

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
SPECIAL ON-SITE MEETING MINUTES OF THURSDAY, APRIL 25, 2019**

The Glastonbury Conservation Commission (Inland Wetlands & Watercourses Agency), along with Mr. Tom Mocko, Environmental Planner in attendance, held a Special On-Site Meeting at 524 Bell Street, Glastonbury, Connecticut for the proposed 29-lot Stallion Ridge Subdivision on 36.2 acres involving a 1,500-foot, cul-de-sac public road and one rear lot; site currently an equestrian facility.

ROLL CALL

Commission Members – Present

Mrs. Judy Harper, Chairperson
Dennis McInerney, Vice-Chairman
Ms. Kim McClain, Secretary
Mr. Frank Kaputa
Mr. Mark Temple
Mr. Brian Davis

Also in attendance were Subdivider/Applicant Dan Gassner and his consultants James Dutton and Ken Petrini of Snyder Civil Engineering.

Chairperson Harper opened the meeting at 4:30 P.M., beginning at the horse farm's parking lot, at approximately the proposed entrance road for the subdivision.

The meeting's attendees observed and discussed the following:

1. The easterly portion of the proposed road to the rear of proposed Lot 8. Standing water and soggy soils were present here and persisted in the rear of the other lots (9, 10, 11 and 12) to the south. Any approved plans shall provide clear notations that said lots are seasonally very wet.
2. From the rear of Lot 8 the group observed the proposed stormwater basin on Lot 8 and to the north. There is an underdrain designed for the basin to keep high groundwater from interfering with the basin's function and operation.
3. Moving south, the Environmental Planner stated that there appear to be viable vernal pools on the abutting Metropolitan District Commission land (currently protected open space), just to the east of the property seeking subdivision approval. These vernal pools are some 100 to 200 feet east of the proposed Lots 10 and 11.
4. The group proceeded southerly through proposed Lots 20 and 19 to observe and discuss the designed stormwater basin south of Lot 19 that is primarily within the proposed open space just above/north of the larger wetland in the more central portion of the site.

5. Next, the meeting's attendees walked through the eastern portion of the aforementioned open space and toward the proposed road's cul-de-sac. Along this route Commissioners observed the abundance (both with respect to number/variety and types of species) of non-native invasive plant species.
6. Then most proceeded up the slopes through Lot 18 toward the cul-de-sac where the most notable specimen tree (48-inch oak) on the property of the proposed subdivision. Unfortunately, the tree is situated on the east side of the proposed cul-de-sac near the front/western boundary of Lot 14. After considerable discussion, Commissioners present determined that the ultra-specimen tree needs to be assessed (i.e. its health and future outlook) by professionals before the Commission takes a position on modifying the plans in order to preserve it.
7. On the way back to the parked vehicles the larger body of attendees met up with Commissioners McInerney and Kaputa, who had ventured away from the group's main body to view the western edges of the site's larger interior wetlands where said wetlands limit is in proximity to proposed Lots 24 through 27, inclusive. Commissioners McInerney and Kaputa raised questions on that wetland's flagged delineation on the land. There were questions regarding: why their boundary goes up and down the slope; and how to protect the wetlands and proposed open space from future residents' potential/likely abuse.

Back at the parking area Commissioners summed up their concerns:

- Provide obvious notes on the approved plans that would serve to inform prospective buyers which residential yard areas are seasonally very wet and/or with water at the land surface;
- Assess the health and future survival of the ultra-specimen 48-inch diameter oak tree located at the proposed cul-de-sac and near Lot 14;
- Create a multi-year invasive plants eradication/control plan to deal with the abundant non-native plant species on the site; and
- Have the certified soil scientist that delineated the wetlands boundaries appear at the Conservation Commission's next regular meeting when this proposal is up for the Commission's review again.

Respectfully Submitted,

Tom Mocko
Acting Recording Clerk