

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, JULY 25, 2019**

The Glastonbury Conservation Commission (Inland Wetlands & Watercourses Agency), along with Mr. Tom Mocko, Town Environmental Planner, in attendance held a Regular 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
Dennis McInerney, Vice-Chairman
Ms. Kim McClain, Secretary
Mr. Mark Temple
Mr. Brian Davis
Vacancy

Commission Members – Excused

Mr. Frank Kaputa

Chairperson Harper called the meeting to order at 7:30 P.M.

I. INFORMAL DISCUSSIONS

1. Proposed parking lot expansion at St. Paul Church - 2577 Main Street and Assessor's Lot W-38A Main Street properties - either 111 or 115 new parking spaces in two areas that encroach upon inland wetlands and upland review areas - Town Center Zone - Megson, Heagle & Friend, C.E. & L.S., LLC - Davidson Environmental, consultants - Attorney Meghan Hope - The Community of Saints Isidore and Maria at St. Paul Church, applicant

Attorney Meghan Hope, representing the client, noted that the applicant is reviewing their application for the second time informally. She explained that the site is currently 7.4 acres and most of the existing improvements are on the easterly portion of the site. The applicant is looking to expand their parking to accommodate 269 spaces. Attorney Hope explained that wildlife specialist Eric Davidson is not present tonight, but he did email Mr. Mocko his vernal report for the pool, which concluded that it is definitely not a vernal pool. Mr. Mocko agreed, stating that this concern has been alleviated.

Attorney Hope printed out a series of old aerial photos, to elucidate the history of the site, pointing out the wetland activity on the site over time. Vice Chairman McInerney noted that the whole area was more active in previous times. Attorney Hope agreed, stating that the site has become less active over time.

Mr. Jon Sczurek from Megson, Heagle & Friend, C.E. & L.S., LLC discussed the two main wetlands impact areas. He explained Mark Friend's delineation for the wetlands soil, explaining

that they put in various standpipes to monitor the groundwater throughout the wet season, which ended in June. The soil scientist report showed that two of the pipes did meet the definition of hydric soil. The entire, newly-designed, wetland area is about 1500 square feet, and the proposed disturbed area is about half that, at 700 square feet. He explained the stormwater flow, with water going in a westerly direction, off the parking lot into the wetlands area. He noted that Mr. Friend feels comfortable that the parking lot island catch basin would be able to capture that section of the parking lot. There will be shade trees for those parking areas in the new islands.

Secretary McClain asked how many islands the applicant is creating in the new parking lot. Mr. Sczurek stated 10 in total. Commissioner Temple appreciated that the applicant took the opportunity to move runoff as much as possible into the detention basin but expressed that there is a potential future opportunity to do infiltration there. He explained that shading those invasive plants will not allow it to thrive, and if for some reason, some vernal pool species discovered the re-landscaped area, they may use it. Attorney Hope explained that she called the maintenance person at St. Paul's Church about the grass dumped there. He apologized, saying that a part-timer had done it and it was removed today, and assured that it will not happen again.

Secretary McClain asked why the applicant does not consider having a shared parking agreement with the TD Bank located across the street. Attorney Hope stated that they already are sharing parking and it is still not enough. The closing of St. Augustine Church and the consolidation will only add numbers. Secretary McClain expressed concern at the applicant asking for 269 parking spaces, when they only need 262 spaces. She also stated that having accessible, visible bike racks would be a very important amenity to include. Commissioner Davis asked where that will be relocated. Attorney Hope explained that they have not decided yet, but they can put it adjacent to the bus stop.

Commissioner Temple asked when they are going to repave the parking lot. Mr. Sczurek stated that he is not sure if it will happen in this phase or in the building additions phase. Attorney Hope stated that she can follow up on that. Commissioner Davis asked if any consideration had been made to build a two-deck parking lot by the future building. He explained that it would be more efficient, since people would get closer to where they want to be, and the applicant would avoid encroaching upon this newly-discovered wetlands. He noted that the consolidation would be better for the environment overall. Vice Chairman McNerney stated that is an interesting idea and also asked if the applicant would entertain the notion of building a deck to reduce their imprint. Attorney Hope stated that she will ask the applicant.

Chairman Harper asked if the driveway is wide enough. Attorney Hope said yes, it is 24 feet, and there is already a pedestrian sidewalk, just off the property. Chairman Harper noted that that takes them farther away from that parking lot, meaning that pedestrians would likely create a new footpath. Chairman Harper also noted that roundup is getting really bad press right now. She asked at which point it will be deemed illegal, and by whom. Mr. Mocko stated that would be the federal government's decision.

Attorney Hope asked the Commission what they think of the applicant's mitigation techniques, like making this water quality basin a created wetland. She asked if the Commission believes that

the direct impacts that they are proposing will have a significant impact on the wetlands or not, so that they can know which way to file their application.

Secretary McClain asked for clarification, if the applicant will be disturbing a wetland. Attorney Hope said yes, in two places. Secretary McClain stated that to err on the side of safety, she would consider it to be a significant impact. Commissioner Temple agreed. Vice Chairman McInerney asked for the definition of a significant impact. Attorney Hope noted that the common theme is whether the activity will have a substantial impact on the wetland or watercourse, whether it will substantially change the dynamic of the watercourse system, and/or whether it will substantially diminish the wetlands that are there now. Vice Chairman McInerney remarked that they are reconstructing an area that was previously disturbed. Mr. Mocko stated that, overall, they are ending up with a higher quality wetland, if all the mitigation activities go as planned. He stated that he does not see any compelling reason to determine that this is a significant impact activity. Direct impacts on a wetland does not constitute a significant impact by itself. Secretary McClain stated that she always looks to precedent. Attorney Hope stated that they could work out a draft conservation easement, as Mr. Mocko suggested.

After some deliberation, the Commission agreed that the applicant's proposal is not a significant impact.

2. Proposed River Road Subdivision, Phase 3 - 6 frontage lots and a 500-foot easterly extension of Dufford's Landing on 6.37 acres of two parcels (Assessor's Lots LS-4 Dug Road and L3A Dufford's Landing) - Rural Residence Zone and Groundwater Protection Zone 1 - Megson, Heagle & Friend, C.E. & L.S., LLC - Attorneys Peter Jay Alter & Meghan Hope - William M. Dufford, landowner/applicant

Attorney Hope presented Phase 3 of the River Road Subdivision on behalf of the applicant. She noted that they went to the Town Plan and Zoning Commission, where they received feedback to come back with a revision. She explained that the road is a little steeper because the grade was changed from 7% to 8.5%. The houses are all south-facing and have the opportunity for solar, should the owners want that. All sites will be serviced by well and septic and there are no wetlands on the site.

Mr. Jon Sczurek from Megson, Heagle & Friend, C.E. & L.S., LLC talked about the test pits, which were placed on the southerly side. He noted that the site is adequate for sewage disposal. The proposal will remove 95,000 cubic yards, a little over 20,000 cubic yards more than the previous 3-lot subdivision proposal. Catch basins will capture the water quality volume. He explained that he met with Mr. Mocko to discuss refinements to the erosion and sediment control plan. The next generation of plans will also add an erosion control narrative that will be clearer as to the 3 separate operations going on, and will also include two E&S narratives, as well. He noted that Mr. Mocko gave him a seed mix that works well with this site's growing conditions, which will be installed post-mass grading but before lot development. Details of the seed mixes will be added to the plans, as well. The owner intends to maintain the surrounding agricultural activities.

The impervious area is 14% for the 6.73 acres the applicant is developing, without including any infiltration. With the infiltration, the impervious will be below 9%. Mr. Sczurek explained that they will refine the E&S plans and go over it next time with the Commission. Commissioner Temple asked what the timeframe is for the mass grading. Mr. Sczurek stated that, right now, it is about 20,000 to 30,000 yards a year. It will likely be a 3-year window, but they have 5 years by statute. Commissioner Temple asked if they should be doing something on this temporary infiltration. Mr. Mocko explained that they can direct all the disturbed land into temporary sediment basins. Commissioner Temple inquired if the Commission should request something be built in, in terms of inspections. Mr. Mocko said no. Attorney Hope explained that there is nothing contiguous to the 6-lot area.

II. APPROVAL OF MINUTES

The minutes were accepted as presented.

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

IV. OTHER BUSINESS

1. Chairman's Report

The Chairman stated that former commissioner Helen Stern wrote a thank you note to the Commission. The Chairman also reminded the Commission of Commissioner Kaputa's comments at the last CC/IWWA meeting, to preserve the historic writings on the Fisher Hill Road's bridge. The Commission agreed to send a note to the Town Engineer, encouraging him to make a new plaque that acknowledges the history, to be included on the replacement bridge.

Chairman Harper also shared that she received a letter from Bill Patrick with two articles on the controversial practice of wealthy people farming their land for tax breaks. Though she acknowledged that this is likely not a problem in Glastonbury, she noted that it was really interesting.

2. Environmental Planner's Report

Mr. Mocko stated that the next CC/IWWA meeting will be on August 29. Only one item will likely be on the agenda. If they do not receive another, he is inclined to cancel the meeting and hold two meetings in September instead. He also stated that since Vice Chairman McInerney cannot attend the quarterly meetings of the Salmon River Watershed Partnership any longer, the Commission needs a replacement. Mr. Mocko noted that there is someone who is interested but she is not involved in this commission. The Commission agreed that she could probably attend and report back to the Commission.

With no other business to discuss, Chairman Harper adjourned the meeting at 9:15 pm.

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan
Recording Clerk