

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, FEBRUARY 1, 2018**

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
Mr. Brian Davis
Mrs. Helen Stern
Mr. Mark Temple

Board Members - Present

Mr. Dennis McInerney, Vice Chairman
Mr. Frank Kaputa

Chairman Harper called the meeting to order at 7:32 P.M.

I. FORMAL ACTION AND RECOMMENDATION

Application of 49 Sycamore LLC (John N. DiStefano, Jr., DMD, Member/Manager) for: an inland wetlands and watercourses permit; and a recommendation to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review – DiStefano Family Dentistry medical office building – 49 Sycamore Street (east side) – Town Center Zone – Megson, Heagle & Friend, C.E. & L.S., LLC – Attorneys Peter Alter & Meghan Hope

Attorney Meghan Hope, representing the applicant, appeared before the Commission with an update on the proposal that was informally discussed at the meeting of September 14, 2017. Since that time, the project has been reviewed by the TPZ Plans Review Subcommittee and the Community Beautification Committee. Attorney Hope noted that the proposed building's location remains to the rear of the property and behind the parking lot; alternate site layouts were looked into but found not to work due to the size constraints of the lot and the floor plan of the applicant's practice.

Mark Friend, P.E. and Soil Scientist, Megson, Heagle & Friend, C.E. & L.S., LLC, provided an overview of the existing and proposed site conditions and reviewed updates to the proposal that have been made since the informal discussion. He noted that a bicycle rack and a walkway for pedestrian access around the proposed parking lot's rain garden area have been added to the plans. With regard to Mr. Pennington's memorandum of January 25, 2018, Mr. Friend explained

2. Plot plans developed for building permits shall not exceed encroachment into the regulated areas beyond that indicated on the previously cited plans.
3. 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.
4. 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.
5. Topsoil stockpile areas shall not be permitted within the regulated area.
6. 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.
7. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
8. 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.
9. 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.
10. The Permittee shall be fully responsible for damages caused by all activities undertaken pursuant to this permit that may have a detrimental effect on wetlands and/or watercourses, and all such activities that cause erosion and sedimentation problems.

Result: Motion passes unanimously. (5-0-0)

Motion By: Secretary McClain **Seconded:** Commissioner Temple
MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 12 Special Permit with Design Review concerning 49 Sycamore LLC's proposed medical office building facility at 49 Sycamore Street, in accordance

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

1. Adherence to the Town Engineer's memorandum dated January 25, 2018.
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. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
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. 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.
8. The proposed exterior lighting fixtures shall be warm white (2,700K-3,000K color temperature range), in order to provide a more biological-friendly form of outdoor LED lighting.

Result: Motion passes unanimously. (5-0-0)

II. INFORMAL DISCUSSION

Proposed Hops On The Hill Farm Market/Brewery, a 1,260 square foot farm market and brewery featuring a 50-seat tasting room, involving the relocation of a 30-foot by 105-foot

tobacco barn, an access drive (some 2,200 feet long) from Dug Road (entrance on north side between #223 & #285), a 33-space parking area and an on-site septic system and water well, located on assessor's parcel W-159 Main Street (west of #743 and #725 Main Street) – Rural Residence Zone and (overlay) Groundwater Protection Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Attorneys Peter Alter & Meghan Hope – Alexander J. Gondek, Jr., landowner/ applicant

Attorney Peter Alter, representing the applicant, appeared before the Commission to present the application for a 1,260 square foot farm market/brewery. The proposal involves the relocation of the existing tobacco barn, creation of a 2,200 foot long, 20-foot wide access drive over the parcel on Dug Road, a 33-space parking area (with an additional 15 grassed overflow spaces) and an on-site septic system and water well. Attorney Alter noted that the applicant owns the Dug Road parcel immediately to the south, and if this application is approved a boundary line adjustment would be made. Regarding the topographic depression located ~100 feet north of the proposed relocated barn, Attorney Alter noted that it will be monitored further in order to deem if it can be classified as an intermittent or vernal waterbody. In addition, groundwater will be monitored through the spring and data will be provided to the Health Department as well as the Commission.

Mark Friend, P.E. and Soil Scientist, Megson, Heagle & Friend, C.E. & L.S., LLC, presented the existing site conditions. He described details on the proposed access drive which would be paved from Dug Road to the proposed parking area and would connect to existing farm roads. Mr. Friend noted that the maximum driveway grade would be 8%, and site grading would be directed into several water quality basins to provide treatment and infiltration of stormwater from the driveway and parking area. He explained that there would be a holding tank on site to facilitate waste generated from the brewing process; the waste would be periodically removed and taken to an appropriate wastewater treatment plant, such as MDC, for discharge.

Attorney Alter noted that the proposed brewery use is allowable under and subject to new State legislation, and concluded the presentation with a review of how the proposal meets the Plan of Conservation and Development.

Commissioner Temple asked for information on the weekly brew volume in order to gain a better understanding of the proposed operation's impact on water demand. Philip Lohr, for the applicant, responded that approximately 250 gallons would be brewed weekly, and Attorney Alter remarked that single-family residences typically use ~75 gallons/day. The wastewater generated from the brewing process is approximately three times its water demand.

Commissioner Davis inquired if there would be any odors stemming from the brewing process that may affect the area, and Mr. Lohr replied that steam from the malt/hops/water solution that is released into the air does not have an offensive odor and would only occur once every week or two.

Commissioner Davis asked about the farm's current agricultural operation, and Attorney Alter responded that approximately twenty acres are farmed on the land in close proximity to the proposed market/brewery and will continue to be farmed for the foreseeable future. He noted that the hops are proving to be a good replacement for tobacco and the proposal would help the applicant's farm perpetuate into the future. Commissioner Davis asked if the farm market/brewery would operate year round, and Attorney Alter replied that it will not be open to the public during the winter, except for perhaps some limited farm market activities.

Mr. Mocko distributed a resource provided to him by a resident regarding craft brewery operations to the commissioners.

III. APPROVAL OF MINUTES – Regular Meeting of December 7, 2017

The minutes of the regular meeting of December 7, 2017 were accepted as presented.

IV. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS

No citizens came forward to speak.

V. OTHER BUSINESS

1. Chairman's Report

Chairman Harper provided information to the commissioners regarding the Connecticut Association of Wetlands Scientists annual meeting taking place on March 8, 2018 in Meriden, CT.

2. Environmental Planner Report

Mr. Mocko provided an update on upcoming applications and the Plan of Conservation and Development update process.

With no other business to discuss, Chairman Harper adjourned the meeting at 8:55 P.M.

Respectfully Submitted,
Amy M. Pallotti
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Recording Secretary
Recording Clerk