

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

Commission Members - Present

Mrs. Judy Harper, Chairman
Mr. Dennis McInerney, Vice Chairman
Mrs. Kim McClain, Secretary
Mr. Brian Davis
Mrs. Helen Stern

Commission Members - Excused

Mr. Frank Kaputa
Mr. Mark Temple

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

I. FORMAL ACTION

Request of Alexander Kyle Johnson (BSA Eagle Scout Candidate) that his proposed construction of a Floating Dock on Tom's Pond at the Town of Glastonbury's Earle Park is nonregulated pursuant to Section 4.2.b of the Town's Inland Wetlands and Watercourses Regulations

Chairman Harper reviewed the history of Tom's Pond:

In 1986, the Glastonbury Inland Wetlands & Watercourses Agency approved the Red Hill Subdivision with a condition that the applicant provide reasonable compensation for filling wetlands for the development. The applicant expressed interest in the enhancement of a wetland area in Earle Park. In 1989, a subcommittee of the Agency concluded that the best compensation would be a groundwater pond west of the sandy field that would not be directly attached to Holland Brook. The area was to be used for education and enjoyment. Mr. Mocko designed the pond and supervised its excavation which was done by Dufford Construction. In July 1991, land clearing began, and nature took its course. Tom's Pond immediately became a destination for park users. It has been a huge success, and has provided years of education & recreation to its visitors.

BSA Eagle Scout candidate Alexander Johnson presented his application to construct a floating dock on Tom's Pond. The dock would connect to a concrete footing/abutment on land and have a 24-foot long (floating) gangway section and extend to a 8-foot by 12-foot (floating)

platform/raft. The platform/raft would be anchored into the pond sediment to prevent drifting using two poles. Alexander explained that his project would benefit the adjacent Audubon facility's educational programs. He noted that he will need to raise funds to purchase the materials required to complete the dock.

Chairman Harper thanked Alexander for his thoughtful project and asked if rails would be installed on the dock. Mr. Mocko explained that rails were considered but will not be used.

Motion By: Secretary McClain **Seconded:** Commissioner Stern
MOVED, that the Inland Wetlands and Watercourses Agency declares Alexander Kyle Johnson's proposed floating dock on Tom's Pond in Earle Park to be nonregulated pursuant to Section 4.2.b of the Town's Inland Wetlands and Watercourses Regulations.

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

II. INFORMAL DISCUSSIONS

1. Proposed Fisher Hill Road over Roaring Brook Bridge – remove and replace the existing bridge with a precast/pre-stressed concrete deck unit structure on a drilled shaft foundation – GM2 Associates, P.E. – Daniel A. Pennington, Town Engineer

Dan Pennington, Town Engineer, presented an overview of the application. He reviewed the history of the existing bridge and described its structural deficiencies. The condition of the bridge has made it eligible for funding via a federal local bridge program. Mr. Pennington noted that a public information hearing was held recently and no significant concerns were raised. He commented that this project is similar to the Eastern Boulevard Bridge which was recently constructed. Mr. Pennington said they would like to start the proposed work in the spring of 2020, and he estimates that the work will be completed within one construction season. Dennis Garceau, P.E., Project Manager, GM2 Associates, reviewed the alternatives for the bridge that were considered during the preliminary engineering phase of the proposal. He explained that the preferred and proposed alternative is to use a precast/pre-stressed concrete deck unit structure on a drilled shaft foundation. Mr. Garceau then described details of the proposed work, and said he anticipates that a formal wetlands permit application will be submitted in October or November.

Commissioner Stern commented that this application reminds her of an old project of a similar nature involving a bridge on Main Street in South Glastonbury. She recalled that the bridge was a very strong structure so it took quite a while to take it down, and she wondered if replacing the bridge rather than rehabilitating it is absolutely necessary. Mr. Pennington responded that they were required to investigate rehabilitation options for the bridge, and, following testing of its structural elements, it was determined that replacement is the best option.

Mr. Mocko commented on the environmental advantage of the new bridge having a larger cross sectional area to allow more flood waters through. With regard to the proposed work involving a significant activity, the commissioners agreed that it does not as there is no direct work proposed

in the brook itself, and they are satisfied that there will be full-time, daily inspections done during the course of the project.

2. Proposed River Road Subdivision – 3 frontage lots and a 500-foot easterly extension of Dufford’s Landing on 3.4 acres of two parcels (Assessor’s Lots LS-4 Dug Road and L3A Dufford’s Landing) – Rural Residence Zone and Groundwater Protection Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Attorneys Peter Jay Alter & Meghan Hope – William M. Dufford, landowner/applicant

Attorney Meghan Hope, representing the applicant, presented the application to create three residential building lots and extend Dufford’s Landing 500 feet, terminating in a newly constructed temporary cul-de-sac. The new houses would be served by on-site septic systems, potable water wells, and extended underground utilities.

Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC, reviewed the topography of the sites and presented the proposed stormwater management plan which includes features such as rooftop runoff infiltration dry wells to provide water quality. With regard to outstanding items, Mr. Sczurek noted that sidewalk construction will be added to the plans, and a Soil Erosion and Sedimentation Control Plan and Narrative will be developed and submitted for review.

The commissioners asked some questions about the application which Attorney Hope and Mr. Sczurek responded to. Secretary McClain asked the applicant to submit a list of sustainable building materials to be used and to consider positioning the homes for solar energy use.

3. Proposed Cortland Place 10-Unit Residential Development – redevelopment of 25 Naubuc Avenue (south side), a 28,589 square foot property – Town Center Zone – Dutton Associates, LLC, L.S. & P.E. – Hans Hansen, Architect – Tommy Li, applicant

Jim Dutton, Dutton Associates, LLC, L.S. & P.E., presented the application to raze the existing house on the lot and develop it as a 10-unit (two 5-unit buildings) residential condominium complex to be served by available public utilities. A total of 20 parking spaces are proposed, and two cars would be able to fit in each garage. Mr. Dutton noted that the proposal would result in a total impervious surface coverage on the site of 53.35%. He then presented the proposed stormwater management plan which would direct mostly all of the runoff from the impervious areas into a raingarden. Mr. Dutton reviewed the proposed landscaping plan which was created by Stephanie Fuss, Landscape Architect, and approved by the Community Beautification Committee.

Due to the site being small, it’s subsoils containing finer sands and lacustrine silt, and that heavy construction equipment can easily compact such soils and drastically lower the infiltration potential needed for the proposed stormwater treatment, Mr. Mocko suggested adding notes to the plans that could lessen such compaction during construction and otherwise mitigate for such for the compaction that does occur.

Secretary McClain voiced concern over the proposed raingarden with respect to its potential to fail if it is left to a condominium association to properly maintain it. In her many years of experience, she said she has seen numerous raingardens fail because the condo associations do not set a substantial amount of money aside in perpetuity or follow the specialized maintenance plans. This concern could be addressed by requiring a single owner for the project or by establishing long-term funding for its proper maintenance.

Commissioner Davis asked about the proposed site lighting, and Mr. Dutton replied that a total of seven 12-foot high light poles with LED, dark-sky compliant fixtures are proposed. Commissioner Davis asked the applicant to consider using lower light poles if possible.

Mr. Mocko suggested that a condition of approval should require as-built construction plans to assure the proposed stormwater treatment and drainage system is built as planned due to the system's complicated/critical design aspects.

Commissioner Davis asked if pervious pavers could be used for the patios, and Mr. Dutton confirmed that they will use them.

III. APPROVAL OF MINUTES - Regular Meeting of June 28, 2018

The minutes of the regular meeting of June 28, 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

Chairman Harper provided an update on the draft Plan of Conservation and Development process, and Mr. Mocko reviewed the status of the Sustainability section.

2. Environmental Planner Report – NONE

3. Ethics Training Reporting Forms

Mr. Mocko reminded the commissioners to turn in their ethics training reporting forms if they have not already done so.

With no other business to discuss, Chairman Harper adjourned the meeting at 9:52 P.M.

Respectfully Submitted,
Amy M. Pallotti
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Recording Secretary