

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, DECEMBER 7, 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 McNerney, Vice Chairman
Mrs. Kim McClain, Secretary
Mr. Brian Davis
Mr. Frank Kaputa
Mrs. Helen Stern
Mr. Mark Temple

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

I. FORMAL RECOMMENDATIONS

Recommendations to the Town Plan & Zoning Commission concerning a Section 6.2 (Excavation) Special Permit and a Section 20.11 Groundwater Protection Permit for William Dufford's proposed Dufford's Landing Excavation operations on 10.3 of 36.5 acres of land (identified as Lot S-4 Dug Road and Lot 3A Dufford's Landing); such land located east of Dufford's Landing and south of Dug Road – Rural Residence Zone and Groundwater Protection (overlay) Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Attorneys Meghan Hope and Peter Alter – William Dufford, landowner/applicant

Attorney Meghan Hope, representing William Dufford (also in attendance), appeared before the Commission to present an overview of the application to excavate 10.3 acres on the western portion of the property adjacent to Dufford's Landing's cul-de-sac. The proposal includes excavating, screening of material, stockpiling, and hauling the material out of the site. The project was informally discussed by the Commission at their regular meeting of October 12, 2017.

Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC, reviewed the site's topography and described the phases of the proposed excavation activities. As a follow up from the last meeting, he noted that the plan has been revised to consistently indicate that six inches of topsoil will be used to restore the land once the excavation is complete. Mr. Sczurek reviewed the details of the proposed aboveground diesel fuel tank that will be located at the excavation site for refueling the excavation equipment; the tank and containment vault meet the requirements of the Groundwater Protection Regulations, and have been approved by the Fire Marshal. With

regard to dust/wind erosion control measures other than the application of water, Mr. Sczurek explained that he looked into options other than calcium chloride to avoid possible groundwater contamination. He noted that nontoxic alternatives, such as tree resins, may be considered and that he would work with Mr. Mocko on determining their appropriateness and monitoring their effectiveness if implemented.

In response to the commissioners' comments and questions, Attorney Hope reviewed the site's truck access, and noted that the number of trucks varies daily and depends on the market demand. With regard to noise and dust associated with this project, Attorney Hope noted that the operation is blocked by existing topography (a steep knoll) and a previous noise meter test performed on the site showed no measurable nuisance noise at the property line. She also noted that there have been no complaints or issues voiced by neighbors during the previous excavation activities on the site. Mr. Sczurek added that there have also been no issues regarding dust associated with the project.

Motion By: Secretary McClain **Seconded:** Commissioner Kaputa
MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 6.2 Special Permit and a Section 20 Groundwater Protection Permit for the proposed Dufford's Landing Excavation on 10.3 acres located on Assessor's Lot S-4 Dug Road and Lot 3A Dufford's Landing, in accordance with plans on file in the Office of Community Development and in compliance with the following conditions:

1. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses and groundwater resources.
2. One diesel fuel storage tank system shall be allowed on the site for the refueling of just excavation equipment and machinery; said storage tank system shall include secondary containment and be located in accordance with their details within the excavation site plans.
3. Calcium chloride (CaCl) shall not be used at the site for controlling wind erosion and fugitive dust in order to protect the groundwater resources.
4. Any potential alternative means for controlling fugitive dust, other than applying water, shall be reviewed and approved by the Office of Community Development staff prior to its use. If such approved alternative is used, then the Permittee shall monitor the alternative and provide a report of its effectiveness to the Office of Community Development.
5. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Afterward 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.

6. Tree stumps shall not be buried at the site.
7. The land restoration and revegetation plan shown within the excavation plans shall be adhered to in order to permanently stabilize the site.

Result: Motion passes unanimously. (7-0-0)

II. INFORMAL DISCUSSION

Proposed 2-lot Collier Subdivision of 27 Villa Louisa Road (Lot 4 of the 1998-approved Birch Mountain Woods Subdivision) – 2.9 acres in the extreme northeast corner of Glastonbury, accessed via Birch Mountain Road and located on the left/west side of Villa Louisa Road 0.25 miles north of the restaurant – Rural Residence Zone – Aeschliman Land Surveying, Peter R. Carey, Building Official – Birch Mountain LLC, (Attorney Thomas Collier), landowner/applicant

Attorney Thomas Collier appeared before the Commission to present his proposal to re-subdivide the lot that was created by subdivision in 1998 into two frontage lots to be served by individual on-site septic systems and water wells. An existing private conservation easement was established in 1998. Attorney Collier noted that a letter has been submitted by Soil Scientist Robert Russo of CLA Engineering, Inc. regarding his findings that the topographic depression which is the remnant of a manmade drainage ditch is neither wetlands soil or a watercourse.

Commissioner Kaputa asked some questions about the history of the drainage ditch and soils on the site, and Mr. Mocko and Attorney Collier responded.

Mr. Mocko reviewed the proposed regulated activities within the upland review area, and indicated that water quality treatment structures, such as rain gardens, should be incorporated into the plans.

III. APPROVAL OF MINUTES - Regular Meeting of October 12, 2017

The minutes of the Regular Meeting of October 12, 2017 were accepted as presented.

IV. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS

No citizens came forward to speak.

V. Educational Sharing of Information Amongst Commissioners and Staff

Secretary McClain provided an update on information she learned at CACIWC's 2017 40th Annual Meeting and Environmental Conference of November 18, 2017.

Mr. Mocko shared an article on foliar rainfall retention and information on UConn's Plant Database.

Chairman Harper reviewed a letter and several articles submitted by former Commissioner Bill Patrick.

VI. OTHER BUSINESS

1. Chairman's Report – NONE

2. Environmental Planner Report

Mr. Mocko presented an update on 10 wetlands agent's approvals for minor activities within buffer. He also presented the proposed 2018 meeting date schedule to the Commission.

With no other business to discuss, Chairman Harper adjourned the meeting at 9:36 P.M.

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