

**GLASTONBURY CONSERVATION COMMISSION  
(INLAND WETLANDS & WATERCOURSES AGENCY)**

***Corrected* REGULAR MEETING MINUTES OF THURSDAY, NOVEMBER 15, 2018  
(see last page)**

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 7:30 P.M.

**I. FORMAL RECOMMENDATIONS**

- 1. Recommendation to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review for a 84-acre Selective Timber Harvest on properties of Albert Ferrari (primarily on his 190±-acre 583 Woodland Street parcel) east of Woodland Street and Eversource's high-voltage transmission line and south of Country Club Road – Rural Residence Zone – (Nate) Wells Logging, LLC, applicant**

**Motion By:** Secretary McClain

**Seconded:** Commissioner Kaputa

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of Wells Logging, LLC's proposed 84-acre± timber harvest on Albert Ferrari's 583 Woodland Street's property, in accordance with the submitted narrative and map for the proposal, and in compliance with the following conditions:

1. Normal and customary forestry best management practices shall be implemented to prevent soil erosion and to protect the wetlands and watercourses.
2. The harvesting activity shall end no later than April 1, 2019 in order to coincide with the rattlesnake's dormant season.

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

**2. Recommendation to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review for a 1-story, 10,000 square foot daycare facility building, outdoor play areas, and related infrastructure – 86 Oak Street (east side) – Planned Commerce Zone and Groundwater Protection Zone (overlay) Zone 1 – BL Companies, multi-discipline consultants – Attorneys Meghan Hope and Peter Alter – Donna Shepherd, landowner – NU Dimensions Enterprises, LLC, applicant**

Attorney Meghan Hope, representing the applicant, appeared before the Commission with an update on the proposal that they informally discussed on September 13, 2018. Since that time, the plans have been revised to address the comments made by the Commission and the Engineering Department. The proposed pole heights have been reduced from 14.5 feet to 12.5 feet, as suggested by Secretary McClain. Attorney Hope confirmed that the lights proposed for the parking area will be on sensors, the wall signs will be internally illuminated, and the monument sign will be down-lit with a gooseneck light. She noted that a list of how the application complies with the Plan of Conservation and Development, a list of sustainable project elements, and a maintenance plan for the proposed rain garden were submitted as requested by the Commission.

Matt Bruton, BL Companies, reviewed the existing site conditions and proposed stormwater management system that includes features such as surface and subsurface stormwater structures, a bio-retention basin and a subsurface detention/infiltration system. He confirmed that Mr. Mocko's and the Engineering Department's recommendations have been incorporated into the plans. Mr. Bruton also reviewed the area's groundwater at the request of Vice Chairman McInerney.

Commissioner Temple asked some questions about the proposed stormwater management plan. He inquired as to how organic debris would be kept out of the outlet pipe, and Mr. Bruton reviewed the isolated chambers within the system that has been designed to capture the majority of solids for periodic removal.

**Motion By:** Secretary McClain **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 NU Dimensions Enterprises, LLC's proposed daycare facility at 86 Oak Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Comments numbered 2 through 5, inclusive, within the Town Engineer's memorandum dated November 9, 2018 shall become conditions of approval.
2. 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.

3. Tree stumps shall not be buried at 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.

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

## **II. INFORMAL DISCUSSION**

**Proposed Shops on Main Phase II – expansion of the previously approved Shops on Main retail development onto the adjacent parcel to the north – raze existing house at the 0.85-acre 2955 Main Street parcel and construct one, 3-tenant, 10,766 square foot commercial building and its related infrastructure – Reserved Land Zone requiring change to Planned Business & Development Zone – Attorney Peter Alter and Meghan Hope – BL Companies, multi-discipline consultants – Shops on Main, LLC, landowner/applicant**

Attorney Hope, representing the landowner/applicant, presented the proposal to raze the existing house and redevelop the parcel with one, 3-tenant, 10,766 square foot commercial building and its associated infrastructure. A total of 216 parking spaces are proposed for both the initial approved phase and the current Phase II. Attorney Hope noted that the proposed landscaping and lighting (18-foot high poles with full cutoff fixtures and LED lights) represent a continuation of what was approved for Phase I of the development. She stated that a list of how the project complies with the Plan of Conservation and Development will be submitted to Mr. Mocko.

Matt Bruton, BL Companies, reviewed the existing site conditions and proposed stormwater management system that includes features such as catch basins and a water quality swale. He explained how the existing Phase I treatment practices will address stormwater from this parcel,

noting that there is currently no stormwater system on the site. Mr. Bruton indicated that there is a manmade watercourse to the northwest located within the State's Route 3 right-of-way, and a wetlands permit will be required for the upland review area extending into the northwest portion of the parcel.

Commissioner Temple inquired about the existing and proposed erosion controls, especially with regard to the proposed pre-loading based upon the geotechnical consultant's recommendations, and Mr. Bruton noted that there is a silt fence around the perimeter of the site and said he would provide more information on the proposed measures. Commissioner Temple then asked about possible groundwater contamination and the plan to monitor for soil liquefaction, and Attorney Hope and Mr. Bruton responded that they would follow up on these issues and submit the results to Mr. Mocko prior to the Commission's formal action on the application.

Secretary McClain asked about the need for more parking spaces than are required by the regulation. Attorney Hope explained that there is a higher parking demand for the restaurant use, and the Town Plan and Zoning Commission's Plans Review Subcommittee supports their parking plan but there is still a possibility that they may request a reduction in spaces when she meets with them again at the end of the month. Secretary McClain commented that she would be in favor of fewer spaces and wondered if some could be deferred or if pervious pavers could be used. She also said she would be in favor of lower light poles, and suggested that the applicant add bike racks and/or vehicle charging stations to the project.

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

No citizens came forward to speak.

### **IV. APPROVAL OF MINUTES - Regular Meeting of October 11, 2018**

The minutes of the regular meeting of October 11, 2018 were accepted as presented

### **V. OTHER BUSINESS**

#### **1. Ideas/Discussion for December's Educational Program**

The commissioners agreed that it would be helpful if the Town Plan and Zoning Commission could join them in an educational session on a topic that would benefit both commissions. They suggested discussing topics such as parking, lighting, signage, landscaping, and/or sustainability.

#### **2. Chairman's Report**

Chairman Harper and the commissioners discussed the possibility of postponing their planned educational program in December so the Commission can hear some recently delayed applications. It was agreed to conduct business at the December 6, 2018 meeting and seek a cooperative, joint meeting with the Town Plan & Zoning Commission.

### 3. Environmental Planner Report

Mr. Mocko reported on upcoming applications and reminded the commissioners that a Nomination Committee needs to be appointed soon, of which Helen Stern was named to chair, **along with Brian Davis.**

With no other business to discuss, Chairman Harper adjourned the meeting at 9:06 P.M.

Respectfully Submitted,  
*Amy M. Pallotti*  
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Recording Secretary