

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, APRIL 12, 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
Mr. Frank Kaputa
Mrs. Helen Stern
Mr. Mark Temple

Board Members - Excused

Mr. Dennis McInerney, Vice Chairman

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

I. FORMAL ACTION

Transfer of the issued inland wetlands and watercourses permit for the Glastonbury Glen residential Planned Area Development (issued on 9-14-17 to Horse Shoe Lane Assoc., LLC) to Glastonbury Glen, LLC and/or T & M Building Co., Inc. – 18 approved, detached single-family houses located via a private access road between 96 and 104 Orchard Street (east side)

Steve Temkin, T & M. Building Co., Inc., appeared before the Commission to present the application to transfer the wetlands permit that was issued on September 14, 2017 to Horse Shoe Lane Associates, LLC.

Mr. Mocko noted for the record that a pre-construction meeting recently occurred with the applicant and its site contractor, and all of the permit conditions were reviewed. Dutton Associates, LLC was hired and has established the conservation easement area boundaries and will provide the surveying stake-outs and devise plot plans for house construction. Mr. Mocko also noted that George Logan of REMA will be providing the required consultations concerning the Eastern Box Turtle.

Motion By: Secretary McClain

Seconded: Commissioner Stern

MOVED, that the Inland Wetlands and Watercourses Agency authorizes the transfer of the September 14, 2017-issued inland wetlands and watercourses permit for the approved residential

Glastonbury Glen Planned Area Development project to Glastonbury Glen, LLC and T & M Building Company, Inc. along with the permit's 21 assigned conditions of approval.

Result: Motion passes unanimously. (6-0-0)

II. INFORMAL DISCUSSION

Proposed Redevelopment of 2807, 2813 and 2815 Main Street – a 6,885 square foot, one-story building for 2 restaurants, a 71-space parking lot and their related infrastructure - north of Bruegger's Bagels and south of Fire Company 1/Pratt Street – Flood Zone and Planned Business & Development Zone – Alter & Pearson, LLC, counsel – Megson, Heagle & Friend, C.E. & L.S., LLC – Glastonbury 2815 LLC (c/o Scott Leonard), landowner/applicant

Attorney Peter Alter, Alter & Pearson, LLC, representing the landowner/applicant, appeared before the Commission to present the application to redevelop the three parcels totaling 1.13 acres. He reviewed a Town GIS map he presented and explained that most of the site is within the Town's flood zone, and the overall site coverage and percentage of impervious surfaces are ~77%. Attorney Alter noted that the Town had anticipated the redevelopment of this site, since traffic signalization is already in place for future access to this site from Main Street and aligned with Spring Street.

Jonathan Sczurek, Megson, Heagle & Friend, C.E. & L.S., LLC, reviewed the proposed approach for stormwater management and flood storage compensation. A mix of dry and wet-floodproofing techniques for the proposed building would be provided, and underground, precast concrete structures for providing the required compensatory flood storage and treating the project's stormwater would be utilized.

Attorney Alter commented that the reason for this informal review is to receive input from the Commission regarding the proposed strategies to address the Town's flood zone regulation requirements. He agreed with Mr. Mocko's statement that the approach taken for this project would become precedent setting for future redevelopment of downtown Glastonbury sites along Main Street.

The commissioners asked some questions about the site and proposed stormwater management techniques/features. Mr. Sczurek responded to their queries and also reviewed the data contained in Welti Geotechnical's study report dated April 3, 2017.

The commissioners provided the following guidance on the proposal:

- Commissioner Temple asked Mr. Sczurek to do more with the design of the outlet structure.
- Secretary McClain asked Mr. Sczurek to investigate the life expectancy and maintenance requirements of the proposed underground structures.
- Secretary McClain wondered if it would make sense to reach out to the Connecticut

- Institute for Resilience and Climate Adaptation (CIRCA) for input on this application.
- Commissioner Kaputa requested more information on the proposed wetlands disturbance in the southwest corner of the site and wondered what type of wetland mitigation plantings would be proposed.

III. APPROVAL OF MINUTES - Regular Meeting of March 15, 2018

The minutes of the regular meeting of March 15, 2018 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 – NONE

2. Environmental Planner Report

Mr. Mocko reported that the Commission's first meeting in May might be cancelled. The next regularly scheduled meeting will take place on April 26, 2018.

Mr. Mocko provided an update on the Blackledge River dam project as well as upcoming applications.

3. Ethics Training via Internet

Mr. Mocko briefly reviewed the information provided to the commissioners on how they can access the Ethics Training online.

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

Respectfully Submitted,
Amy M. Pallotti
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Recording Secretary