

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, MARCH 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
Mr. Dennis McInerney, Vice Chairman
Mrs. Kim McClain, Secretary
Mrs. Helen Stern

Board Members - Excused

Mr. Frank Kaputa
Mr. Mark Temple
Vacancy

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

I. FORMAL RECOMMENDATIONS

- 1. Recommendation to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review for the proposed expansion (building, parking, etc.) of the Educational Playcare facility at 1193 Hebron Avenue – Rural Residence Zone and Groundwater Protection Zone 1 – Stephanie Fuss Associates, LLC, Landscape Architect – Dutton Associates, LLC, C.E. & L.S.**

Jim Dutton, Dutton Associates, LLC, C.E. & L.S., appeared before the Commission on behalf of the applicant with an update on the application that was informally reviewed at the meeting of February 16, 2017. Some changes to the overall drainage system have occurred following a more conservative drainage analysis using an alternate methodology at the request of the Engineering Department. The landscape plan was also slightly revised to eliminate certain tree species and replace them with acceptable substitutes. Mr. Dutton noted that the applicant has agreed to use downlights for the new ground sign instead of illuminating it via uplights.

Secretary McClain thanked Mr. Dutton for addressing her concern regarding uplighting of the ground sign.

Motion By: Secretary McClain

Seconded: Commissioner Stern

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 12 Special Permit with Design Review concerning Educational Playcare's proposed building and parking expansion at their 1193 Hebron Avenue facility, in accordance with

plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Prior to filing the required documents on the Town's land records for any issuance of a special permit, comments numbered 2 through 5, inclusive, within the Assistant Town Engineer's memorandum dated March 15, 2017 shall be addressed to the satisfaction of the Assistant Town Engineer or Town Engineer, including, but not limited to, a revised grading plan, utility plan, notes and detail sheet(s) and a duly signed and sealed stormwater management report.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.

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

2. Resolution of unauthorized activities within a Modified Conservation Easement Area at 519 Cedar Ridge Drive – Frank & Corinne DiBacco, landowners

Frank DiBacco, landowner, appeared before the Commission to review the proposed resolution of the unauthorized removal of vegetation within the modified conservation easement that occurred this winter. He explained that many trees were removed due to safety and liability concerns, and there are a number of damaged and dead trees remaining within the easement area that he would like to remove in

the near future. Mr. DiBacco stated that he is amenable to replanting the areas where trees have been removed. He said he was aware of the modified conservation easement agreement, but thought that he didn't require prior approval before removing dead or damaged trees.

Chairman Harper stated to Mr. DiBacco the Commission's expectation for him to work with staff on a resolution and suggested that he consult with a professional arborist if possible to determine the underlying cause(s) of the apparent health issues with the trees. Mr. Mocko said he will continue to work with Mr. DiBacco on his tree issues until staff feels the whole matter is resolved.

II. INFORMAL DISCUSSION

Willow Pond Farm 12-lot Subdivision proposal – 8 frontage and 4 rear residential lots, a 230-foot new town road and related infrastructure on two parcels (1346 New London Turnpike and Assessor's Lot S-31A New London Turnpike) on some 17 acres – Residence AA Zone and Groundwater Protection Zones 1 and 2 – Attorney Peter Alter – Megson, Heagle & Friend, C.E. & L.S., LLC – Willow Pond Farm, LLC, landowner – FN Builders (Frank Nuzzolo), applicant/developer

Attorney Peter Alter, representing the applicant/developer, appeared before the Commission to present the proposal to subdivide two parcels into 8 frontage lots and 4 rear lots to be served by Town sanitary sewers and MDC public water supply. A similar proposal was reviewed and approved by the Commission in the past (2006-2009) that was not pursued by the developer due to economic issues. With regard to Mr. Purtell's feedback, Attorney Alter stated that the applicant has no interest in creating a multi-use pedestrian access trail to connect the proposed 6 units off the shared drive to the adjacent Rotary Field recreation area due to privacy and liability concerns. Additionally, the applicant is not amenable to conveying an additional right-of-way area between the edge of curb and property frontage on New London Turnpike to the Town; they will instead create a sidewalk easement.

Jonathan Sczurek, Megson, Heagle & Friend, C.E. & L.S., LLC, presented the proposed stormwater management plan which utilizes best management practices and includes features such as a detention basin for the new road's runoff, water quality basins for the driveway's and lawn area's runoff, and drywells for the runoff from all of the proposed homes. A ~5-acre conservation easement area (30.5% of the site) is proposed in the central and southern portion of the site to protect wetlands and a shallow pond. Mr. Sczurek noted that the impervious surface coverage of the site will be 11% as a result of the proposal. He then reviewed the proposed buffering and indicated which trees will need to be removed in order to construct the driveway and install utilities.

Secretary McClain thanked the team for their consideration regarding positioning of the homes for possible solar access. Chairman Harper asked if the development would have a homeowners' association, and Attorney Alter responded that a common interest group will be established to manage the common driveway and maintain some of the water quality basins. Chairman Harper requested a map showing open space and conservation easement areas in the immediate area and Attorney Alter said he will provide this.

III. APPROVAL OF MINUTES - Regular Meeting of February 16, 2017

The minutes of the regular meeting of February 16, 2017 were accepted as presented.

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

V. OTHER BUSINESS

1. Review of the Commission’s previous comments/potential changes relative to the “Resource Categories” section of the draft Town of Glastonbury 2017-2027 Plan of Conservation & Development

The Commissioners decided to postpone their review due to Commissioner Kaputa’s absence.

2. Chairman’s Report –NONE

3. Environmental Planner Report –NONE

With no other business, Chairman Harper adjourned the meeting at 9:20 P.M.

Respectfully Submitted,
Amy M. Pallotti
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Recording Clerk