

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, JUNE 28, 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

Commission Members - Excused

Mr. Mark Temple

Chairman Harper called the meeting to order at 7:31 P.M.

I. INFORMAL DISCUSSION & POTENTIAL FORMAL RECOMMENDATION

Proposed 1.85-acre residential rear lot at 497 Wickham Road (Extension) – recommendation to the Town Plan & Zoning Commission concerning a Section 6.8 (rear lot) Special Permit – southerly of Wickham Road (Extension) cul-de-sac and north of Route 2 – Rural Residence Zone – Richard Mihok, P.E. & L.S. – Joanne Sullivan LLC, landowner – Mark D. Tuttle, applicant

Richard Mihok, P.E. & L.S., appeared before the Commission on behalf of the applicant to present the application to create a new building lot for the landowner's family member. A single family house would be built on the new lot that would be served by an on-site subsurface sewage disposal system, public water supply, and a 330-foot long common driveway. Mr. Mihok reviewed the existing site conditions and proposed stormwater management plan and erosion and sedimentation and control measures. He noted that the area will be investigated for evidence of Eastern Box Turtles prior to and during the project work as a precautionary measure.

The commissioners asked Mr. Mihok and Mr. Mocko questions about the site and proposal which they responded to. The Commission discussed the application and indicated that no outstanding issues exist and they would be comfortable making a formal recommendation on the proposal.

Motion By: Secretary McClain

Seconded: Commissioner Kaputa

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 6.8 (rear lot) Special Permit for Mark D. Tuttle's proposed 80,578 square foot rear lot at the southeast corner of 497 Wickham Road (Extension), in accordance with plans on file in the Office of Community Development and in compliance with the following conditions:

1. A detail, acceptable to the Town's Environmental Planner, shall be added to the plans prior to any action taken by the Town Plan & Zoning Commission.
2. Adherence to the Health Department's memorandum dated June 21, 2018.
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. Dry wells shall be designed and installed to facilitate the roof runoff in order to attenuate increased flows to downgradient receiving water and provide recharge to the groundwater. Such dry well design shall appear on the site plan submitted for a building permit. An as-built statement from the contractor that constructed the dry wells shall be required for obtaining a certificate of occupancy.
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. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.

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

II. INFORMAL DISCUSSION

Proposed Glastonbury Commons site development including a 19,900 square foot, 1-story, mixed use (retail, office, restaurant) building, parking and related infrastructure on some 1.8 acres involving the removal of buildings at 374, 386-400 & 402 Hebron Avenue and 18, 24, 30 & 34 Sycamore Street – Town Center Zone and Residence A Zone – Benesch, Planning & Engineering – H374, LLC (Allan Schwartz), applicant

James Fuda, P.E., Benesch, appeared before the Commission on behalf of the applicant to present the application to raze the existing structures on the parcels and to redevelop the combined land area to construct a one-story, 19,900 square foot, mixed use commercial building and associated parking and infrastructure. He reviewed the proposed stormwater management plan which Mr. Mocko provided direction on; the plan utilizes a number of water quality best management practices such as bioremediation swales to provide a treatment train to provide the required water quality storage volume. Mr. Fuda noted that the project also meets the Plan of Conservation and Development through proposed elements such as on-site bike racks, full cut-off light fixtures, and accessible parking adjacent to the building.

Commissioner Kaputa asked for the pre- and post-development impervious surface coverage percentages, and Mr. Fuda replied that these numbers will be provided to the Commission prior to their formal action on the application.

Chairman Harper wondered if the shade trees proposed to be planted in the parking lot will have enough space to survive, and Mr. Mocko responded that the Beautification Committee has approved the proposed landscape plan and noted that red maples are shallow-rooted and have suitable conditions to thrive in that area.

Commissioner Davis inquired about the issue regarding the regulation-required number of parking spaces for the proposed building, and Mr. Mocko explained that there is an ongoing review of this matter and said if it is determined that more parking is required, the size of the building would be reduced or other characteristics would be changed to provide the required parking.

Secretary McClain commented that many locations in Town are over-parked and she is hopeful that more parking will not be required for this project. She said she is excited to see plan features such as collection/use of the rooftop drainage and pervious pavers and asked what other sustainable design elements are proposed for the site and building. Mr. Fuda replied that these details will be developed as the plans move forward, and Secretary McClain recommended that any lighting proposed for the building be downlit.

III. FORMAL ACTION

Application of the Town of Glastonbury, Department of Physical Services for an inland wetlands and watercourses permit to remove accumulated sediment within a brook and re-establish its western streambank in order to direct flow through the culvert under

Candlelight Drive and prevent recurring problems – located within the Town’s drainage easement at 186 Candlelight Drive

Mr. Mocko presented the Town’s application to remove accumulated sediment in the brook and reestablish its western streambank. He explained that the purpose of the application is to remediate the problem area where a past relocation of an intermittent brook channel was not designed and/or constructed correctly. There are times where the subsequent brook overflows the western streambank and drains overland causing icing problems on the sidewalk and road. Mr. Mocko stated that the proposed work would be done during no brook flow conditions, hopefully during the month of July, and would take ~2-3 days to complete.

The commissioners asked several questions about details of the proposed sediment removal and reconstruction of the streambank which Mr. Mocko responded to.

Secretary McClain commented that it would be the responsibility of the adjacent lot owner to maintain the streambank once the work is complete to ensure that the project is successful and suggested that the property owner be provided with information regarding appropriate planting materials.

Commissioner Kaputa said he thinks this still may be a problem area in the future even if the project is executed perfectly and wondered if any other alternatives have been considered. Mr. Mocko replied that underdrains would most likely be installed if the problems are not resolved by this project.

Motion By: Secretary McClain ***Seconded:*** Vice Chairman McInerney
MOVED, that the Inland Wetlands and Watercourses Agency issues an inland wetlands and watercourses permit to the Town of Glastonbury, Department of Physical Services to allow the removal of accumulated sediment within a brook and re-establish its western streambank in order to direct flow through the culvert under Candlelight Drive and prevent recurring problems, located within the Town’s drainage easement at 186 Candlelight Drive, in accordance with plans on file in the Office of Community Development and in compliance with the following condition:

- 1. Educational materials shall be given to the 186 Candlelight Drive residents with regard to appropriate plant materials and other residential activities that may adversely affect the brook remedial activities being undertaken by the Town.

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

IV. APPROVAL OF MINUTES - Regular Meeting of May 24, 2018

The minutes of the regular meeting of May 24, 2018 were accepted as presented.

V. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS

No citizens came forward to speak.

VI. OTHER BUSINESS

1. Chairman's Report – NONE

2. Environmental Planner's Report

Mr. Mocko provided an update on some upcoming applications.

3. Ethics Training Completion Forms

Mr. Mocko reminded the Commissioners who have not done so yet to turn in their signed ethics training completion forms to him.

With no further business to discuss, Chairman Harper adjourned the meeting at 9:15 P.M.

Respectfully Submitted,
Amy M. Pallotti
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Recording Secretary