Plan & Zoning Commission concerning resubdivision approval and a Section 6.8 (rear lot) Special Permit; and Water Pollution Control Authority concerning a waiver of capped sanitary sewers – proposed 4-lot residential Forstner Resubdivision – 155 Natchaug Drive – Rural Residence Zone and Groundwater Protection (overlay) Zone – Megson, Heagle & Friend, C.E. & L.S., LLC – Ignaz & Monika Forstner, landowners/applicants

Jonathan Sczurek, Megson, Heagle & Friend, C.E. & L.S., LLC, representing the applicants, appeared before the Commission with an update on the application to resubdivide the 8.2-acre residential property into four rear lots in order to make three new building lots to be served by a common driveway, individual water wells and subsurface sewage disposal systems. The proposal was informally discussed with the Commission at their regular meeting of November 10, 2016. Since the informal review, the Health Department has recommended approval of the project with certain conditions, and correspondence has been received by the CT Department of Energy and Environmental Protection with regard to their Natural Diversity Data Base review indicating that negative impacts to State-listed species are not anticipated with the proposed site activity. Regarding Commissioner Temple's previous request to consider eliminating curbing and allowing for sheet flow off the driveway where possible, Mr. Sczurek explained that they plan on keeping the curbing so water doesn't flow onto neighboring properties, and so the driveway runoff is directed to three individual leak-offs and rain gardens.

Mr. Mocko inquired about the common driveway's snow storage capacity and Mr. Sczurek confirmed that there is a minimal snow shelf for plowing and the driveway could be moved a bit to the west to accommodate more.

Motion By: Secretary McClain **Seconded:** Commissioner Stern
MOVED, that the Conservation Commission recommends to the Water Pollution Control Authority issuance of a waiver for the design and construction of capped sanitary sewers at the proposed 4-lot Forstner Resubdivision located at 155 Natchaug Drive in accordance with the Sanitarian's memorandum dated January 24, 2017.

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

Motion By: Secretary McClain **Seconded:** Commissioner Kaputa
MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission resubdivision approval and issuance of a Section 6.8 (rear lot) Special Permit concerning the proposed 4-lot Forstner Resubdivision located at 155 Natchaug Drive, in accordance with plans on file in the Office of Community Development and in compliance with the following conditions:

1. 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 feet 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.
2. 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.
3. In order to assure that the project's proposed rain gardens (that were designed to benefit the quality of the common driveway's stormwater) remain in existence and are adequately maintained, the property deeds to each of the three new, rear lots shall contain language, acceptable to Office of Community Development staff, that preserves their existence and intended function and assures their required maintenance.
4. As-built drawings and/or written certifications by a qualified individual shall be submitted to the Office of Community Development that affirm the proper construction of the rain gardens. Such certifications shall be required prior to the issuance of a Certificate of Occupancy for each lot.
5. 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.
6. 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.
7. 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.
8. 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.

9. In the event blasting is required for construction, pre-blast and post-blast surveys shall be required for nearby properties.
10. Tree stumps and blasted rock material shall not be buried at the site.
11. 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.
12. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
13. Adherence to the Health Department Sanitarian's memorandum dated January 24, 2017.

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

II. INFORMAL DISCUSSION

Proposed 2-story Building and Parking Lot Additions at Educational Playcare – 1193 Hebron Avenue – some 13,500 square feet of additional building (a 6,704 square foot building footprint increase), 22 additional parking spaces, and related infrastructure on a 2.9-acre property – Rural Residence Zone and Groundwater Protection (overlay) Zone – Educational Playcare, applicant – JT Development, LLC, landowner

Jim Dutton, P.E., Dutton Associates LLC, representing the applicant, presented the proposal to expand the existing daycare facility (initially approved in 2002 and built in 2004) with a building addition and a larger parking lot (49 spaces in total). The proposal also includes more outdoor lighting and play areas and utilization of low-impact development drainage techniques. A landscape plan is currently being developed by Stephanie Fuss that includes a koi pond feature and new shade trees in the parking lot. Mr. Dutton noted that the proposed site lighting will be night-sky compliant.

Secretary McClain wondered if any consideration has been given to utilizing pervious pavement for the parking lot and Mr. Mocko replied that much of the existing and proposed impervious coverage is being negated by the proposed infiltration of stormwater. Secretary McClain inquired about the proposed signage and Mr. Dutton responded that the existing ground sign will be replaced and may be illuminated via uplights; Secretary McClain asked if the applicant could reconsider this decision and Mr. Dutton said he will speak to them.

III. APPROVAL OF MINUTES - Regular Meeting of January 26, 2017

The minutes of the Regular Meeting of January 26, 2017 were accepted as presented.

IV. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS –NONE

V. OTHER BUSINESS

1. Review of “Resource Categories” section (pages 65 to 86) of the draft Town of Glastonbury 2017-2027 Plan of Conservation & Development

The Commission thoroughly reviewed pages 65 to 86 of the “Resource Categories” section of the draft Plan with Mr. Mocko.

2. Chairman’s Report –NONE

3. Environmental Planner Report –NONE

With no other business, Chairman Harper adjourned the meeting at 9:30 P.M.

Respectfully Submitted,
Amy M. Pallotti
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Recording Secretary
Recording Clerk