

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, OCTOBER 24, 2019**

The Glastonbury Conservation Commission (Inland Wetlands & Watercourses Agency), along with Mr. Tom Mocko, 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

Judy Harper, Chairman
Kim McClain, Secretary
William Shea
Mark Temple
Frank Kaputa
Brian Davis

Commission Members – Excused

Dennis McInerney, Vice Chairman

Chairman Harper called the meeting to order at 7:32 P.M.

I. FORMAL ACTIONS AND RECOMMENDATIONS

- 1. Application of Sharpshoot, LLC (Daniel A. Del Mastro, member) to transfer the previously issued inland wetlands and watercourses permit to Sharpshoot, LLC – permit originally granted to Glastonbury 2815, LLC on May 16, 2019 for redevelopment of 2807, 2813 and 2816 Main Street concerning a 3,449 square foot restaurant – Flood Zone and Planned Business & Development Zone – Alter & Pearson, LLC, counsel**

Attorney Meghan Hope presented the application on behalf of her client, Sharpshoot, LLC, who is the purchaser of the parcels on Main Street, and in the midst of transferring the permit. Commissioner Davis asked if the new owner was to make any alterations, would they return to the Commission? Attorney Hope said yes.

Motion by: Secretary McClain

Seconded by: Commissioner Kaputa

MOVED, that the Inland Wetlands and Watercourses Agency transfers the previously issued wetlands permit for a proposed restaurant at 2807, 2813 and 2815 Main Street from Glastonbury 2815, LLC to Sharpshoot, LLC (c/o Daniel A. DelMastro) in accordance with the approved plans on file in the Town Clerk's Office, and in compliance with the original permit's assigned ten (10) conditions of approval.

Result: Motion passed unanimously (6-0-0).

2. Recommendations to the Town Plan & Zoning Commission for a Section 12 Special Permit with Design Review and a Section 20 Groundwater Protection Permit concerning a Car Wash Facility at 70 Oak Street, north of Krieger Lane – Planned Commerce Zone and Groundwater Protection Zone 1 – Alter & Pearson, LLC – Anchor Engineering Services, Inc. – Car Wash Services MD, LLC c/o Mark DiTomasso), applicant

Attorney Meghan Hope presented the application on behalf of her client, Car Wash Services MD, LLC. She explained that the site is 70 Oak Street and they are under contract to purchase an extra small parcel on Kreiger Lane. The proposal is to develop a motor vehicle car wash that is 5,000± square feet with a 150-foot long tunnel. Attorney Hope noted that there are no wetlands or upland review areas on the site.

Mr. Matt Brown, P.E. with Anchor Engineering Services, LLC., presented the engineering details of the site. He explained the process of a car going through the car wash, noting that there are computers designed for self-service and access-control gates and drainage overflows to a detention basin on the side of the property. He noted that the site has favorable soils for infiltration and recharge of stormwater off the site. Mr. Brown noted that, after conversations with Town staff, it was decided that the trench drain will likely be eliminated. The system is designed with a series of reclaimed tanks and a percentage of the wastewater is reused for future washes. Mr. Brown detailed the landscaping plans, which include adding an additional canopy tree at the entrance along Kreiger Lane, and all lighting is dark sky compliant. Mr. Brown explained that the plans have been reviewed by the Beautification Committee.

Attorney Hope then addressed the list of topics that were brought up at the last meeting, including the following:

- The stormwater report is revised, and includes the nitrogen loading calculations.
- The E&S plans are updated.
- Mr. Brown addressed all of the engineering comments from the August memo.
- All of the safety questions that were raised are included.
- They have enclosed a letter from the manufacturer, stating that all of their products are biodegradable.
- The trench drain will be eliminated.

Commissioner Shea asked if the trench drain's intended function will be replaced in a different way. Attorney Hope replied no and explained that, originally, no trench drain was proposed, but the Commission requested that the applicant look into such a drain, with which they complied, but the Town Engineer took issue with that proposal. Commissioner Temple inquired as to why the Town Engineer was against it. Attorney Hope explained that the Town's ordinance dictates there be no stormwater directed into the sanitary sewer. She believed the area was small enough to allow it, but the Town Engineer disagreed. Commissioner Kaputa asked where the flow will go without the trench to which Mr. Brown responded that the surface flow will simply go into the site's storm drainage system.

Commissioner Temple asked if there is a schematic of the building's interior piping. Attorney Hope stated that she submitted an interior piping plan. Commissioner Temple asked to walk him

through the process of where the water will go, in the event of a spill. Mr. DiTomasso, the applicant, explained the process. Commissioner Davis asked why the dumpster is in the front of the building. Mr. Brown replied that it is primarily for access reasons, due to the circulation issues for drivers; however, it is located in a fenced enclosure. Commissioner Davis stated that, in general, he thinks it is better to direct all of the wash process runoff, along with any contaminants, into one area.

Motion by: Secretary McClain

Seconded by: Commissioner Kaputa

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 12 Special Permit with Design Review and a Section 20 Groundwater Protection Special Permit for Car Wash Services MD, LLC's proposed car wash facility at 70 Oak Street, 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 October 18, 2019.
2. 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.
3. 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.
4. Tree stumps shall not be buried at the site.
5. 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.
6. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
7. 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.
8. 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 passed unanimously (6-0-0).

II. APPROVAL OF MINUTES – Regular Meeting of October 10, 2019

Minutes were accepted as presented.

III. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS *None*

IV. OTHER BUSINESS

1. Chairman’s Report

Chairman Harper noted that four people have signed up so far for the CACIWC conference on November 23. She suggested the option of members carpooling, if they are interested.

2. Environmental Planner’s Report

Mr. Mocko stated that Robert Shipman, the Chairman of the Community Beautification Committee, is excited for the joint educational meeting on the topic of invasive species, proposed for a December 11, 2019 joint meeting (Community Beautification Committee’s scheduled meeting date). Mr. Mocko also explained that the only project that is ready at this time for the November 7 meeting is 340 Hebron Avenue, so he suggested changing the meeting to another day in order to take up more proposals. The Commission proposed alternative dates of November 14 and 21.

With no other business to discuss, Chairman Harper adjourned the meeting at 8:11 pm.

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan
Recording Clerk