

**GLASTONBURY CONSERVATION COMMISSION  
(INLAND WETLANDS & WATERCOURSES AGENCY)  
REGULAR MEETING MINUTES OF THURSDAY, SEPTEMBER 27, 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  
Mr. Brian Davis  
Mrs. Helen Stern  
Mr. Mark Temple

**Commission Members - Excused**

Mrs. Kim McClain, Secretary  
Mr. Frank Kaputa

Chairman Harper called the meeting to order at 7:33 P.M.

**I. FORMAL ACTIONS & RECOMMENDATIONS**

**1. Recommendation to the Town Plan & Zoning Commission concerning a Section 6.8 (rear lot) Special Permit for David O’Leary’s proposed rear lot (not requiring subdivision approval) at 1335 Main Street (west side) – Residence AA Zone and Groundwater Protection (overlay) Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Kristina O’Leary, landowner**

Richard Megson, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC, appeared before the Commission to present the application to free split the property and create a rear lot. A single-family house would be built on the new lot to be served by an on-site subsurface sewage disposal system, public water supply and a 663-foot long driveway. Mr. Megson reviewed the site plan, noting that a private conservation easement (20’ wide x 230’ long) is proposed to encumber the western end of the lot to provide buffering to the wetland.

**Motion By:** Acting Secretary Temple **Seconded:** Vice Chairman McInerney  
MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 6.8 (rear lot) Special Permit for David O’Leary’s proposed 80,098 square foot rear lot at the west end of 1335 Main Street, in accordance with plans on file in the Office of Community Development and in compliance with the following conditions:

1. A private conservation easement shall be established as directed by the Wetlands Agency and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100-foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement areas boundary line, at approximately 100-foot intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3-inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1 /2 inches. Where no trees are suitable, 7-foot metal or long-lived wood posts with easements signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
2. 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.
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. Tree stumps shall not be buried at the site.
5. 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.
6. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
7. 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.
8. 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.

9. A Caveat shall be placed on the plan alerting potential purchasers of the lot that agricultural activities occur on properties abutting this rear lot including but not limited to use of heavy farming equipment/machines at early morning hours and weekends and applications of pesticides, fertilizer and manure.
10. Compliance with the Chief Sanitarian's memorandum dated September 18, 2018.

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

**2. Recommendation to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review for the proposed Wind-Gait Farms, LLC, Timber Harvest (Michael Preli) – Assessor's Lot E-003A Clark Hill Road (east side) on some 50± acres – Rural Residence Zone and Groundwater Protection (overlay) Zone 2 – Brennan Sheahan, Certified Forester - CT Mulch Distributors, Inc., applicant**

Brennan Sheahan, Certified Forester, appeared before the Commission to present the application to conduct a selective timber harvest (hardwoods that are 14-inches or greater in diameter) on ~50 acres of land. Mr. Sheahan explained that the land would be accessed via Eversource's road within their transmission corridor, and the harvest would be restricted to a November 1—April 1 season in harmony with the Timber Rattlesnake season. He confirmed that harvesting would be avoided within wetlands and/or watercourses.

**Motion By:** Acting Secretary McInerney                      **Seconded:** Commissioner Temple  
MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 12 Special Permit with Design Review concerning CT Mulch Distributors, Incorporated's proposed Timber Harvest on Wind-Gait Farms LLC's Lot E-003A Clark Hill Road property, in accordance with harvest plan details submitted and on file in the Office of Community Development.

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

**3. Application of CT Mulch Distributors, Inc. 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 Beacon Woods Timber Harvest – primarily on Lot E-004A Clark Hill Road and somewhat on 99 Beacon Woods Lane (harvesting some 180± acres) both parcels owned by Beacon Woods, LLC (Mick Paternoster) – Rural Residence Zone and Groundwater Protection (overlay) Zone 1 – Brennan Sheahan, Certified Forester**

Brennan Sheahan, Certified Forester, appeared before the Commission to present the application to conduct a selective timber harvest (hardwoods that are 14-inches or greater in diameter) on ~180 acres of land. Mr. Sheahan explained that the land would be accessed via Beacon Woods Lane, and the harvest would be restricted to a November 1—April 1 season in harmony with the Timber Rattlesnake season. He confirmed that harvesting would be avoided within wetlands and/or watercourses. Mr. Sheahan noted that one watercourse crossing for skidding the logs to the designated landing area will be required; this proposed crossing will utilize a portable bridge with approach corduroys.

**Motion By:** Acting Secretary Davis **Seconded:** Commissioner Stern  
MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 12 Special Permit with Design Review concerning CT Mulch Distributors, Incorporated’s proposed Timber Harvest primarily on Beacon Woods, LLC’s Lot E-004A Clark Hill Road and somewhat on the 99 Beacon Woods Lane property, in accordance with harvest plan details submitted and on file in the Office of Community Development.

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

**Motion By:** Acting Secretary Davis **Seconded:** Commissioner Temple  
MOVED, that the Inland Wetlands and Watercourses Agency issues an inland wetlands and watercourses permit to CT Mulch Distributors, Inc. for a portable bridge crossing of an intermittent watercourse concerning their proposed timber harvest on Beacon Woods, LLC’s properties identified as Lot E-004A Clark Hill Road and 99 Beacons Woods Lane, in accordance with the harvest plan details submitted to and on file in the Office of Community Development.

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

## **II. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS**

No citizens came forward to speak.

## **III. APPROVAL OF MINUTES**

### **1. Special Meeting of September 5, 2018**

The minutes of the special meeting of September 5, 2018 were accepted as presented.

### **2. Regular Meeting of September 13, 2018**

The minutes of the regular meeting of September 13, 2018 were accepted as presented.

## **IV. OTHER BUSINESS**

### **1. Chairman’s Report**

Chairman Harper reviewed the position statement to be read by the commissioners at the Town Council's 10/9/18 public hearing and the Town Plan and Zoning Commission's 10/30/18 public hearing on the Plan of Conservation and Development.

Chairman Harper announced that she would be retiring from the Commission at the end of the year, following more than 30 years of service.

## **2. Environmental Planner Report**

Mr. Mocko noted that the Connecticut Association of Conservation and Inland Wetlands Commissions' 41<sup>st</sup> Annual Meeting and Environmental Conference will be taking place on Saturday, November 17, 2018 in Cromwell, CT.

Mr. Mocko then provided updates on upcoming applications.

With no other business to discuss, Chairman Harper adjourned the meeting at 8:30 P.M.

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