

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, JUNE 29, 2017**

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

Board Members - Present

Mrs. Judy Harper, Chairman
Mr. Frank Kaputa (Acting Secretary)
Mrs. Helen Stern
Mr. Mark Temple

Board Members - Excused

Mr. Dennis McInerney, Vice Chairman
Mrs. Kim McClain, Secretary
Vacancy

Chairman Harper called the meeting to order at 7:30 P.M. and seated Commissioner Kaputa as Acting Secretary.

I. INFORMAL DISCUSSION

Proposed Removal of the Dam across the Blackledge River and its associated River Restoration activities; said dam located both within the Town of Glastonbury's Blackledge Falls Open Space and the Meshomasic State Forest in Hebron – located north of Hebron Avenue /Route 94 – Milone & MacBroom, C.E. and Environmental Consultant – Town of Glastonbury, applicant (c/o Daniel A. Pennington, Town Engineer/Manager of Physical Services)

Daniel Pennington, Town Engineer/Manager of Physical Services, appeared before the Commission on behalf of the Town to present the proposal. The project falls under the jurisdiction of the CT DEEP's Dam Safety Permit program, and includes removal of a portion of the existing dam, removal of a portion of sediment within the impoundment pond, stabilization of the river's channel and banks, and planting of vegetation in the disturbed areas. Mr. Pennington noted that Milone & MacBroom, C.E., has been hired for the analysis and design of the project.

James Murac, a hydraulic engineer from Milone & MacBroom, C.E., presented the plan to remove the dam in order to restore the flow regime for fisheries and other aquatic fauna as well as the riparian floodplain wetlands. He reviewed the proposed sequence of construction and plans for erosion and sedimentation controls, bank stabilization, and seeding/planting of the drained impoundment and disturbed areas.

The commissioners asked some questions about the fisheries which Mr. Mocko responded to.

II. FORMAL ACTIONS & RECOMMENDATIONS

1. Continued Public Hearing for the application of the 26 Cedar Street Associates, LLC (Peter D'Addeo, Managing Member) for an inland wetlands and watercourses permit concerning a proposed athletic club (Edge Fitness) at 2855 Main Street (west of Chili's Restaurant) – BL Companies, C.E. – Attorneys Meghan Hope and Peter Alter – A & F Main Street Associates, LLC, landowner

Motion By: Acting Secretary Kaputa **Seconded:** Commissioner Temple
MOVED, that the Inlands Wetlands and Watercourses Agency opens the continued public hearing for the application of the 26 Cedar Street Associates, LLC (Peter D'Addeo, Managing Member) for an inland wetlands and watercourses permit concerning a proposed athletic club (Edge Fitness) at 2855 Main Street.

Result: Motion passes unanimously. (4-0-0)

Attorney Peter Alter, representing the applicant, requested that the Commission table action on this application tonight since only four commissioners are present and four affirmative votes will be needed for the wetlands permit. He then provided an update on the Commission's previous request for the developer to gather groundwater information from the site's existing monitoring wells: unfortunately, the monitoring pipes were not there when they visited the site. However, three new test pits were dug along the western portion of the site, and a report dated 6/25/17 from the peer review Soil Scientist, Tom Pietras, has been submitted into the public hearing record.

Matthew Bruton, P.E., BL Companies, C.E., presented the 6/23/17 test pit data, and a revised site plan, grading and drainage plan, and water level map dated 6/28/17.

Tom Pietras, Wetland/Soil Scientist, Pietras Environmental Group, presented the results of his 6/25/17 soil investigation. With regard to the function of the bioswale during high seasonal groundwater conditions, Mr. Pietras explained that it will be vegetated with a wetland seed mix and shrubs and will be tolerant to periodic inundation.

Chairman Harper called for public comment. **Attorney Evan Seeman, Robinson & Cole, representing Healthtrax,** requested that the Commission keep the public hearing open after tonight's meeting so his team has more time to review the supplemental information received today and respond accordingly. He said there are concerns remaining that the high groundwater in the area will affect the proposed stormwater management system's ability to function properly. In addition, Attorney Seeman noted that a satisfactory investigation of feasible alternative plans has not been done and suggested that the applicant reduce the size of the facility and number of parking spaces. He stated that his client is opposed to the proposal on the grounds that the project is too intense and will cause direct and indirect impacts to regulated areas.

2. Recommendations to the Town Plan & Zoning Commission concerning a Section 4.11 (Flood Zone) Special Permit and a Section 12 Special Permit with Design Review for the above-listed athletic club, Edge Fitness at 2855 Main Street – Flood Zone and Planned Business & Development Zone

See above.

III. INFORMAL DISCUSSION

Proposed Glastonbury Glen Residential Planned Area Development, 18 single family units on 15 acres accessed from Orchard Street via a proposed private road (between 96 & 104 Orchard Street) – east of Orchard Street, south of Hebron Avenue & north of Chase Hollow Lane – Rural Residence Zone – Design Professionals, C.E., Planner, L.S. & Landscape Architects – Attorneys Peter Alter & Meghan Hope – Catholic Cemeteries Association of Archdiocese of Hartford, Inc., landowner – Horse Shoe Lane Associates, LLC (Bob Urso, member), applicant

Attorney Peter Alter, representing the applicant, presented an overview of the residential PAD proposal. Eighteen single-family houses would be accessed via a 1,000-foot long private road (to be maintained by the homeowners' association) and would be served by public MDC water supply and Town sanitary sewers. 9.5 acres on the northern and eastern portions of the site are proposed to be encumbered by private conservation easement. Attorney Alter noted that two zone changes are needed for the project, and an environmental impact statement will be submitted.

John Gondek, Ecotoxicologist, GEI Consultants, reviewed the site's ranging wetlands functions and values. He found high quality native species in abundance along the stream, and a small pocket of wetlands functions as a vernal pool. Mr. Gondek explained that the proposed stormwater detention and water quality basin will serve an important function for groundwater recharge/discharge, flood protection, and sediment and nutrient removal. He reviewed the proposed mitigation to minimize the impact from grading, clearing and erosion within the upland review area. Mr. Gondek noted that the CT DEEP's preliminary NDDB review for the site lists endangered species (American brook lamprey) and species of special concern (Climbing fern, Eastern box turtle) in the area of the subject site.

Ben Wheeler, Landscape Architect, Design Professionals, presented the proposed site landscaping which consists of native shrub and tree species. He explained that the plantings to be installed along the conservation easement and around and in the detention basin will provide wildlife habitat, stabilization, and cover and food for wildlife and pollinators. In addition, the floor of the proposed basin will be planted with a wet basin mix to provide cover and assist in the water quality functions of the basin. Mr. Wheeler confirmed that the basin will be established and stabilized before drainage is discharged into it.

Commissioner Kaputa inquired about the conservation easement area proposed on the northern portion of the site, and Attorney Alter confirmed that it will be left natural to revert to a woodland. Chairman Harper asked if there will be placards to notify homeowners of the easement, and Attorney Alter said they will install typical conservation easement markings and confirmed that the homeowners' association will have an obligation to enforce the protection of the easement per its declaration.

Commissioner Temple said he has some concern regarding how the temporary swales will keep from eroding and Jim Bernardino, P.E., Design Professionals, reviewed the plan for their implementation and noted that the velocity in the swales will be slow. He explained that the temporary check dams will be inspected and maintained and that they hope to construct the swales early in the process and to vegetate them as soon as possible.

Commissioner Temple remarked that the proposed houses are situated too close to the wetlands, and Attorney Alter and Mr. Bernardino said they would look into making adjustments to move them slightly to the south.

Mr. Mocko voiced concern regarding the conservation easement area in the northeast corner of the site; this area may likely allow the establishment of invasive plant species and he suggested planting the area with seedlings or a grass/wildflower mix as a control mechanism. Mr. Wheeler said he would be happy to work with Mr. Mocko on identifying the best solution.

Regarding the proposed plantings, Commissioner Kaputa commented that he appreciates the selections and said the landscape plan was one of the best he has seen.

The Commission requested the following items prior to their formal review of this application:

- Confirm conservation easement management by homeowners' association
- Provide maintenance plans for temporary swales
- Submit details regarding snow storage
- Confirm if proposed sign lighting is dark sky compliant
- Investigate if houses can be moved slightly to the south to keep them further from the wetlands
- Develop a planting plan for the northeast corner of the site

IV. APPROVAL OF MINUTES - Special Meeting of June 1, 2017

The minutes of the special meeting of June 1, 2017 were accepted as presented.

V. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS --NONE

VI. OTHER BUSINESS

1. Chairman's Report –NONE

2. Environmental Planner Report

Mr. Mocko provided an update on three wetlands agent's approvals for minor activities within buffer, and notified the Commission that there has been a change to the Town Plan & Zoning Commission's meeting schedule for the Plan of Conservation and Development review.

With no other business to discuss, Chairman Harper adjourned the meeting at 10:53 P.M.

Respectfully Submitted,
Amy M. Pallotti
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Recording Secretary
Recording Clerk