

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, MAY 24, 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

Commission Members - Present

Mrs. Judy Harper, Chairman
Mr. Dennis McInerney, 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 7:30 P.M.

I. FORMAL ACTIONS & RECOMMENDATIONS

- 1. Application of DePersia Development, LLC 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 – proposed 10,000 square foot mixed use (wholesaling, storage, warehouse, office) and related infrastructure – Lot S-3A Sequin Drive (east of #60 Sequin) – Planned Commerce Zone and Groundwater Protection Zone 1 – Borghesi Building & Engineering, Inc.**

Rob Blanchette, Borghesi Building & Engineering, representing the applicant, appeared before the Commission with an update on the application to construct a 10,000 square foot building and associated parking, drainage and infrastructure. The proposal was informally discussed by the Commission at their regular meeting of March 15, 2018. Since that time, the landscape plan has been revised to reflect planting 18 shade trees and 65 shrubs, and details have been added to the plans to address soil erosion and sedimentation concerns. Information has also been provided relative to the project's sustainable design elements and compliance with the Plan of Conservation and Development.

Mr. Mocko confirmed that the applicant has addressed all of the outstanding items with the exception of a signage plan. Secretary McClain suggested adding a condition to the motion to ensure that any future outdoor signage shall not be uplit.

Commissioner Kaputa asked some questions about the history of the disturbance on the site that resulted in the formation of two isolated pockets of manmade wetlands and commented that he did not see the flagged wetland in the middle of the property. Mr. Mocko, Mr. Blanchette and Jim DePersia, for the applicant, responded to his queries. Commissioner Kaputa inquired about details of the proposed landscape plan for the wetland and said he would like assurance that the line of speckled alders will not be removed. Mr. Blanchette confirmed that removal of existing vegetation is not proposed. Commissioner Kaputa then asked if there is a plan to clean up some of the debris or to remove nonnative invasive plant species in the wetland, and Mr. Blanchette replied that the applicant would be happy to clean up the debris but they have no plan to remove the invasives.

Motion By: Secretary McClain

Seconded: Commissioner Stern

MOVED, that the Inland Wetlands and Watercourses Agency issues an inland wetlands and watercourses permit to DePersia Development, LLC to allow the filling/removal of a 562 square foot isolated pocket of manmade wetlands situated in the center of the site and to allow the proposed site development within the regulated upland review area on Assessor's Lot S-3A Sequin Drive, a 1.2-acre frontage lot located immediately east of 60 Sequin Drive, in accordance with plans on file in the Office of Community Development and in compliance with the following conditions:

1. Site construction activities involving excavation below the land surface shall be limited to time periods when the subsurface groundwater elevations are below 86.0 feet in order to avoid seasonal high groundwater conditions that would complicate construction and require extraordinary environmental mitigation measures.
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. 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.

6. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
7. 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.
8. 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.
9. 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.
10. The wetland area to remain and be enhanced shall:
 - a. Maintain the speckled alders that currently exist and;
 - b. Have the debris scattered throughout the area removed.

Discussion: Commissioner Kaputa explained that he will be abstaining from this vote as he missed the informal discussion on the application and was unable to see the wetland in the middle of the property since the flags had been removed, so he doesn't fully comprehend the status of this wetland and the impact of the soil compaction on it.

Result: Motion carries by the following vote. (6-0-1)

For: Chairman Harper, Vice Chairman McInerney, Secretary McClain, and Commissioners Davis, Stern and Temple

Against: None

Abstain: Commissioner Kaputa

Motion By: Secretary McClain

Seconded: Commissioner Kaputa

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of DePersia Development, LLC's proposed 10,000 square foot building and related infrastructure at Assessor's Lot S-3A Sequin Drive, in accordance with plans on file in the Office of Community Development and in compliance with the following conditions:

1. Site construction activities involving excavation below the land surface shall be limited to time periods when the subsurface groundwater elevations are below 86.0 feet in order to avoid seasonal high groundwater conditions that would complicate construction and require extraordinary environmental mitigation measures.
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. Any future outdoor signage for the site shall be dark sky compliant and shall not be uplit.

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

2. Application of H.J. Contractors, Inc. for: an inland wetlands and watercourses permit; and recommendations to the Town Plan & Zoning Commission concerning subdivision approval and a Section 6.8 (rear lot) Special Permit – proposed 5-lot Far View Estates VI Subdivision involving a short extension of Lakewood Road on 7.2 acres of remaining orchard land – Residence AA Zone and (overlay) Groundwater Protection Zones 1 and 2 – Megson, Heagle & Friend, C.E. & L.S., LLC – Attorney Peter Alter – Berruti Orchards, LLC, landowner

Attorney Meghan Hope, representing the applicant, appeared before the Commission with an update on the proposal for a 5-lot (2 frontage and 3 rear) 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 Hope noted for the record that documents have been submitted detailing the project's compliance with the Plan of Conservation and Development and sustainable design elements.

1. Adherence to comments numbered 2 through 10 of the Town Engineer's memorandum dated May 16, 2018.
2. The following Agricultural Caveat shall be noted, to the satisfactory of the Office of Community Development staff, on the filed plans and on individual plot plans:

Agricultural Caveat

Please Note: Agricultural activities occur on properties abutting this subdivision site. Potential lot owners should be aware that these activities include use of heavy farming equipment/machines at early morning hours and weekends and application of pesticides, fertilizer and manure.

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. Staff from the Health Department's and the Office of Community Development shall be authorized to modify this project's Soil Management Plan during its implementation in order to address any condition or situation that concerns the health, safety and welfare of the public.
5. Tree stumps and blasted rock material shall not be buried at the site.
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. 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.
8. Topsoil stockpile areas shall not be permitted within the regulated area.
9. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.

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

II. APPROVAL OF MINUTES - Regular Meeting of April 26, 2018

The minutes of the regular meeting of April 26, 2018 were accepted as presented.

III. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS

No citizens came forward to speak.

IV. OTHER BUSINESS

1. Chairman's Report – NONE

2. Environmental Planner Report

Mr. Mocko provided an update on the Blackledge Dam project and upcoming applications. He also explained that the Water Pollution Control Authority has updated their master sewer plan, so waivers of capped sewers will no longer be needed in certain areas where sewer extension is not possible.

3. Ethics Training completion forms

Mr. Mocko reminded the Commissioners to complete their mandatory ethics training and turn in their signed forms to him upon completion.

With no further business to discuss, Chairman Harper adjourned the meeting at 8:52 P.M.

Respectfully Submitted,
Amy M. Pallotti
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Recording Secretary