

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, MARCH 15, 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
Mrs. Helen Stern
Mr. Mark Temple

Board Members - Excused

Mr. Dennis McInerney, Vice Chairman
Mr. Brian Davis
Mr. Frank Kaputa

Chairman Harper called the meeting to order at 7:34 P.M.

I. FORMAL ACTIONS & RECOMMENDATIONS

- 1. Application of Birch Mountain, LLC (Thomas F. Collier, Esquire) for: an inland wetlands and watercourses permit; and a recommendation to the Town Plan & Zoning Commission concerning resubdivision approval to create two new residential frontage lots – Birch Mountain Woods Resubdivision #27 Villa Louisa Road (west side) – Rural Residence Zone – Aeschliman Land Surveying, PC**

Attorney Thomas Collier appeared before the Commission to present the 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. The application was informally discussed by the Commission at their regular meeting of December 7, 2017. Since that time, the remaining issues regarding the proposed septic systems and the required zoning yard setbacks of proposed Lot 2 have been resolved. Attorney Collier noted that a small piece of land will become part of Lot 2 via a slight boundary line adjustment with existing Lot 3, and data from additional soils investigations have also addressed the Health Department's concerns. Stormwater and drainage related modifications are also reflected on the updated plans which address the Town Engineer's concerns. Attorney Collier explained that the maintenance requirements for the proposed rain gardens will be put on the deeds of the two resubdivided lots. He thanked Mr. Mocko for his responsiveness and help with the proposal.

Motion By: Secretary McClain

Seconded: Commissioner Temple

MOVED, that the Inland Wetlands and Watercourses Agency grants an inland wetlands and watercourses permit to Birch Mountain, LLC for various house lot construction activities (portion of Lot 1's house, Lot 1's water well, land regrading, foundation drains and yard establishment) within the wetlands' upland review area at the proposed 2-lot Birch Mountain Resubdivision of 27 Villa Louisa Road located in the extreme northeast corner of Town, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Prior to the issuance of any building permits, the existing conservation easement area shall be duly demarcated to the satisfaction of the Town's Environmental Planner.
2. Adherence to the Health Department's memorandum dated March 5, 2018.
3. Adherence to the Engineering Department's memorandum dated March 6, 2018.
4. 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.
5. Plot plans developed for building permits shall not exceed encroachment into the regulated areas beyond that indicated on the previously cited plans.
6. 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.
7. 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.

8. Tree stumps and blasted rock material shall not be buried at the site.
9. In the event blasting is required for construction, pre-blast and post-blast surveys shall be required for nearby properties.
10. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
11. Prior to the issuance of a Certificate of Occupancy, certification from the qualified contractor establishing the proposed rain garden shall be required confirming that the required rain garden was constructed in conformance with the approved design.

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

Motion By: Secretary McClain **Seconded:** Commissioner Stern
MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of the proposed 2-lot Birch Mountain Resubdivision of 27 Villa Louisa Road located in the extreme northeast corner of town, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions of approval:

1. Prior to the issuance of any building permits, the existing conservation easement area shall be duly demarcated to the satisfaction of the Town's Environmental Planner.
2. Adherence to the Health Department's memorandum dated March 5, 2018.
3. Adherence to the Engineering Department's memorandum dated March 6, 2018.
4. 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.
5. 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.

installed to evaluate the soil's potential to handle proposed plan. He confirmed that the groundwater levels will be monitored through the spring. Mr. Blanchette noted that the proposed outdoor lighting includes wall-mounted, LED, dark sky compliant fixtures. He stated that a soil erosion and sediment control plan has been submitted and confirmed for Mr. Mocko that it will be updated as the plan evolves.

Commissioner Temple asked some questions about the drainage and details of the proposed stormwater management plan, and Mr. Blanchette and Mr. Mocko responded.

Commissioner Stern inquired about the status of the other lots in the area, and Mr. Blanchette explained that the lots to the east are currently all vacant and have various property owners.

Secretary McClain suggested that the applicant reduce the number of proposed parking spaces if possible, and to be sure that any proposed ground signage is not uplit. She asked for a listing of the project's sustainable building elements and said she would like the applicant to consider features such as daylighting. Mr. Blanchette replied that he would provide a list to the Commission prior to their formal meeting on the project.

Chairman Harper asked for reassurance that the building's other tenants would not store/use hazardous materials, and Mr. Mocko explained that prohibited uses in the Groundwater Protection Zone ensure that certain types of tenants wouldn't be allowed to operate there. He also noted that notes on the plans will caution compliance with the Groundwater Protection regulations.

The Commission discussed the application with regard to it involving a 'significant impact'. Secretary McClain voiced some concern about the small wetland area that would be filled, and Commissioner Temple commented that the wetland is manmade, very small and has low function, and he believes that the proposed mitigation measures would enhance the overall site. Secretary McClain stressed the importance of having a really good maintenance plan on file for the remaining wetland, and she and the other commissioners came to a consensus that the project would not involve a 'significant impact'.

In summary, the Commission requested that the applicant complete the following items prior to their formal action on the proposal:

- Address fence issue
- Make sure erosion control plans are adequate
- Monitor groundwater through spring before finalizing stormwater plans
- Submit signage plan
- Provide 'top shelf' landscape plan and maintenance plan for remaining wetland
- Provide list of sustainable project elements
- Provide list of how the proposal complies with the Plan of Conservation and Development

2. Proposed 2-lot Commercial Subdivision of 476 Naubuc Avenue to develop a salon on the western/Naubuc Avenue lot and a medical/office use on the eastern/Putnam Boulevard lot – south of Putnam Boulevard, north of Route 3, east of Naubuc Avenue and west of the Route 3 westbound exit/entrance ramps – Town Center Mixed Use Zone and Flood Zone – Dutton Associates, LLC – Mark Loveley, Lovely Development, Inc., applicant

Jim Dutton, P.E., Dutton Associates, LLC, representing the applicant, appeared before the Commission to present the proposed commercial “subdivision” application, and further added that it has been demonstrated the property is entitled to a “free cut” and subdivision approval is not necessary. He noted that a small, vacant home on the property would be removed. The development would include salon and medical/office uses on the two individual properties with shared ingress, egress and parking aspects. Mr. Dutton reviewed the portions of the site that are within the Flood Zone, and noted that the proposed buildings would be higher than the 500-year flood elevation and site grading would provide compensatory flood storage. Mr. Dutton then reviewed the proposed stormwater management plan which includes two raingardens to collect most of the water from the parking area. He noted that the Beautification Committee has approved the applicant's proposed landscape plan. Mr. Dutton confirmed that a signage plan, a soil erosion and sediment control plan, and a maintenance plan for the proposed raingardens will be provided as the designs progress. Lists of the proposal's compliance with the Plan of Conservation and Development and sustainable project elements will also be submitted.

Secretary McClain commented that the plan proposes a large area of blacktop and questioned if there are enough shade trees included on the landscape plan. Mr. Mocko agreed that, in spite of Beautification's recommendation, he thinks more trees should be added to shade the paved areas to provide ambient air and runoff temperature mitigation.

3. Proposed 5-lot Far View Estates Section VI Residential Subdivision – 2 frontage and 3 rear lots and a northerly extension of Lakewood Road on 7.2 acres (of a remaining portion of Berruti Orchards) – east of Main Street and south of Chestnut Hill Road – Residence AA Zone and Groundwater Protection Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – HJ Contractors, applicant – Berruti Orchards, LLC, landowners

Attorney Peter Alter, representing the applicant, appeared before the Commission to present the proposal for a 5-lot subdivision to be served by public water and sanitary sewers. The existing cul-de-sac will be extended to the north and terminate to be a permanent cul-de-sac. Attorney Alter noted that there is a small wetland area on the abutting property to the north, and activity is proposed within the upland review area on the site, though he said there may be room to make modifications to this at the Commission's request.

Mr. Mocko asked why a common driveway isn't being proposed, and Attorney Alter responded that it was the applicant's preference based on prior experience.

Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC, reviewed the proposed stormwater management plan. He noted that the existing detention basin is adequately sized to handle runoff from the the proposed development. Mr. Sczurek stated that the project would result in a total of 14.9% impervious surface area. He explained that a soils remediation plan is

evolving to address the problem of pesticide residues from the property's past agricultural use; he has been corresponding with the Department of Energy & Environmental Protection and Town staff to develop this plan.

Commissioner Temple asked what the polluted soil volume is and Mr. Sczurek replied that it is ~14,000 cubic feet. He explained that the soil would be taken off site to a farm and mixed with clean soils to reduce concentrations. Commissioner Temple commented on the importance of implementing a good soil erosion and sediment control plan to ensure that the polluted soil doesn't get into the stream; Mr. Mocko added such control plan and narrative should also address wind erosion concerns.

Chairman Harper asked the applicant to provide lists of how the proposal complies with the Plan of Conservation and Development and sustainable design elements.

III. APPROVAL OF MINUTES - Regular Meeting of February 1, 2018

The minutes of the regular meeting of February 1, 2018 were accepted as presented.

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

V. OTHER BUSINESS

1. Chairman's Report

Chairman Harper reported that the Town Council is considering a sustainability program, and said she hopes they will involve the Commission in the process.

2. Environmental Planner Report

Mr. Mocko provided an update on the Blackledge Dam removal project and the other applications in the pipeline. He noted that he is working on developing a section on 'climate change and sustainability' for the draft Plan of Conservation and Development.

3. Ethics Training Options

The Commission agreed to review this agenda item at their next meeting due to the late hour.

With no other business to discuss, Chairman Harper adjourned the meeting at 9:55 P.M.

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