GLASTONBURY CONSERVATION COMMISSION (INLAND WETLANDS & WATERCOURSES AGENCY) REGULAR MEETING MINUTES OF THURSDAY, APRIL 26, 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 (arrived at 8:03 P.M.) Mr. Frank Kaputa Mrs. Helen Stern Mr. Mark Temple

Board Members - Excused

Mr. Dennis McInerney, Vice Chairman Mr. Brian Davis

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

I. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS

No citizens came forward to speak.

II. APPROVAL OF MINUTES - Regular Meeting of April 12, 2018

The minutes of the regular meeting of April 12, 2018 were accepted as presented.

III. FORMAL RECOMMENDATIONS

Recommendations to the Town Plan & Zoning Commission concerning a Section 7.2.c (new farm markets) Special Permit and a Section 20.11 (Groundwater Protection) Special Permit – proposed Hops on the Hill Farm Market with a farm brewery on assessor's parcels Lot N-7 Dug Road, Lot W-159 Main Street and Lot W-159A Main Street – proposed access drive on the north side of Dug Road immediately east of #285 – 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 project was informally discussed by the Commission at their regular meeting of February 1, 2018. The proposal involves the elevation of the existing tobacco shed while a foundation beneath it is constructed, 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. As a follow up from the informal discussion, Attorney Alter noted that a letter from Mark Friend, P.E., Soil Scientist, was submitted summarizing his investigations and conclusion that no wetland soils exist in the topographic depression that ponded water in the winter/early spring, and Mr. Mocko agrees with Mr. Friend's assessment. Attorney Alter commented that the proposed brewery use is allowable under and subject to new State legislation, and reviewed how the proposal is in alignment with the Plan of Conservation and Development. He then described some of the project's sustainable elements which include items such as unlit signage, reuse of the tobacco shed, dark sky compliant lighting on the building, and low impact development techniques.

Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC, reviewed the proposed access drive which would be paved from Dug Road to the proposed parking area and would connect to existing farm roads. He 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. Mr. Sczurek explained that there would be a DEEP-compliant holding tank on site to facilitate waste generated from the brewing process; the waste would be periodically removed and taken to a wastewater treatment plant, such as MDC, for discharge. He confirmed that the plans have been updated to reflect soil erosion and sediment control details and a maintenance plan for the water quality basins.

Mr. Mocko indicated that he investigated the ponding and soils beneath it and is in agreement that wetland soils do not exist in the topographic depression located north of the barn.

Commissioner Temple asked Mr. Sczurek if he has any concerns regarding the potential for the proposed compacted reclaimed asphalt to erode, and he responded that he doesn't believe that would be an issue as it would be compacted and is expected to be very durable.

MoVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approvals for a Section 7.2.c (new farm market) Special Permit and a Section 20.11 (groundwater protection) Special Permit concerning Alexander Gondek, Jr.'s proposed Hops on the Hill Farm Market, with brewery, on his farmland identified as assessor's parcels Lot N-7 Dug Road, Lot W-159 Main Street and Lot W-159A Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

- 1. A holding tank that meets the requirements of the Connecticut Department of Energy and Environmental Protection for the brewery's beer manufacturing wastewater shall be properly utilized and maintained for said operation and use.
- 2. 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.

- 3. 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.
- 4. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
- 5. Prior to the issuance of a Certificate of Occupancy, certification from a qualified professional shall be required confirming that the seven proposed water quality basins were constructed in conformance with the approved design.

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

IV. OTHER BUSINESS

1. Chairman's Report – NONE

2. Environmental Planner Report

Mr. Mocko reported that the Commission's regular meeting scheduled for May 10, 2018 will most likely be cancelled, and provided an update on upcoming applications.

With no further business to discuss, Chairman Harper adjourned the meeting at 8:15 P.M.

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