

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, SEPTEMBER 13, 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
Mr. Mark Temple

Commission Members - Excused

Mrs. Helen Stern

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

I. FORMAL ACTION

Recommendation to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review – proposed “Cortland Place 25 Naubuc Avenue” redevelopment project – 10 new residential condominium units – Dutton Associates, LLC, L.S. & P.E. – Hans Hansen, Architect – Tommy Li, applicant

Jim Dutton, Dutton Associates, LLC, L.S., appeared before the Commission on behalf of the applicant to present updates on the application that they informally reviewed on July 26, 2018. The plans have been revised to address the Commission’s suggestions, though the proposed light poles remain at 12 feet. Mr. Dutton confirmed that the comments contained in Assistant Town Engineer Stephen Braun’s memorandum dated September 10, 2018 will be addressed. With regard to Secretary McClain’s concern about the condominium association’s proper maintenance of the proposed rain garden, Mr. Dutton noted that the developer is willing to incorporate the maintenance plan into the condominium declaration documents and to provide funding in a reasonable amount to be determined by the Commission into an escrow account for the rain garden’s maintenance.

Secretary McClain thanked Mr. Dutton for addressing her concern about the rain garden maintenance and suggested wording to include in the motion (condition #1) to ensure that adequate funds are made available long-term.

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 Callery pear on the landscape plan shall be replaced with a native/non-invasive tree species.

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

II. INFORMAL DISCUSSION

Proposed Child Day Care Center – 1-story 10,000 square foot building, 39-space parking lot and related infrastructure on a 1.44-acre parcel – 86 Oak Street (east side and just south of Melzen’s) –Planned Commerce Zone and Groundwater Protection Zone 1 – BL Companies, multi-discipline consultants – Dutton Associates, Inc., L.S. – Terracon, Geotechnical Consultants – Peter Alter & Meghan Hope, Attorneys – NU Dimensions, ENT, LLC, applicant

Attorney Meghan Hope, Alter & Pearson, LLC, representing the applicant, appeared before the Commission to present the application to construct a 10,000 square foot day care center along with a 39-space parking lot and related infrastructure on the 1.44-acre site. She noted that the Beautification Committee approved the project’s landscape plan that includes installation of a variety of trees, shrubs and grasses and removal of an oak tree in poor health located at the front of the property. Attorney Hope reviewed the proposed site lighting which consists of nine 14.5’ light poles with LED, dark-sky compliant fixtures; she stated that the applicant will use warmer bulbs as Mr. Mocko has suggested. She noted that she will obtain information on the proposed signage and follow up with the Commission on this item prior to their formal action on the application. With regard to sustainable project elements, Attorney Hope said she will submit a full list to the Commission but noted that features such as indoor and outdoor light sensors, low VOC paint and low-flow toilets are proposed.

Matthew Bruton, P.E., BL Companies, reviewed the topography of the site and proposed plan for stormwater management that includes surface and subsurface stormwater structures, a bio-retention basin and a subsurface detention/infiltration system.

Commissioner Davis asked about the need for 39 parking spaces and Attorney Hope explained that 36 are required by the regulation but the applicant feels that a few more are needed due to the size of the facility which will have the capacity for ~20 employees and ~156 children. Commissioner Kaputa asked what the impervious surface coverage of the site would be with the proposed development, and Mr. Bruton said it would be 61%. Commissioner Temple asked if a fence is proposed to be installed around the proposed rain garden, and Mr. Bruton replied no and reviewed the proposed site fencing which should provide the safety issue raised. Secretary McClain asked that a maintenance plan be submitted for the proposed rain garden. She suggested reducing the height of the light poles to 12 feet if possible and asked that the lights in the staff parking area be on sensors. Secretary McClain also asked Attorney Hope to confirm that any proposed signage not be uplit and to investigate the use of solar panels for the building. Chairman Harper requested a list of how the application meets the Plan of Conservation and Development.

III. APPROVAL OF MINUTES - Regular Meeting of July 26, 2018

The minutes of the Regular Meeting of July 26, 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

The commissioners reviewed alternative definitions for 'sustainability' to submit to the Town Council and Town Plan and Zoning Commission to be included in the 2018 Plan of Conservation and Development, and they agreed on option #2.

2. Environmental Planner's Report

Mr. Mocko reported on upcoming applications.

With no other business to discuss, Chairman Harper adjourned the meeting at 8:50 P.M.

Respectfully Submitted,
Amy M. Pallotti
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Recording Secretary