

**GLASTONBURY CONSERVATION COMMISSION  
(INLAND WETLANDS & WATERCOURSES AGENCY)  
REGULAR MEETING MINUTES OF THURSDAY, APRIL 27, 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  
Mrs. Kim McClain, Secretary  
Mr. Frank Kaputa  
Mrs. Helen Stern  
Mr. Mark Temple

**Board Members - Excused**

Mr. Dennis McInerney, Vice Chairman  
*Vacancy*

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

**I. INFORMAL DISCUSSION**

**Goodwin College's proposed extension of a natural walking trail (some 3,320 feet long) along the Connecticut River extending south from East Hartford and Wethersfield to the Putnam Bridge, and including culverting of a wide watercourse – Flood Zone – Zuvic, Carr and Associates, C.E. (Sam Hopkins, Civil Engineer) – Goodwin College (Jim Arsenault, Project Manager)**

Judy Schuler, P.E., Senior Civil Engineer at Zuvic, Carr and Associates, appeared before the Commission to present the proposal to extend the existing walking path along the river. The proposed route of the trail begins at the southern end of Phase I and follows along the Connecticut River southerly to an existing woods road located to the north of Route 3/Putnam Bridge. The trail is located in three towns (East Hartford, Wethersfield and Glastonbury), within State and Federal regulated wetlands, and within the active floodplain of the Connecticut River. CT DEEP-listed rare plant species were identified at several locations along the proposed route. Ms. Schuler noted that the trail alignment was adjusted at a few locations to avoid any direct impacts to these listed plants or to Federal wetlands, though it will generally follow the existing informal trail. The trail surface would be natural (smoothed existing soil). Benches and signs are proposed along the trail; the benches would be removed in advance of the normal flood season and other forecasted floods. A 12-foot wide pedestrian bridge with twin box culverts is proposed to cross an existing wide swale and intermittent watercourse. Ms. Schuler stated that the culverts are designed to minimize impacts and to maintain the hydraulic function. The associated work would involve excavation and additional fill would be brought in for that area. With regard to a timeline for the project, Ms. Schuler said that they hope to obtain all permits

by the end of this summer, begin construction in September, and complete the project in November. She noted that the trail planning is being coordinated with the CT Department of Transportation and grant funding has been secured for the project.

Chairman Harper requested input from the commissioners. Secretary McClain inquired about the total area of disturbance and Ms. Schuler replied that it would be a little over one acre end to end. Commissioner Temple asked if formal letters from the landowners have been obtained which would provide permission/easements to Goodwin College for use of the portions of the trail they do not own. Ms. Schuler responded that these documents will be provided prior to the Commission's formal review of the application. Commissioner Temple commented that he imagines the trail will become fairly popular in the future and wondered if a formal maintenance plan for the trail will be provided, and Ms. Schuler confirmed that there are notes on the plans regarding the trail's maintenance. Commissioner Temple then requested a schedule indicating when the benches would be removed and replaced each year, and Ms. Schuler said she would ask Goodwin to provide this schedule.

Chairman Harper called for public comment from the audience. ***Gerhard Schade, 887 Goodale Hill Road***, a member of Bike Walk Glastonbury, spoke in favor of the proposal. He noted that he advocates for a long range vision to have a connection from Putnam Bridge to Bulkeley Bridge accessible by pedestrians and bicyclists. Mr. Schade said he is pleased that Goodwin College is behind this proposal as he feels confident that their team is more than capable of its successful implementation.

Mr. Mocko requested clarification regarding the project's impact on flood storage, as the submitted application materials indicated a design that would achieve no incremental fill and no loss of available flood storage, but Ms. Schuler indicated during tonight's presentation that they would have a net increase in fill material in and around the proposed culverts. Ms. Schuler replied that the Town's regulations provide for a special exception for compensatory storage in tidally-influenced areas. Mr. Mocko stated that there are no tidal wetlands involving the trail and perhaps some minimal tidal wetlands below elevation 5 feet for the proposed culverts and pointed out that the tidal influence along Connecticut River is minimal in this northern part of Glastonbury. Following some discussion, Ms. Schuler agreed to work on preparing a plan that would result in no net loss of flood storage, perhaps by shaving down the trail south of the intermittent watercourse.

Regarding the approval process, the Commission came to a consensus that the trail alone could be handled by a declaratory ruling that it is nonregulated pursuant to Section 4.2.b of the Town's wetlands regulations, but the proposed box culverts installation will require a wetlands permit.

## **II. FORMAL ACTION & RECOMMENDATION**

**Application of the Shops on Main, LLC (c/o Carpionato Group, LLC, 1414 Atwood Avenue, Johnston, Rhode Island 02919) 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 – Main Street (mixed retail) Redevelopment at 2941 Main Street – Planned Business & Development Zone – BL Companies, C.E. – Attorneys Meghan Hope and Peter Alter**

Attorney Peter Alter, representing the applicant, gave an overview of the project and provided updates on the proposal that was informally reviewed by the Commission on January 12, 2017. Regarding the commissioners' previous queries, he indicated that the Town Plan and Zoning Commission's Plans Review Subcommittee members made it clear that the applicant must satisfy parking requirements for uses on the property and not take advantage of any shared parking rights, and that the lighting poles should be 18' tall to match other properties' lighting in the area.

Matt Bruton, P.E., BL Companies, C.E. reviewed the recent revisions to the proposed stormwater management plan: installation of permeable pavers for a portion of an outdoor patio and an underground cistern to capture and store roof runoff for irrigation use. He commented on the Town Engineer's memorandum dated April 20, 2017 and confirmed that items #3 and #4 would be adhered to.

Chairman Harper requested input from the commissioners. Commissioner Temple asked if the applicant has considered using pervious pavement for areas other than the patio and Mr. Bruton said they did investigate the options but found they would not be feasible due to poor soil conditions and high groundwater. Secretary McClain thanked the applicant for the stormwater management plan updates and proposed sustainability features, but indicated that she is disappointed that shorter light poles shared parking are not possible for this project.

**Motion By:** Secretary McClain

**Seconded:** Commissioner Kaputa

MOVED, that the Inland Wetlands and Watercourses Agency issues an Inland Wetlands and Watercourses Permit to the Shops on Main, LLC for various site development activities (parking, drainage system, and other infrastructure components) within the wetlands' upland review area concerning the proposed mixed retail redevelopment project at 2941 Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to comments numbered 3 and 4 within the Town Engineer's memorandum dated April 20, 2017.
2. Installation of soil erosion and sedimentation control and stabilization measure 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.
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. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.

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. 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.
7. The Permittee shall be fully responsible for damages caused by all activities undertaken pursuant to this permit that may have a detrimental effect on wetlands and/or watercourses, and all such activities that cause erosion and sedimentation problems.

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

**Motion By:** Secretary McClain

**Seconded:** Commissioner Stern

MOVED, that the Conservation Commission recommends to the Town Plan and Zoning Commission approval of a Section 12 Special Permit with Design Review concerning the Shops on Main, LLC's proposed mixed retail redevelopment project at 2941 Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to comments numbered 3 and 4 within the Town Engineer's memorandum dated April 20, 2017.
2. Installation of soil erosion and sedimentation control and stabilization measure 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.
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. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
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. 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)

**III. APPROVAL OF MINUTES** - Regular Meeting of March 16, 2017

The minutes of the regular meeting of March 16, 2017 were accepted as presented.

**IV. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS—NONE**

**V. OTHER BUSINESS**

**1. Review of the Commission’s previous comments/potential changes relative to the “Resource Categories” section of the draft Town of Glastonbury 2017-2027 Plan of Conservation & Development**

The Commission’s proposed comments/changes to the “Resource Categories” section will be reviewed via a Subcommittee; a meeting will be scheduled soon.

**2. Chairman’s Report**

Chairman Harper acknowledged a letter from Aquarion regarding the annual Environmental Champion Award, and a letter from Bloom Energy regarding their solid oxide fuel cell.

Secretary McClain notified the commissioners of a Glastonbury Talk educational program taking place on May 15, 2017.

**3. Environmental Planner Report**

Mr. Mocko reported updates on his work in progress as well as upcoming applications.

With no other business, Chairman Harper adjourned the meeting at 9:45 P.M.

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