

**GLASTONBURY CONSERVATION COMMISSION  
(INLAND WETLANDS & WATERCOURSES AGENCY)  
REGULAR MEETING MINUTES OF THURSDAY, JANUARY 10, 2019**

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**

Mrs. Judy Harper, Chairman  
Mr. Dennis McInerney, Vice Chairman  
Mrs. Kim McClain, Secretary  
Mr. Brian Davis  
Mr. Frank Kaputa  
Mrs. Helen Stern  
Mr. Mark Temple

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

**I. FORMAL RECOMMENDATION to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review for proposed alterations to an existing, unmanned, operational communications station facility at 1000 Chestnut Hill Road (south side) – Rural Residence Zone – Michael Baker International, Consultants – Cox Communications, Inc., applicant/landowner**

Consultant Tom Strand represented the applicant, who would like to upgrade Cox's existing facility by adding a 24-foot by 33-foot uninhabited 1-story building behind it. The applicant is also proposing a new driveway that circulates around, with lighting on site and a small buffer of red cedar trees towards the new property entrance.

Commissioners Davis and Stern both inquired if adding a second curb cut in a wraparound drive would take away from the screening. Mr. Mocko replied that since very large vehicles need to access the site, the second curb cut will reduce the risk of accidents, thereby increasing safety and adding to the environmental protection of the site. Commissioner Davis expressed concern over the costs associated with creating a new curb cut and planting new trees but appreciated the applicant's commitment to preserving the existing natural landscape.

Vice Chairman McInerney asked how big the diesel fuel tank storage will be and expressed concerns about possible environmental issues regarding the generators. Commissioner Temple concurred. Mr. Strand responded that he does not know the size of the fuel tanks. Mr. Mocko said that everything is up to code per the Fire Marshal, which stipulates containment.

Secretary McClain asked if there is a maintenance or spill plan on file for others to view. The Secretary also questioned whether it might make more sense to just discard the current material and start again with something more technologically and environmentally efficient. Mr. Strand said that the facility is being modified as an amplifier for what the applicant currently has.

Chairman Harper inquired about the impervious coverage. Mr. Mocko stated that it will be 11.8% in total, but is currently half of that, and will be somewhat mitigated by stormwater structure. Secretary McClain inquired whether the driveway will be paved, and why pervious pavement couldn't be used instead of asphalt. The applicant stated that the driveway will be paved, but the turnaround for trucks backing out will not. Commissioner Davis stated that using pervious pavement is costly.

Chairman Harper asked Mr. Mocko what the succession of decisions along the way would be, should the Commission make a positive recommendation to the Town Plan and Zoning Commission. Mr. Mocko replied that there are no wetlands areas in close proximity, but if the Commission feels compelled to have an inspections and maintenance plan for the drainage structure, they can add it as a condition of approval.

**Motion By:** Secretary Kim McClain  
**Seconded:** Frank Kaputa  
MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 12 Special Permit with Design Review for Cox Communications, Inc.'s proposed additional structures at 1000 Chestnut Hill Road, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to the Town Engineer's memorandum dated January 3, 2019.
2. The BMP Installation Sequence established within Section V. on page 5 of the submitted Post Construction Stormwater Management Plan for the Glastonbury Communications Station report prepared by Michael Baker International, dated November 2018 shall be strictly adhered to in order permanently stabilize the disturbed site and protect the integrity and function of the grass-lined swale serving to address stormwater management concerns.
3. 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.
4. 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.

5. Tree stumps and blasted rock material shall not be buried at the site.
6. 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.
7. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
8. 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.
9. Further consideration shall be given to look into limiting the curb cut to one prior to any action by the Town Plan & Zoning Commission.

**Result:** Motion passes unanimously. (7-0-0)

**II. INFORMAL DISCUSSION of Gregory Bonaiuto's proposed 3-lot Dug Road Resubdivision – 3 new frontage lots, one for existing 233 Dug Road (north side) residence and creation of 2 new building lots on 8.5 acres – Rural Residence Zone and Groundwater Protection (overlay) Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC**

Mr. Jonathan Sczurek, P.E. of Megson, Heagle & Friend, Civil Engineers, reviewed the plans that were distributed to the Commission. Mr. Sczurek stated that the applicant is proposing two new building lots: one on the westerly side of the existing house, and the other on the east side. Both will be frontage lots and served by a septic system and water well. The 2 driveways that will serve each of the lots will be 350-370 feet long. The maximum grade of the driveways would be 15%. Mr. Sczurek stated the impervious coverage is 7.16%, which is under the 10% requirement. An existing ditch just off the property carries stormwater on Dug Road towards the Connecticut River. Mr. Sczurek noted that they are only designing for drainage to capture water quality volume in those areas. The water balance is maintained with on-site septic systems, and the applicant hopes to maintain and promote agricultural use in the rear of the property.

Commissioner Temple asked to elaborate on the proposed drainage easement in favor of lot 1. Mr. Sczurek stated that all of those details will be shown on the final plans. Vice Chairman

McInerney asked the Environmental Planner about his note regarding erosion; Mr. Mocko explained the effects of intense runoff on the coarse granular structure of the soil. Mr. Sczurek commented that the applicant intends to use these areas as temporary sediment traps while the site construction occurs and, later, will direct the contractor to install infiltration as the last step, rather than the first.

Chairman Harper asked whether there is a clearing issue to gain a view. Mr. Sczurek responded that they don't have any views, though there will be 100 feet of cleared area to construct the septic systems, so they could install solar if the applicant wanted it. Mr. Mocko elaborated, stating that there is a rise in elevation in the south, so there might only be a narrow view vector to the west from the site.

Commissioner Davis asked whether it is worthwhile to combine the driveways of lots 1 and 2. Secretary McClain echoed the idea, saying that it would make sense from a conservation standpoint. Mr. Sczurek stated that the applicant's desire would be to have separate driveways to avoid combination maintenance agreements. Since the property is owned by the applicant's wife, the landowner submitted a letter authorizing Mr. Bonaiuto to act on his wife's behalf.

**The Chairman read the 2 informal recommendations of the Commission:**

1. To consider joining the 2 driveways
2. Easements for level spreaders

**III. APPROVAL OF MINUTES - Regular Meeting of December 6, 2018**

The minutes of the Regular Meeting of December 6, 2018 were accepted as presented.

**IV. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS**

No citizens came forward to speak.

**V. OTHER BUSINESS**

**1. 2019 Meeting Schedule**

Commissioner Kaputa stated that he has conflicts with the proposed dates: February 14, March 14, and possibly July 25. Secretary McClain will be out of town on May 16.

The 2019 regular meeting schedule was accepted as presented. Chairman Harper will file the meeting schedule with the Town.

**2. Chairman's Report - NONE**

**3. Environmental Planner Report**

Mr. Mocko discussed progress with respect to the Edge Fitness Center as the wetlands appeal was settled in favor of the Town's decision. The appeal of the Town Plan & Zoning Commission action of issuing the special permit is not yet resolved. The applicant is seeking to bring a portion of the increased water generated on the site to Pearl Street, which may likely require a new wetlands permit for any replacement of drainage pipe on the firehouse property south of Pratt Street. Commissioner Davis expressed that, in the future, the Commission should consider a standard for the spacing of easements.

With no other business to discuss, Chairman Harper adjourned the meeting at 8:48 P.M.

Respectfully Submitted,  
**Lilly Torosyan**  
Lilly Torosyan  
Recording Clerk