

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, OCTOBER 11, 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
Mrs. Kim McClain, Secretary
Mr. Frank Kaputa
Mrs. Helen Stern
Mr. Mark Temple

Commission Members - Excused

Mr. Dennis McInerney, Vice Chairman
Mr. Brian Davis

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

I. FORMAL ACTIONS & RECOMMENDATIONS

- 1. Recommendation to the Town Plan & Zoning Commission for a Section 12 Special Permit with Design Review concerning redevelopment of 374, 386-400 & 402 Hebron Avenue and 18, 24, 30 & 34 Sycamore Street involving a 19,900± square foot, 1-story, mixed use (retail, office, restaurant) commercial building, a 115-space parking lot and their related infrastructure – Town Center Zone – Benesch Planning & Engineering – H374, LLC (Allan Schwartz), applicant**

Will Walter, P.E., Senior Project Manager, Benesch & Company, appeared before the Commission to present updates on the application that was informally discussed at their regular meeting of June 28, 2018. Regarding the request for pre- and post-development impervious surface coverage percentages, Mr. Walter said the existing impervious coverage of the site is 34% and the proposal would result in 75% impervious coverage. He reviewed the proposed sustainable building design elements, which include low-E windows, doors, walls and roofs, and energy efficient LED lighting, HVAC systems, toilets and lavatory fixtures. Mr. Walter confirmed that no outdoor lighting would be uplit, the pole-mounted lights and building-mounted lights would have full cutoff fixtures, and the site sign would be internally lit. He also confirmed that all of the comments contained in Mr. Pennington's memorandum dated October 4, 2018 will be addressed, including his recommendation that sidewalks be constructed along the Sycamore Street frontage of the property.

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.

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

2. Application of Mark Lovley (Lovley Development, Inc.) for: an inland wetlands and watercourses permit; and recommendations to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review and a Section 4.11 Flood Zone Special Permit – two, one-story medical office buildings (3,000 square feet and 3,183 square feet), a parking lot for each building (34 spaces total), and their related infrastructure - 476 Naubuc Professional Center (southeast corner of Naubuc Avenue & Putnam Boulevard) – Town Center Mixed Use Zone and Flood Zone – Dutton Associates, LLC II

Jim Dutton, P.E., Dutton Associates, LLC, appeared before the Commission to present updates on the application that was informally discussed at their regular meeting of March 15, 2018. Since that time, the proposal was changed to reflect a second medical office building at the western side of the property instead of a spa/salon building. Mr. Dutton reviewed the proposed stormwater management plan, noting that the proposed buildings would be higher than the 500-year flood elevation and site grading would provide compensatory flood storage. He then reviewed the proposed outdoor lighting (12-foot high poles and LED light fixtures with full cutoffs) and the updated landscape plan (more trees have been added to shade the paved areas). Mr. Dutton stated that the comments contained in Mr. Pennington's memorandum dated October 5, 2018 will be addressed, and he confirmed that the maintenance plan for the raingarden will be on the final plans.

Motion By: Secretary McClain **Seconded:** Commissioner Kaputa
MOVED, that the Inland Wetlands and Watercourses Agency issues an inland wetlands and watercourses permit to Mark Lovley/Lovley Development, Inc. for the proposed land development activities (regrading, portions of buildings and pavement) within the 150-foot wetlands' upland review area concerning the two proposed medical office buildings at 476 Naubuc Avenue, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to comments 2 through 11 within the Town Engineer's memorandum dated October 5, 2018.
2. Plot plans developed for building permits shall not exceed encroachment into the regulated areas beyond that indicated on the previously cited plans.
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.

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

Motion By: Secretary McClain

Seconded: Commissioner Stern

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 4.11 Flood Zone Special Permit and a Section 12 Special Permit with Design Review concerning Mark Lovley/Lovley Development, Inc.'s proposed two medical office buildings located at 476 Naubuc Avenue, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to comments 2 through 11 within the Town Engineer's memorandum dated October 5, 2018.
2. Plot plans developed for building permits shall not exceed encroachment into the regulated areas beyond that indicated on the previously cited plans.
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. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer or a licensed land surveyor shall be required confirming that the project's proposed cuts, fills and compensatory flood storage relative to the Flood Zone were performed in conformance with the approved design.

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

II. APPROVAL OF MINUTES –Regular Meeting of September 27, 2018

The minutes of the regular meeting of September 27, 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

Chairman Harper shared correspondence from the CT Land Conservation Council.

Secretary McClain gave an update on the October 9, 2018 public hearing on the Plan of Conservation and Development, noting that the Town Council unanimously approved the Commission's proposed language to be incorporated into the final document. She noted that the Town Plan and Zoning Commission's upcoming public hearing on the matter will be taking place on October 30, 2018.

2. Environmental Planner Report

Mr. Mocko provided updates on upcoming applications.

3. CACIWC Conference

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

With no other business to discuss, Chairman Harper adjourned the meeting at 8:35 P.M.

Respectfully Submitted,
Amy M. Pallotti
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Recording Secretary