

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, MARCH 14, 2019**

The Glastonbury Conservation Commission (Inland Wetlands & Watercourses Agency), along with Mr. Jonathan E. Mullen, Planner, in attendance held a Special Meeting in Town Council Chambers, second floor of Town Hall located at 2155 Main Street, Glastonbury, Connecticut.

ROLL CALL

Commission Members - Present

Mrs. Judy Harper, Chairperson (JH)
Ms. Kim McClain, Secretary (KM)
Mr. Brian Davis (BD)
Mr. Mark Temple (MT)

Commission Members - Excused

Mr. Dennis McInerney, Vice Chairperson
Mr. Frank Kaputa
Mrs. Helen Stern

Chairperson Harper called the meeting to order at 4:08 P.M.

I. INFORMAL DISCUSSIONS

- 1. Proposed conversion of the former Pilgrim Christian Fellowship Church to a day care use to supplement the existing, neighboring Educational Playcare facility – 1199 Hebron Avenue – Rural Residence Zone – and Groundwater Protection (overlay) Zone 1 – Dutton Associates, LLC – Educational Playcare, landowner/applicant**

James Dutton of Dutton Associates, LLC presented the building plans on behalf of the applicant. John Magnoli, also representing Educational Playcare, arrived shortly after the start of the meeting.

Mr. Dutton stated that the subject property at 1199 Hebron Avenue was formerly occupied by Pilgrim Christian Fellowship Church. He then explained that the property was purchased by the applicant soon after they completed their expansion of the former Aloha Daycare to the west. He stated that the existing daycare facility has reached full capacity, which is why Educational Playcare will be expanding into the adjacent building as proposed.

Mr. Dutton continued by explaining that the property has neither wetlands nor upland review area. The existing parking lot will be largely maintained with one portion of pavement being removed and another, smaller section being added to make the driveway that leads to the existing Educational Playcare facility wider; the net difference will be a 6.8% decrease in the

impervious coverage (from 46.8% down to 40%). There are more parking spaces planned than required in order to accommodate staff.

He further outlined the plans by explaining that the existing drainage basin in the rear of the property will continue to serve the parking lot as most of the sheet flow off the lot is directed that way. He stated that a small portion of the southern end of the parking lot does not drain toward the rear basin, so a small yard drain will be installed to direct water into the re-purposed leaching system (it is no longer used for septic since the facility was hooked up to town sewer when the septic tank failed).

Mr. Dutton went on to describe additional components of the plan to convert the existing building into a functioning extension of the Educational Playcare daycare facility. A sidewalk will be constructed to create a walkway between the existing facility and the newly renovated one (two trees will need to be removed in order to accommodate this path, so two will be planted elsewhere on the property), closely spaced arborvitae will be planted along the outer edge of the parking lot to serve as headlight protection, and LED bulbs will be installed in the building. He stated that space is being left undeveloped toward the rear of the lot to accommodate a future playground.

Mr. Dutton stated that plans include a connection to MDC water; the existing well will be abandoned. There has been discussion about converting the building to gas since there is an existing gas line nearby, but it is currently cost-prohibitive and the existing oil burner is relatively new.

In closing, Mr. Dutton reported that the location is close to a hatched area on the diversity database map, so DEEP was asked to weigh in. They responded and expressed that they have no concerns relative to these plans affecting threatening species in the surrounding area. The property is in the GW1 zone.

Mr. Temple stated that he had four questions. They were as follows:

1. Where is the gas line? Mr. Dutton explained that the location of the line is not the problem, but the cost of updating the existing oil burning system.
2. What kind of mulch would be used? Would it be natural or rubberized? Mr. Dutton replied that natural mulch would be supplied for the project.
3. Have there been any issues with the drainage since the newly renovated facilities will be relying upon the existing basin? Mr. Dutton replied that the sheet flow off the back of the parking lot goes directly into the basin and there have not been any issues.
4. What is the leach field capacity, and will it be enough to accommodate the runoff from the southern portion of the parking lot? Mr. Dutton said that there is only a small area that will drain to the leach field and a yard drain will direct flow from that area of the

parking lot to leach field. He asserted that he is comfortable with the capacity of the leach field and that he is confident no ground-level ponding will occur.

Ms. McClain asked about lighting and whether motion sensors or timers will be utilized for exterior lighting since the facility will not be open 24/7. Mr. Dutton said that he assumes lighting will be on timers or sensors since, as Ms. McClain stated, the building will not be in use 24 hours/day. He remarked that the lights do not remain on 24/7 at the existing facility and thought it safe to assume the same would be true of the expanded facility.

Ms. McClain then went on to ask about signage and whether there would be any upward lighting, to which Mr. Dutton replied that Educational Playcare may not install a second sign at all (in addition to the existing one) since they do not want to cause confusion. He believes they want to direct most traffic to the larger, pre-existing facility.

Mr. Davis asked if the applicant has considered eliminating the second curb cut since there is the concern about confusion. Mr. Dutton stated that planning and zoning requested the connection between the two parking lots during the expansion of the existing daycare and the adjacent building was still a church. He expressed concern about safety if the second curb cut is eliminated, explaining that part of the reason for keeping two entrances to the lot is to provide emergency vehicles with easy access to both buildings, should the need arise. Mr. Davis then stated that having two curb cuts would exacerbate safety issues, adding an increased risk of collisions, and asked Mr. Dutton to strongly consider streamlining traffic, create more of a “campus” feel by consolidating. He pointed out that the sign issue previously mentioned would be moot if there was only one parking lot entrance as well. Mr. Dutton reiterated his concerns about eliminating the second curb cut.

Ms. McClain then voiced her support of Mr. Davis’s suggestion to eliminate the second curb cut. She reiterated that more cuts mean more possibilities for accidents. Instead, she suggested, the original driveway could be widened. Mr. Davis then suggested that pervious pavers could be used in place of the second impervious pavement driveway if that would help alleviate Mr. Dutton’s safety concerns. Mr. Dutton compared this suggestion to the example of a local Dunkin Donuts that uses a combination of pavers and low curbs in order to accommodate tractor trailer deliveries.

Mr. Temple asked Mr. Dutton to talk with Engineering regarding the concerns the Commission presented about the driveway and Mr. Dutton said that he would.

II. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS (none)

III. APPROVAL OF MINUTES - Special Meeting of January 24, 2019 and Regular Meeting of February 14, 2019

While the members present had reviewed the minutes and found no fault with them, it was felt a vote could not be held because there was not a quorum. Instead, the Commission opted to accept

the minutes for both the Special Meeting of January 24, 2019 and the Regular Meeting of February 14, 2019 as presented.

IV. OTHER BUSINESS

1. Chairman's Report

Chairperson Harper reported that long-time Commission member Helen Stern is resigning because she has been unable to arrange consistent transportation to meetings and site visits have become problematic for her.

A brief discussion took place among the Commissioners about seeking a replacement, though no formal recommendations were made at the time. There was a period of discussion and reflection upon Mrs. Stern's many years of dedicated service to the Town of Glastonbury.

2. Environmental Planner Report - none

3. Discussion re: time of meeting.

There was discussion about having alternating meeting times – 4pm and the usual 7pm. The Commissioners expressed concern for accommodating the public, but the Commissioners present all expressed that the earlier time was more convenient.

With no other business to discuss, Chairperson Harper adjourned the meeting at 4:49pm.

Respectfully Submitted,



Recording Clerk