

COVER SHEET TO BE LEGIBLY COMPLETED AND SUBMITTED ALONG WITH ALL OTHER APPLICATION MATERIALS (Parts I, II, II and IV as applicable)

1. **Applicant's name:** c/o Dave Sacchitella and Barbara Bailey
Town of Glastonbury
2. **Title of project:** Glastonbury Welles Turner Library
3. **Address or descriptive location of proposed project or regulated activity:** 2407 Main Street
Glastonbury, CT

4. **Please check/indicate all that apply with regard to the application being submitted:**

Circumstance	check	requirements
• application for only a regulated activity	<u> X </u>	complete Part I
• application also involves a proposed subdivision, special permit or planned area development	<u> X </u>	complete Part II
• application also involves a "significant" impact activity (see definition)	<u> </u>	complete Part III
• application for renewal or time extension for or amendment to an issued permit	<u> </u>	complete Part IV

5. **Certification by applicant**

By my signature I hereby certify that:

- i. the applicant is familiar with all of the information provided in the application and is aware of the penalties for obtaining a permit by deception or by inaccurate or misleading information; and
- ii. the Agency members and their designated agents are authorized to inspect the property, at reasonable times, both before and after a final decision has been issued, and after completion of the project.

Signature(s) of Applicant(s):

Date:

May 1, 2020

Town of Glastonbury
Conservation Commission/Inland Wetlands Watercourse Agency
2155 Main Street
Glastonbury, CT 06033

**RE: Inland Wetlands & Watercourse Agency Application
Glastonbury Welles Turner Library
2407 Main Street
Langan Project No.: 140212701**

To Whom it May Concern:

Below are responses to the requested items for the above mentioned project as laid forth in Part I and Part II of the Town of Glastonbury Inland Wetlands & Watercourse Agency Application for Permit. Each item is followed by a response in **bold**.

PART I

- A. The applicant's name, home and business mailing addresses and telephone numbers; if the applicant is a Limited Liability Corporation or a Corporation the managing member's or responsible corporate officer's name, address, and telephone number.

**Response: c/o Dave Sacchitella and Barbara Bailey
Town of Glastonbury
Welles Turner Library
2407 Main Street
Glastonbury, CT 06033
(860)652-7717 (Barbara)
(860)652-7706 (Dave)**

- B. The landowner's name, mailing address and telephone number and a signed written consent letter from the landowner if the applicant is not the owner of the land upon which the subject activity is proposed.

**Response: c/o Dave Sacchitella and Barbara Bailey
Town of Glastonbury
Welles Turner Library
PO BOX 6523
Glastonbury, CT 06033
(860)652-7717 (Barbara)
(860)652-7706 (Dave)**

- C. The applicant's interest in the land.

Response: The applicant is the land owner.

- D. Using the appropriate United States Geological Survey quadrangle topographic map, a location map at a scale of 1 inch = 2,000 feet identifying the geographical location of the land which is the subject of the proposed activity.

Response: See attached Figure 1 - USGS Location Map.

- E. A description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands or watercourses to be disturbed by the proposed regulated activity, soil type(s), and wetland vegetation.

Response: See attached Wetland Assessment prepared by All-Points Technology.

- F. A written narrative on the purpose and a description of the proposed regulated activity.

Response: See attached Wetland Assessment prepared by All-Points Technology.

- G. The proposed erosion and sedimentation controls and other management practices and mitigation measures, such as but not limited to, any measures to detain or retain stormwater runoff or recharge groundwater, any plantings for habitat improvements, and any other measures proposed to mitigate the potential environmental impacts, which may be considered as a condition of issuing a permit or license for the proposed regulated activity including, but not limited to measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance, and create productive, functional wetland or watercourse resources.

Response: See enclosed plans for locations and details of proposed soil erosion and sediment controls, stormwater measures, and plantings. The erosion controls have been designed to prevent sediment transport into the wetlands and protect their functionality. Impervious coverage has been reduced in the proposed condition to reduce runoff and encourage groundwater recharge, and drought tolerant plantings have been selected to reduce water usage and promote air quality.

- H. A map at a scale of 1 inch equals 100 feet identifying the topographical features of the property to be affected by the proposed activity, adjacent lands, adjacent regulated areas, such as upstream and/or downstream areas as may be identified by the Agency or its designated agent, and other pertinent features including, but not limited to, existing and proposed property lines, roads, and drives, existing and proposed buildings and their utilities, topography, soil types, the limits of inland wetlands, watercourses and upland review areas, existing and proposed lands protected as open space or by conservation easements, and types of vegetative cover.

Response: See enclosed plans for existing and proposed conditions.

- I. A site plan at a scale that provides sufficient detail showing existing and proposed measures to mitigate the potential environmental impacts, including, but not limited to dedicated open space

areas, along with their computed land area(s), and areas protected by conservation easements or restrictions, along with their computed land area(s).

Response: See enclosed plans for existing and proposed measures.

- J. A site plan showing the existing and proposed impervious surfaces, along with their computed land area(s), and the existing and proposed management practices that serve to mitigate the hydrologic, thermal and other adverse effects caused by such impervious surfaces.

Response: See Sheet CG701 within the enclosed plans for existing and proposed land cover calculations.

- K. A site plan showing the proposed activity and existing and proposed conditions in relation to wetlands and watercourses and upland review area(s) and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.

Response: See enclosed plans for existing and proposed conditions.

- L. A title block and legend of symbols used for each plan or map or drawing indicating the name of plan or map or drawing, date prepared and subsequent revision dates, and scale.

Response: See enclosed plans.

- M. Names and addresses of abutting property owners as shown in the records of the tax assessor of the municipality as of a date no earlier than thirty (30) days before the date the application is submitted to the Agency.

Response: See attached list of abutters.

- N. Certification by the applicant that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a license or permit through deception or through inaccurate or misleading information.

Response: See attached cover sheet.

- O. An alternative to the submitted application which would cause less or no environmental impact to wetlands or watercourses and why the alternative as set forth in the submitted application was chosen; all such alternatives shall be diagramed on a site plan or drawing.

Response: See attached Alternate Plan – Less Impact. This alternate proposed spot repair of pavement verse full depth pavement repair within the limit of work which would result in less disturbance in the regulated area. However, full depth pavement repair was ultimately chosen due to the poor condition of the existing asphalt. It should be noted the selected plan does not disturb additional pervious areas than the alternate and only additional disturbance to existing impervious areas.

- P. The calculated (1) total area (square feet) of wetlands and watercourses on the subject property and (2) total area (square feet) of regulated area that would be potentially disturbed by the proposed regulated activities.

Response: The area of wetlands on the subject property is 23,885 SF and the area of watercourses on the subject property is 0 SF. The total regulated area is 87,230 SF and the area disturbed by proposed activities is 19,130 SF. All the proposed disturbed area has been previously disturbed and is currently developed land.

- Q. Authorization for the members and designated agent(s) of the Agency to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the license or permit.

Response: See attached cover sheet.

- R. A completed CT DEP reporting form (such form and instructions provided with these forms) whereby the Agency or its designated agent shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with Section 22a-39-14 of the Regulations of Connecticut State Agencies.

Response: See attached CT DEEP reporting form.

- S. Submission of the appropriate filing fee based on the fee schedule established in Section 15-22 of Town Code of Ordinances (fee schedule attached).

Response: The appropriate fee has been submitted.

- T. The applicant shall certify whether:

- a. any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality;
- b. traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
- c. sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality; or
- d. water runoff from the improved site will impact streets or any other property within the adjoining municipality.

Response: The subject parcel is not within 500 feet of an adjoining municipality and this project will not affect any neighboring municipality per the above mentioned items.

- U. If the Agency deems that a peer review of any information submitted by the applicant is warranted, the applicant will be required to pay the cost of that peer review prior to a final decision. Pursuant to Section 22a-22a(e) of the Connecticut General Statutes, the Agency may require a filing fee to be deposited with the Agency in an amount sufficient to cover the

reasonable cost of reviewing and acting upon the application including, but not limited to, the cost of peer reviews of information submitted by the applicant.

Response: This possibility has been noted.

- V. Any other information the Agency deems necessary to understand exactly what the applicant is proposing.

Response: This documents within this application package have addressed comments received from the Agency thus far.

PART II

- A. All wetland boundaries on the property shall be identified by a soil scientist using blue survey tape and located by a Licensed Land Surveyor; the soil scientist shall consecutively number the survey tapes that mark boundary lines of all wetlands on the subject property; the survey tape shall be located by a Licensed Land Surveyor using field survey techniques and each tape location and number shall be plotted onto the site plan.

Response: The wetland boundary was flagged by a soil scientist and located by a licensed land survey in January 2020. See enclosed plans.

- B. All watercourses identified on the property shall be located and accurately identified on the site plan to the satisfaction of the Agency or its designated agent.

Response: There are no known watercourses on the subject property.

- C. In the situation where an upland review area may extend onto the subject property due to the likelihood of the presence of wetlands or watercourses on a neighboring property, then one of the following shall occur.

1. preferably, permission to identify and survey the wetlands boundary or watercourse limits from the neighboring landowner shall be sought by the applicant; in which case if permission is granted, then the wetlands boundary and/or watercourse identification processes as presented in A and B above shall apply; or
2. alternatively, a best-educated approximation method utilizing resource maps and other interpretive techniques shall be taken to approximate the wetlands boundary or watercourse limits on the neighboring property and the limits of the regulated area on the subject property; the person responsible for approximating such boundaries and limits shall provide a report on the rationale used in approximating such boundaries and limits.

Response: Wetland limits from neighboring properties were identified and confirmed by a soil scientist in January 2020. These areas were taken into account when producing the upland review area.

- D. A written report by the soil scientist that includes the names of the applicant and project, the location of and limits of the property investigated, the dates of the soil investigations,

certification that the mapping of soil types is consistent with the categories established by the national Cooperative Soil Survey of the USDA Natural Resources Conservation Service, a description of each soil mapping unit investigated, the set of the consecutive numbers used on the survey tapes to identify the wetland boundaries, and a certified statement that the wetland boundaries and the mapping of soil types appearing on the site plan are, to the best of the soil scientist's knowledge, true and accurate.

Response: See attached Wetland Assessment prepared by All-Points Technology.

E. A map of sufficient scale shall be submitted indicating each surficial drainage area influencing each distinct wetland area or watercourse on the property.

Response: See Sheet CG101 within the enclosed plans.

F. A wetlands and/or watercourses report, prepared by a qualified person, that contains a written description for each distinct wetland area and watercourse on the subject property, including, but not limited to wetland and watercourse characteristics related to physical features, vegetation, wildlife, ecological communities, wetland/watercourse functions and values, its/their relationship to adjacent upland areas, and effects of the proposed activity on these wetlands and watercourse characteristics.

Response: See attached Wetland Assessment prepared by All-Points Technology.

G. A site plan at a scale of 1 inch = 40 feet, or at a scale that exhibits greater detail, prepared by a professional engineer, land surveyor, architect or landscape architect licensed by the state or by such other qualified person indicating the following:

1. the location and limits of all wetlands, watercourses and upland review areas;
2. the proposed alterations and uses of wetlands, watercourses and upland review areas;
3. all proposed activities on the property (e.g. grading, filling and excavation of the land, removal of vegetation, surface and subsurface measures to manage the drainage of water, construction or placement of structures, landscaping, outdoor lighting) and existing and proposed conditions in relation to wetlands and watercourses, including activities and/or conditions located outside of the regulated area(s) that may have an impact on wetlands and/or watercourses; the details of any proposed outdoor lighting shall be shown on a separate lighting plan which also represents the estimated levels of light extending beyond the proposed source(s) of light;
4. the land contours;
5. the locations of other prominent features such as bedrock outcrops, stone walls, old woods roads, existing structures and drives, and trees deemed by the Agency or its designated agent to be of noteworthy value; and
6. the boundaries of land ownership for the subject land and for the abutting properties along with the names of all such landowners.

Response: See enclosed plans for existing and proposed conditions.

- H. A written description of the alternatives considered and subsequently rejected by the applicant and why the alternative set forth in the application was chosen with all such alternatives diagrammed on a separate plan or drawing.

Response: See attached Alternate Plan – Less Impact. This alternate proposed spot repair of pavement verse full depth pavement repair within the limit of work which would result in less disturbance in the regulated area. However, full depth pavement repair was ultimately chosen due to the poor condition of the existing asphalt. It should be noted the selected plan does not disturb additional pervious areas than the alternate and only additional disturbance to existing impervious areas.

See attached Alternate Plan – More Impact. This alternate proposed more disturbance in the regulated area via a second proposed building addition. This alternate was ultimately rejected and only a singular addition was selected after the design team was able to successfully rearrange the existing interior space to meet the client needs.

- I. A written description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application and for each alternative.

Response: See attached Wetland Assessment prepared by All-Points Technology.

- J. A written description of the management practices and other measures designed to mitigate the impact of the proposed activity.

Response: See attached Wetland Assessment prepared by All-Points Technology.

- K. A written description of the intended or required physical and chemical characteristics of any fill material proposed within the regulated area.

Response: Fill around the proposed building foundation will be structural fill meeting all physical properties required to withhold the anticipated building loads. This material will not contain significant silt content and will 3" minus in size with less than 10% of material passing the No. 200 sieve. General fill will be used in all other areas of the site. Any imported fill will be 'certified clean fill'.

- L. Goals and objectives which shall be demonstrated in the application:

1. for just those targeted watersheds identified within subsection 1 under the definition of "upland review area" found within Section 2.1 of the regulations, the land use proposal related to the proposed regulated activity should not result in the effective impervious surface coverage exceeding ten (10) percent on the subject property; public road reconstruction projects within established public right-of-ways are exempt from the goal and objective within this subsection; and
2. the land use proposal should be brought into existence utilizing the following policy as expressed in the following hierarchy:

- a). avoid encroachment into all regulated areas;
- b). avoid encroachment into all wetlands and watercourses;
- c). avoid encroachment into any wetland and watercourse that exhibits multiple wetland and watercourse functions that are of high value;
- d). avoid encroachment into any wetland and watercourse that exhibits multiple wetland and watercourse functions that are of moderate value;
- e). avoid encroachment into any wetland and watercourse that exhibits one wetland and watercourse function that is of high value;
- f). avoid encroachment into any wetland and watercourse that exhibits one wetland and watercourse function that is of moderate value;
- g). avoid encroachment into any wetland and watercourse that exhibits one wetland and watercourse function of low value; and
- h). encroachments that cannot be avoided must be minimized.

Response: Impervious coverage is decreased in the proposed condition. Encroachment into the upland review area is limited to previously disturbed areas and no encroachment into the wetlands is proposed.

- M. A written summary of how the proposal complies with the environmental policies contained within the Town of Glastonbury's adopted and in-force Plan of Conservation and Development (<http://www.glasct.org/index.aspx?page=122>).

Response: See attached PoCD Summary.

- N. The Agency may require applicants and/or Permittees to develop and implement a water quality testing program (before and after development) that assesses the impacts or affects on downgradient wetlands and/or watercourses from the land use associated with the regulated activity; the results from such a required water quality testing program are solely intended for the collection and analysis of data for educational and scientific purposes.

Response: This possibility has been noted.

Sincerely,

Langan CT, Inc.



Katy Gagnon, P.E.
Senior Project Manager

ALTERNATE CONSIDERED - LESS IMPACT

GENERAL NOTES

- EXISTING INFORMATION OBTAINED FROM A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", WELLES TURNER MEMORIAL LIBRARY, DATED OCTOBER 9, 2019, AND PREPARED BY LANGRAN.
- WETLANDS TAKEN FROM A MAP ENTITLED "SURVEY PLAN", WELLES TURNER MEMORIAL LIBRARY, PROPERTY DATED APRIL 15, 1997, AND PREPARED BY ARBONIES KING VLOCK.
- ACCORDING TO THE "FLOOD INSURANCE RATE MAP" PRODUCED BY FEMA FOR HARTFORD COUNTY, CONNECTICUT, MAP NUMBER 9903030508F, EFFECTIVE SEPTEMBER 28, 2008, THE SITE IS IN ZONE X UNSHADED, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD.
- BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM TSKP ARCHITECTS IN OCTOBER 2019.

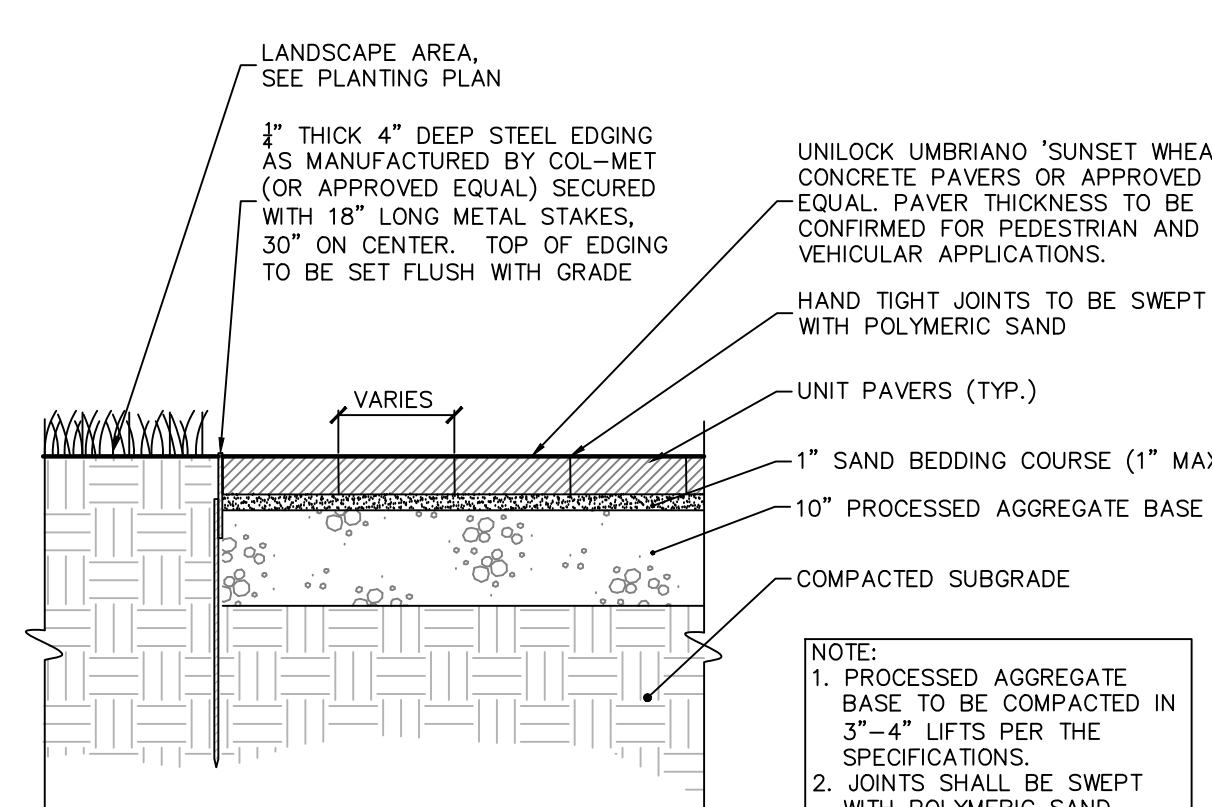
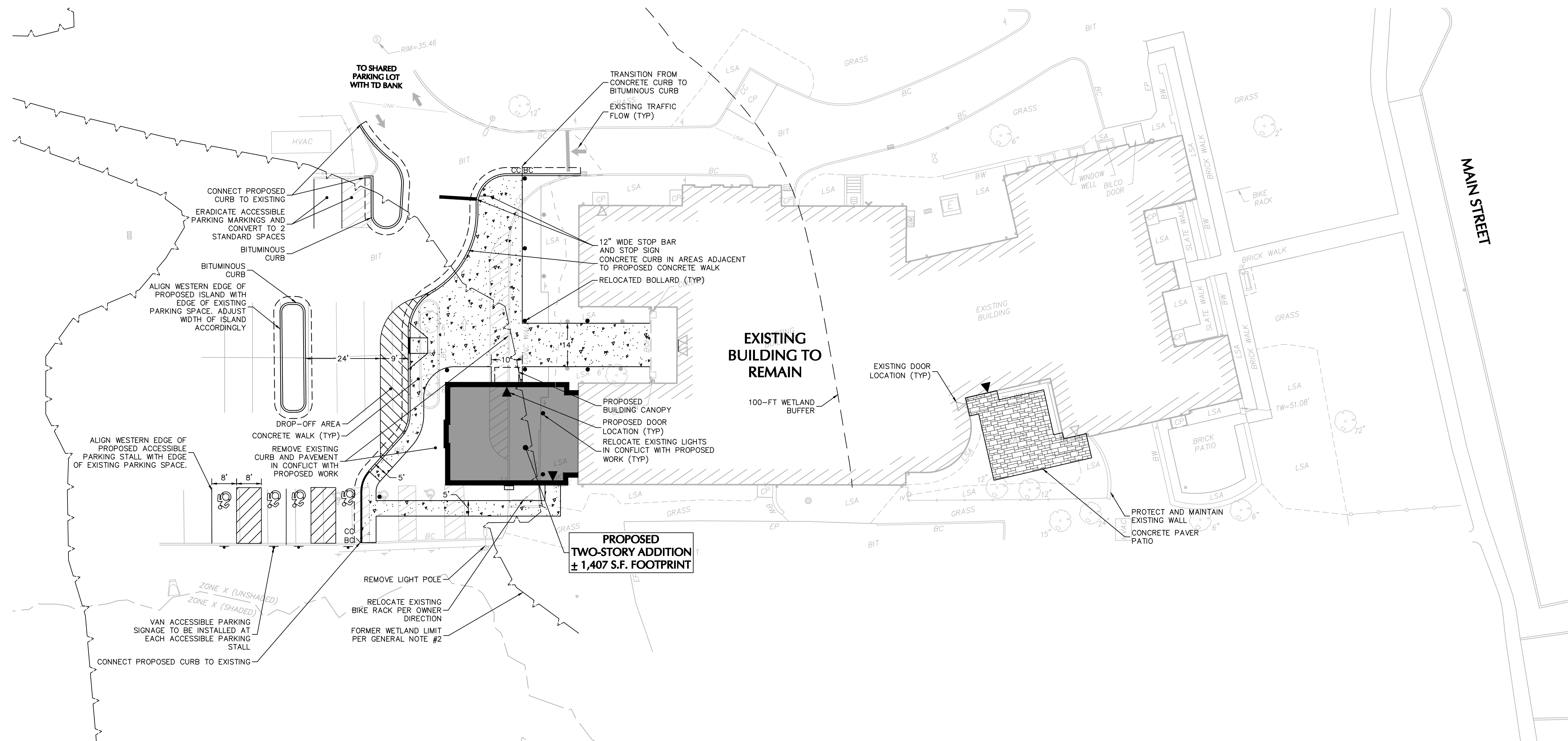
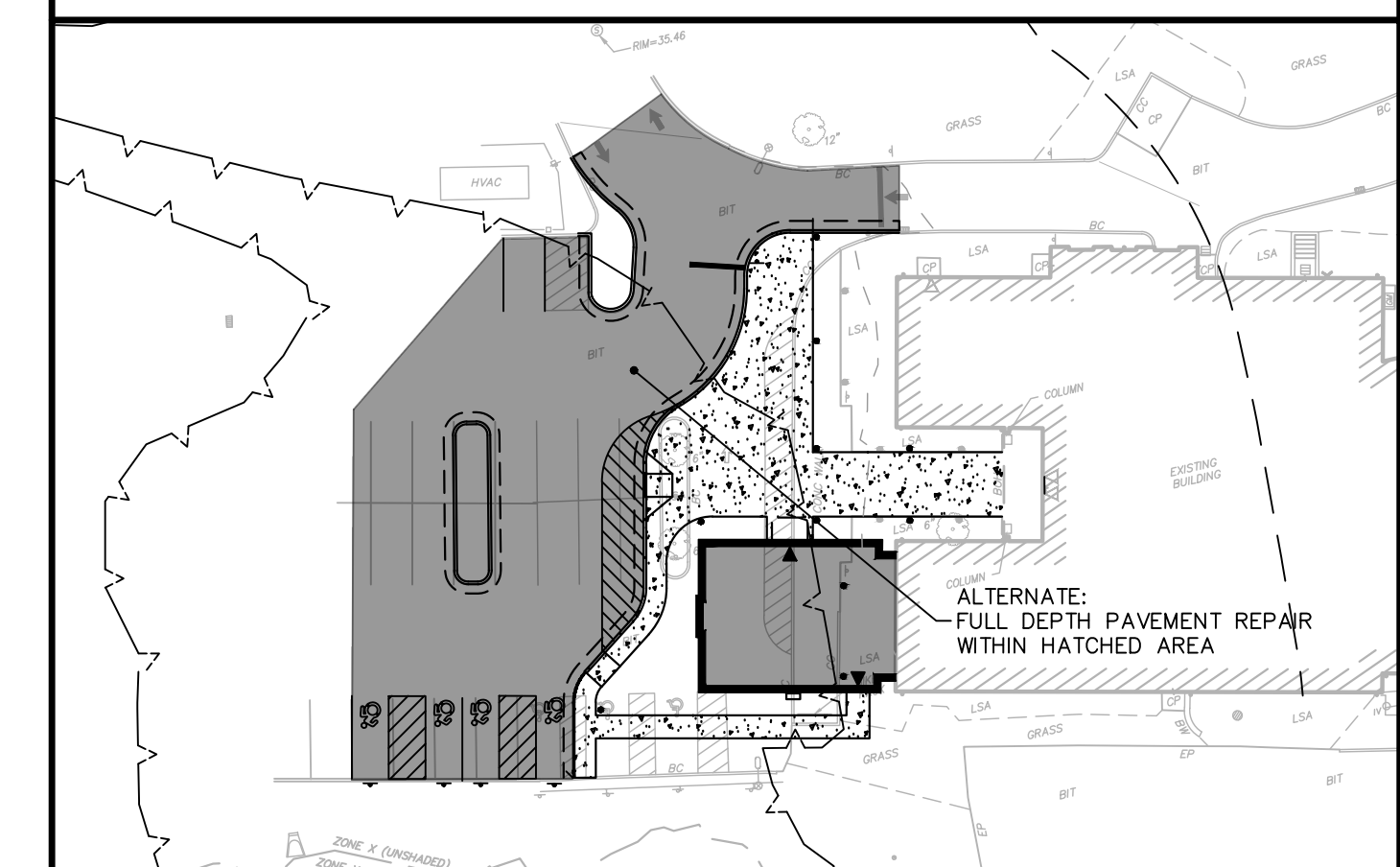
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
BUILDING LINE		
BUILDING DOOR		
CURB LINE		
CONCRETE PAVER		
LANDSCAPE AREA		
LIGHT POLE		
SILT FENCE		
CONSTRUCTION FENCE		
LIMIT OF DISTURBANCE		
SOIL TYPE BOUNDARY		
EXISTING INLET PROTECTION		
PROPOSED INLET PROTECTION		
CONSTRUCTION ENTRANCE		
TEMPORARY SOIL STOCKPILE		
WETLANDS LIMIT		

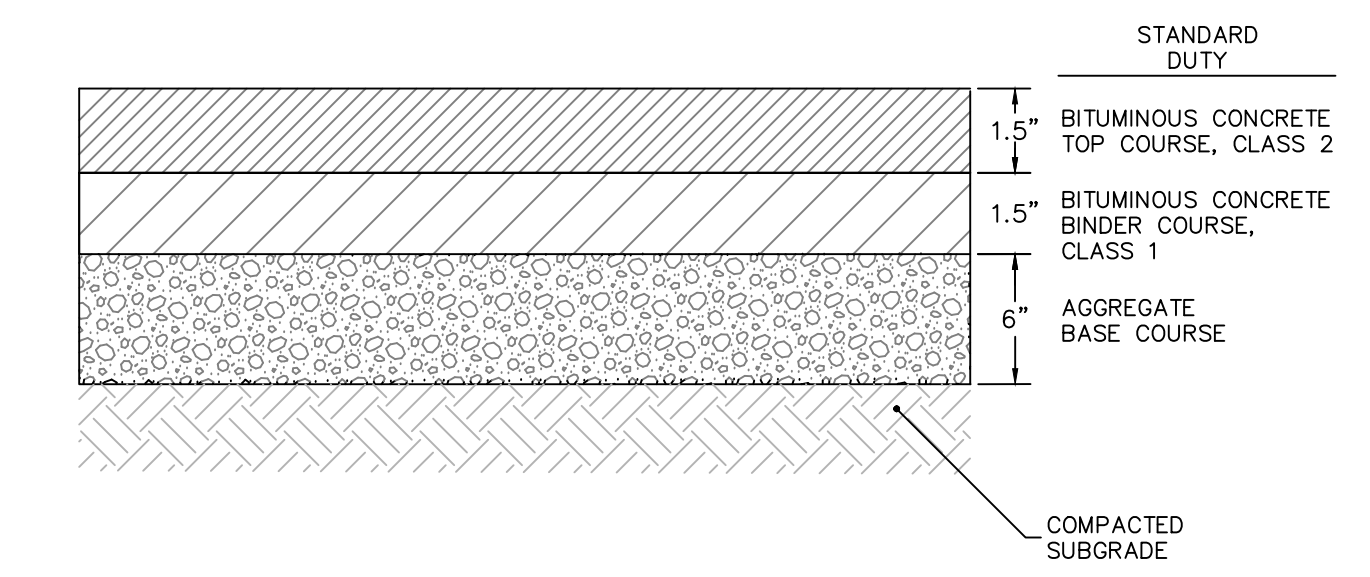
KEY MAP



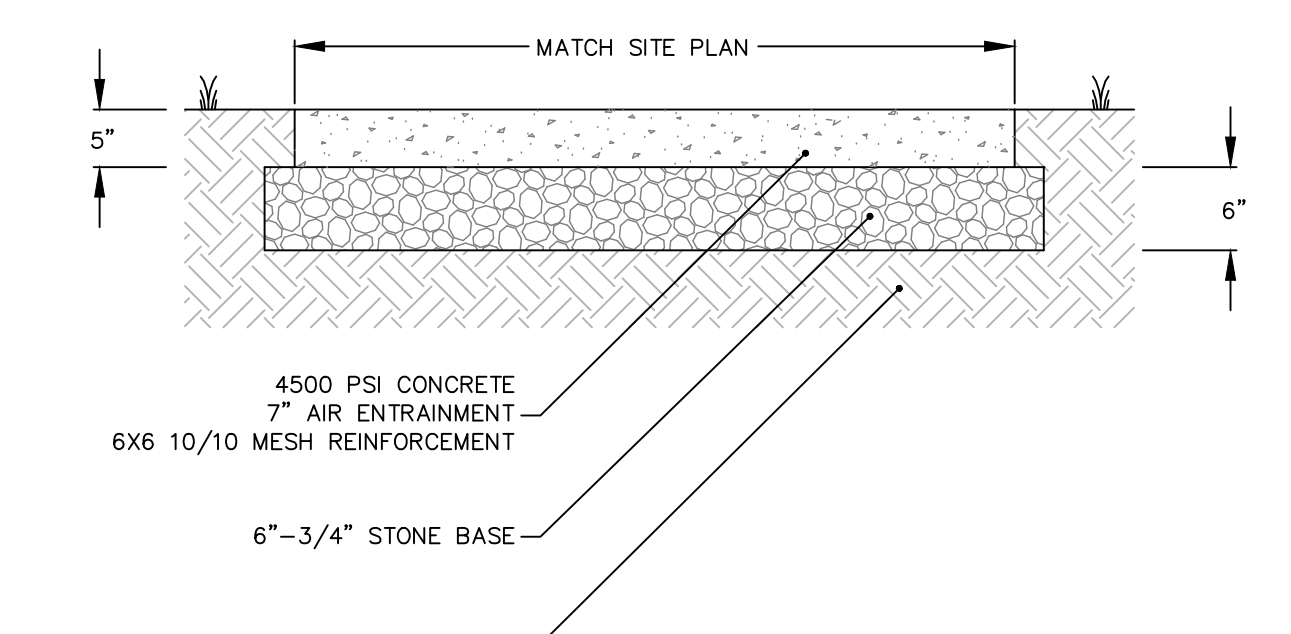
ALTERNATE - PAVEMENT REPAIR



CONCRETE PAVERS
N.T.S.



BITUMINOUS CONCRETE PAVEMENT SECTION
N.T.S.



CONCRETE SIDEWALK
N.T.S.

- NOTES:**
- PROVIDE BITUMINOUS CONCRETE PAVEMENT AS INDICATED ON THE SITE PLAN.
 - BITUMINOUS CONCRETE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 816 SECTION 4.08, LATEST REVISION.
 - PROCESSED AGGREGATE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 816 SECTION 3.04, LATEST REVISION.

- NOTES:**
- ALL CONTROL JOINTS TO BE SAWN CUT.
 - SIDEWALKS TO COMPLY WITH TOWN STANDARDS WHERE APPLICABLE.
 - EXPANSION AND CONTROL JOINTS SHALL BE INSTALLED PER LAYOUT AND DIMENSIONING PLANS. IF NOT SPECIFICALLY DETAILED MAXIMUM SPACING OF JOINTS SHALL BE AS FOLLOWS:
EXPANSION - 20 FT.
CONTROL - 6 FT.
 - CONTRACTION JOINTS SHALL BE SPACED EQUAL TO THE WIDTH BUT SHALL NOT EXCEED 6 FT. CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
 - SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK.

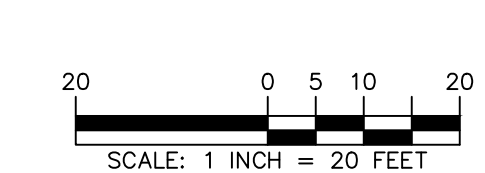
GLASTONBURY WELLES TURNER LIBRARY
2407 MAIN ST, GLASTONBURY CT 06033

SCHEMATIC DESIGN

DRAWING TITLE
SITE PLAN

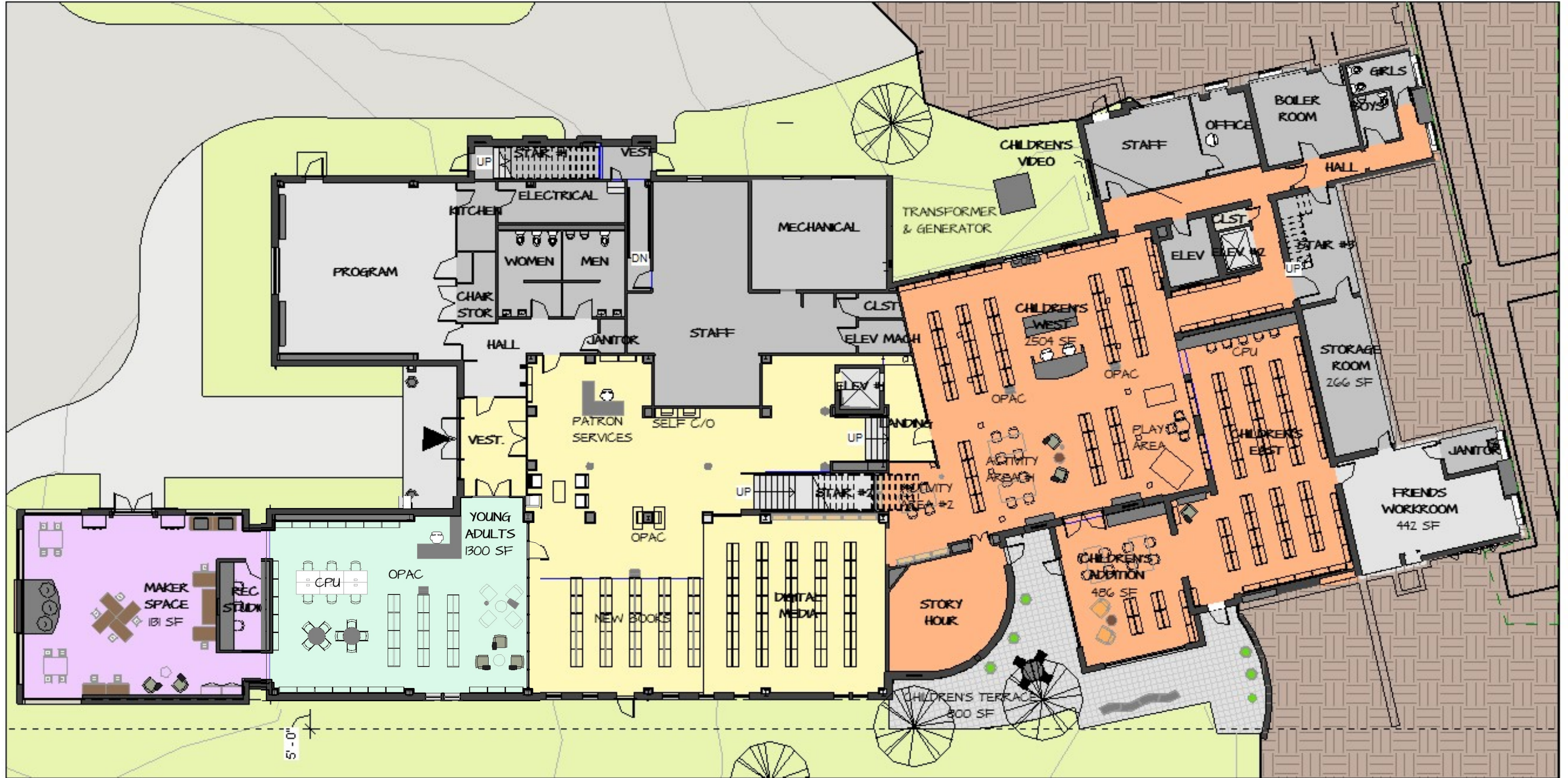
STATE PROJ. NO.	
PROJ. NO.	140212701
SCALE	1"=20'
DATE	10/18/2019
DRAWN BY	AG
APPROVED BY	KEG

CS101



ALTERNATE CONSIDERED - MORE IMPACT

Space Planning | Two Additions - Level 1 Plan



Space Planning | Two Additions – Court View





Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street – 3rd Floor, Hartford, CT 06106*

PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

- DATE ACTION WAS TAKEN (enter one year and month): Year _____ Month _____
- ACTION TAKEN (enter one code letter): _____
- WAS A PUBLIC HEARING HELD (check one)? Yes _____ No _____
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): Glastonbury
Does this project cross municipal boundaries (check one)? Yes _____ No
If Yes, list the other town(s) in which the action is occurring (type name(s)): _____
- LOCATION (see directions for website information): USGS Quad Map Name: Glastonbury or Quad Number: _____
Subregional Drainage Basin Number: Hubbard Brook 4007
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Town of Glastonbury
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): Welles Turner Library, 2407 Main St, Glastonbury CT 06033
Briefly describe the action/project/activity (check and type information): Temporary _____ Permanent
Description: Addition and Renovation onto Library
- ACTIVITY PURPOSE CODE (enter one code letter): E
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 1, 2, 10, 12
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
- UPLAND AREA ALTERED (type in acres as indicated): 0.44 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

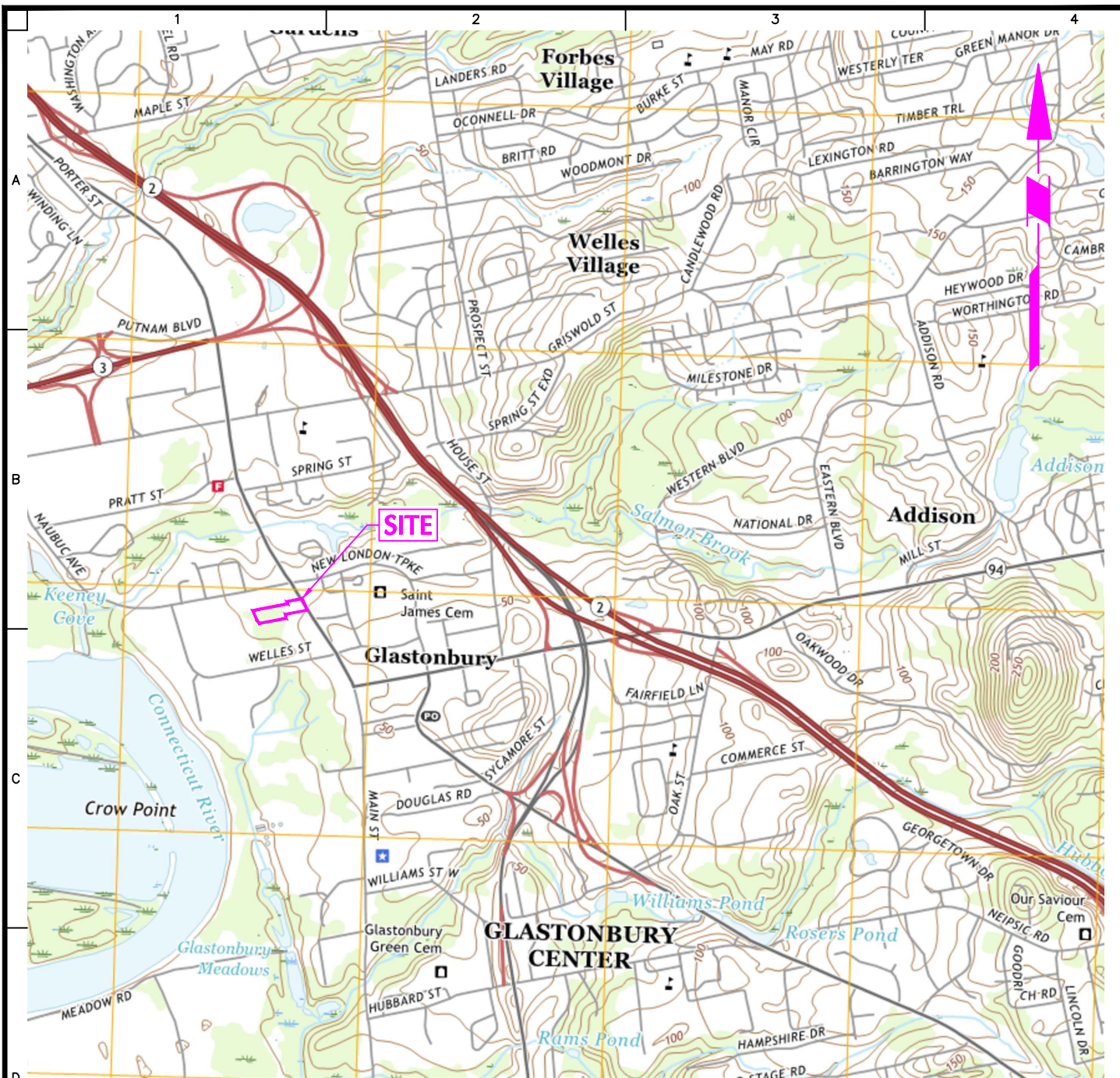
DATE RECEIVED:

PART III: To Be Completed By the DEEP

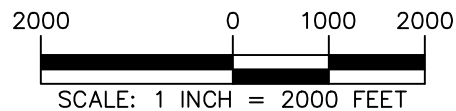
DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



REFERENCE: USGS 7.5-MINUTE MAP
 FOR GLASTONBURY, CONNECTICUT,
 U.S. GEOLOGICAL SURVEY, DATED
 2018



LANGAN

Langan CT, Inc.
 555 Long Wharf Drive
 New Haven, CT 06511

T: 203.562.5771 F: 203.789.6142 www.langan.com

Project
**GLASTONBURY WELLES
 TURNER LIBRARY**

2407 MAIN ST
 GLASTONBURY CONNECTICUT

Drawing Title
**USGS LOCATION
 MAP**

Project No.
 140212701
 Date
 05/01/2020
 Drawn By
 KW
 Checked By
 KMS

Drawing No.
FIG. 1
 Sheet 1 of 1

List of Abutters

Information accessed via Town GIS on April 30, 2020

Subject Property:

GIS Parcel ID: 41402407 & 41400046A
Property Address: 2407 Main Street
Owner: Town of Glastonbury
Co-Owner: Welles Turner Library
Mailing Address: PO BOX 6523
Glastonbury, CT 06033

Abutters:

GIS Parcel ID: 41402461
Property Address: 2461 Main Street
Owner: TD Bank North NA
Mailing Address: 380 Wellington Street
London, ON N6A 5B5 Canada

GIS Parcel ID: 41402389
Property Address: 2389 Main Street
Owner: Cardon Company, LLC
Mailing Address: 2389 Main Street
Glastonbury, CT 06033

GIS Parcel ID: 41402341
Property Address: 2341-2355 Main Street
Owner: Main Street Glastonbury 2341 LLC
Mailing Address: 312 Murphy Road
Hartford, CT 06114



POCD Summary
Glastonbury Welles Turner Library

Town-Wide Policies

1. Open Space
 - Site is previously developed
 - Proposed project maintains limits of existing pavement
 - Proposed plantings are native and/or adaptive species
2. Housing
 - Policy does not apply to municipal library project
3. Transportation
 - Proposed project improves drop-off area behind library. Proposed project improves book drop to allow for “drive up” access.
 - Site already has sidewalk along its road frontage that is being maintained
 - Proposed project includes bike racks to encourage non-vehicular travel to the site
 - Proposed project reduces the number of parking spaces on site, but still conforms to town requirements
4. Education
 - Expansion and renovation of town library is consistent with Town’s desire to expand educational uses
 - Proposed project includes a “Maker Space” which is intended to compliment the Town’s public education programming
5. Stormwater
 - Proposed project reduces impervious coverage on the site
 - Site has an existing sediment chamber, designed in accordance with Town requirements
 - Project is consistent with the MS4 General Permit
6. Commercial Development
 - Policy does not apply to municipal library project
7. Transmission Facilities
 - Policy does not apply to municipal library project
8. Agriculture
 - Policy does not apply to municipal library project
9. Historic Preservation
 - The proposed project is not located within a designated historic district nor has the building been designated historic.
 - The proposed project extends the life-cycle of the existing building to serve its patrons into the future.
 - With deference to the original building, which was constructed on the site of the former farmhouse of the library’s original benefactor, Harriet Welles Turner Burnham, the

POCD Summary

Glastonbury Welles Turner Library

proposed additions are designed with historical and traditional elements that carefully knit the building into the existing contextual fabric of the town.

10. Sustainability

- **Building Reuse.** Renovation projects are inherently sustainable because they extend the life-cycle of buildings and conserve resources, reduce waste and reduce environmental harm. This project reuses 95% of the building based on exterior surface area.
- **Recycled Content.** The project selects materials with recycled content such that the sum of postconsumer recycled content plus ½ of the preconsumer content constitutes at least 10% of the total value of materials in the project based on cost.
- **Ultra-cool Roof.** The addition roof meets Energy Star requirements for reflectivity and emissivity to minimize impacts on micro climates and human wildlife habitats. Proposed project generally matches existing paved areas and decreases the amount of impervious coverage on the site.
- **Parking is reduced and bike racks are provided to promote non-vehicular travel to the library.**
- **Water use is reduced.** Proposed plantings are native and/or adaptive species, no irrigation is proposed.
- **Sustainably harvested wood.** 50% or more of the wood based products used in the project are certified according to the Forest Stewardship Council's principles.
- **Low-emitting materials.** Materials are selected to reduce off gassing of chemical contaminants that can damage air quality, human health, productivity and the environment. At least 75% of paints and coatings meet VOC emissions evaluation and 100% meet VOC content evaluation.
- **Increased Ventilation.** This project is providing additional outdoor air ventilation to renovation areas that are currently underserved. Fresh air improves occupant comfort, well-being, and productivity.

11. Town Center

- The addition and revitalization of the library promotes and encourages continued and potential growth of users, strengthening the town center
- Elements of the proposed project correspond to Universal Design precepts, such as making the Main Street pedestrian entrance accessible and enlarging the foyer of the Children's area to accommodate stroller parking. Also, providing age-appropriate stack heights in the children's area.

Planning Area 4 – Town Center Policies:

POCD Summary

Glastonbury Welles Turner Library

1. Residential and Mixed-Use
 - Policy does not apply to municipal library project
2. Historic Preservation
 - The proposed project is not located within a designated historic district nor has the building been designated historic.
 - The proposed project extends the life-cycle of the existing building to serve its patrons into the future.
 - With deference to the original building, which was constructed on the site of the former farmhouse of the library's original benefactor, Harriet Welles Turner Burnham, the proposed additions are designed with historical and traditional elements that carefully knit the building into the existing contextual fabric of the town.
3. Transportation
 - Proposed project improves drop-off area behind library. Proposed project improves book drop to allow for "drive up" access.
 - Site already has sidewalk along its road frontage that is being maintained
 - Proposed project includes bike racks to encourage non-vehicular travel to the site
 - Proposed project reduces the number of parking spaces on site, but still conforms to town requirements
 - Site is ADA compliant
4. Economics
 - The addition and revitalization of the library promotes and encourages continued and potential growth of users, strengthening the town center
5. Public Facilities
 - Site is currently owned by the town and a public facility
6. Streambelts, Greenways, Open Space and Natural Resources
 - The proposed project does not create new park space, but it does propose a new outdoor area adjacent to the children's section to enhance the experience and to make outdoor learning more engaging
7. Stormwater Management
 - Proposed project reduces impervious coverage on the site
 - Site has an existing sediment chamber, designed in accordance with Town requirements