

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, MAY 28, 2020**

The Glastonbury Conservation Commission (Inlands Wetlands & Watercourses Agency), along with Mr. Tom Mocko, Environmental Planner, in attendance held a Regular Meeting *via ZOOM video conferencing*.

ROLL CALL

Commission Members-Present

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

Commission Members- Excused

Dennis McInerney, Vice-Chairman

Chairman Harper called the meeting to order at 7:05 P.M.

Chairman Harper welcomed the public and the applicants to the Commission's first Zoom meeting. She stated that the Commission has added a citizens' comment section to the agenda. Chairman Harper then introduced the commissioners and stated that the Commission will welcome public comment after each application has been presented and comments should be kept under 2 minutes. Chairman Harper also informed that public comments not pertaining to the agenda will be presented later.

I. FORMAL ACTION & RECOMMENDATION

Application of the Town of Glastonbury for: an inland wetlands and watercourses permit; and a recommendation to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review – Glastonbury Welles-Turner Memorial Library Additions and Renovations project – 2407 Main Street and Assessor's Lot W-46A Main Street – Reserved Land Zone and Flood Zone – TSKP Studio, LLC, Architect – Langan, Site & Civil Engineer

Mr. Jesse Saylor of TSKP Architects presented a slide show detailing the library expansion. The first slide was a rendering of the first floor and the maker space. Mr. Saylor explained that the maker space is an exciting new initiative for the Town and it will allow the public to have access

and share equipment and collaborate on projects. Mr. Saylor highlighted the area of the children's library and terrace and explained that there will be a hardscape space and daylight from the terrace. The juvenile section will have more space for activities and the young adult section has been relocated. Mr. Saylor presented the second slide which was a rendering of the second floor. He highlighted the multi-use space that will also double as an assembly space for presentations and lectures. Mr. Saylor informed the Commission that the path shown on the first-floor slide has been eliminated and no longer poses a problem regarding snow removal.

Ms. Kathryn Gagnon of Langan Engineering gave a brief overview of the slides and the presented material. She highlighted the 1300 square foot addition and reiterated that the sidewalk has been eliminated. She also stated that there would be no encroachment to the wetlands and the renovation plans will not touch the parking lot to the west. She also explained that the dumpster will remain and the work will be limited to the immediate project area as shown on the slide.

Ms. Gagnon also noted that the proposed project reduces impervious coverage on the site and also pointed out that the site has an existing sediment chamber. She also highlighted the overflow drains in the paver patio located near the children's area and the new generator pad which is located west of the dumpster. Ms. Gagnon informed the Commission that the English ivy has been eliminated from the plans and explained that mostly native plants will be used. She also noted that additional landscaping will be at the main entrance.

Mr. Saylor presented a slide detailing the lighting plan and stated that there are sustainability initiatives throughout the project. The sustainability summary includes building reuse which extends the life cycle of a building and reduces waste. The project increases daylighting and views with a new skylight and new windows added to the 1960s addition. Ten percent of the material used is recycled. The ultra-cool roof minimizes impacts on microclimates. Bike racks are provided to promote non-vehicular travel to the library. Water use is reduced by selecting adaptive plant species as well as no irrigation is proposed in the project. Sustainably harvested wood is used as well as low VOC paints and increased ventilation, LED lighting, and a snow melt system that also improves air quality. Mr. Saylor concluded the slide presentation.

Commissioner Temple asked if there was a recommendation to make any improvements to the sediment chamber. Ms. Gagnon replied no. Commissioner Temple then asked about the runoff numbers. Ms. Gagnon said she was not sure about the runoff. Mr. Mocko stated that the runoff goes to the north and then to the west.

Commissioner Kaputa asked about the snow melt system and wanted to confirm that it was a heated sidewalk. Mr. Sacchitella, Town of Glastonbury Building Superintendent, replied yes and explained that it is a tubing system similar to the one in Town Hall and added that it is performing well. Chairman Kaputa then inquired if it is controlled by a thermostat. Mr. Sacchitella replied yes.

Commissioner Kaputa asked if there was a moisture sensor. Mr. Sacchitella replied yes and said it was about the size of a hockey puck and can be seen at Town Hall. Commissioner Kaputa

inquired about why the landscape plans were not finalized. Mr. Sacchitella explained that the Beautification Committee wanted the design scaled back for easier maintenance but hopes to have a finalized version tomorrow. Commissioner Kaputa asked if there was a plant species list. Mr. Saylor replied that it is in the packet. Commissioner Kaputa added that the Commission has seen things they would not agree with like invasive plants. Secretary McClain stated that they do not have a final plan unless they know what they are sending to Beautification. Commissioner Kaputa stated that, if they are introducing new plant species, this is something the Commission needs to see. Secretary McClain thanked the applicants for their detailed presentation and inquired if there can be an education piece with a sign “Did you know how the Welles-Turner Memorial Library is helping the environment?” She suggested that the answer can include a description of the cool roof and other sustainable features. Commissioner Shea inquired, if it “goes to Beautification, does it come back to us?” Chairman Harper stated that, once the Commission passes it, they are done with it. Commissioner Davis inquired if they can pass the application conditionally. The Commission members deliberated the matter and decided that they would not hold up the application and instead give conditional approval. Chairman Harper complimented the Commission members on their solution. With no members of the public present for comment, Chairman Harper closed the public hearing.

Motion by: Secretary McClain

Seconded by: Commissioner Kaputa

MOVED, that the Inland Wetlands and Watercourses Agency grants to the Town of Glastonbury an inland wetlands and watercourses permit allowing for numerous activities within the wetlands’ upland review area associated with the proposed additions and renovations at the Welles-Turner Memorial Library at 2407 Main Street, in accordance with plans and application materials on file in the Office of Community Development, and in compliance with the following conditions:

1. 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. 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.
2. 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.
3. 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.

4. Once the Community Beautification Committee and the Town Plan & Zoning Commission have approved the landscape plans, then the Environmental Planner shall review said approved landscape plans and be authorized to require any plant species substitutions that are consistent with the Conservation Commission and Inland Wetlands and Watercourses Agency's policies regarding invasive species and native species.

Chairman Harper invited Ms. Barbara Bailey, Director of the Welles-Turner Memorial Library to speak. Ms. Bailey stated that she likes Secretary McClain's suggestion of an educational feature.

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

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 12 Special Permit with Design Review concerning the Town of Glastonbury's proposed additions and renovations at the Welles-Turner Memorial Library located at 2407 Main Street, in accordance with plans and other submitted materials on file in the Office of Community Development, and in compliance with the following conditions:

1. 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. 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.
2. 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.
3. 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.
4. Once the Community Beautification Committee and the Town Plan & Zoning Commission have approved the landscape plans, then the Environmental Planner shall review said approved landscape plans and be authorized to require any plant species substitutions that are consistent with the Conservation Commission and Inland Wetlands and Watercourses Agency's policies regarding invasive species and native species.

II. INFORMAL DISCUSSION

Proposed Redevelopment of 103 House Street into 17 residential Townhomes within three buildings and its related infrastructure on 1.05 acres – Town Center Zone – Alter &

Pearson, LLC – Megson, Heagle & Friend, C.E. & L.S., LLC – Coleman Associates, LLC, applicant/landowners

Ms. Meghan Hope, attorney with Alter and Pearson, LLC presented a series of slides. Ms. Hope outlined that Mr. Russell Beitman, property owner and developer, is looking to construct 17 new townhomes. She explained the new units will be either 3 stories or a mix of 1 and 2 stories. Ms. Hope stated that Mr. Beitman's father purchased the property in 1967. Ms. Hope also explained that the developer now wants to create something new and complimentary to the existing units. She further noted that the townhomes are the most desirable units with the least amount of turnover. Ms. Hope added that they see a real need for townhome rentals in Glastonbury. Ms. Hope indicated that the buildings in yellow will be demolished, including the garage. She also stated that, since the development is located in the center of town, it will require a special permit.

Mr. Jonathan Sczurek, Professional Engineer at Megson & Heagle C.E. & L.S., LLC, presented the next slides. He explained that they will access the existing driveway, which is one way traffic, and will convert it to two-way traffic. Mr. Sczurek explained that this road will serve the existing Colonial Village units and the new townhomes. He reiterated that there will be 17 new townhomes and highlighted that there will be 6 buildings on the east and west side and 5 to the south. Mr. Sczurek also pointed out that there will be an outdoor garage space as well as 6 visitor spaces in the center of the site. He also outlined that the roof drain has been relocated and explained that it overflows and connects to the Town drainage system. Mr. Sczurek also added that all these structures will support drainage and they will monitor the ground water. He also noted that all buildings are connected to public sewer and water. Mr. Sczurek then stated that the basin to the south side near the Nutmeg State Financial Credit Union building is functioning well and it does not appear to have a wetland function.

Ms. Hope highlighted the landscape and lighting plans on the slide. She explained that the Beautification Committee approved the application with changes, which stipulate that they remove the white pine. Ms. Hope stated that they removed the white pine from the plans and replaced it with red maples in the front and in the parking area to help shade the property. She also noted that the plans include shrubs and foundation plantings in front of the buildings. Ms. Hope then moved on to the lighting plan, which will include eight LED light poles to make the residents feel safe. She also noted that the plans include sidewalk connectivity along House street, giving the residents a side walk connection. Ms. Hope also stated that there will be an area for recyclables.

Commissioner Davis inquired about the 12 visitor parking spaces and asked why does it appear to be 18. Ms. Hope explained that they are turning the area into a two-way drive and relocating spaces. Commissioner Davis also asked if the impervious calculations will be included in the charts. Mr. Sczurek replied that they will include it. Commissioner Kaputa asked what the impervious percentages will be. Mr. Sczurek replied 61 percent. Commissioner Kaputa then inquired what percentage is it currently. Mr. Sczurek replied about 24 percent. Commissioner Kaputa stated that he is happy to see the sidewalks. Commissioner Davis also agreed about the favorability of the sidewalks.

Secretary McClain stated that she appreciates the sustainability elements and inquired if they can add bike racks and an EV charger along the way. Ms. Hope replied that they can look at that and added that the garage units are on the first floor. She also stated that they can include floor plans to show the space. Commissioner Davis stated that bike racks are useful for visitors because there does not appear to be enough visitor parking spots. Chairman Harper inquired if moving the 6 parking spaces keeps the project within regulation of the number of spots. Mr. Szcurek replied that they meet the regulation for spaces and added that the 6 spots they are displacing will be made up in the new site. Commissioner Temple inquired if the 6 spots are needed on the parcel. Ms. Hope stated that the client said it was important to put the spots in a different area close to the previous area. Commissioner Temple and Commissioner Davis agreed that there seems to be a lot of parking. Mr. Beitman explained that it is a tight area and residents prefer to be close to their property.

Commissioner Temple inquired about where the snow would be stored. Mr. Beitman explained that Colonial Village owns all of its snow equipment and added that they dump the snow into the grass and open space. He also stated that they plan to do the same for the new townhomes. Secretary McClain stated that she admired the aerial footprint of the garden. She also inquired if they are rentals or Condos. Ms. Hope replied that they are rentals. Secretary McClain stated that is great news.

Mr. Mocko informed the applicants that it is very likely that the area of soil near Nutmeg Credit Union contains wetlands. He explained that in that area a basin was excavated and a soil scientist would likely find that the composition of the soil is indeed wetlands soil. Mr. Mocko then explained that in Connecticut wetlands are determined by the composition of the soil. He also asked the applicants if they plan on obtaining a wetlands permit.

Commissioner Temple inquired, if the wetlands area is private property, how would the Commission treat this. The Commission members deliberated on this issue and agreed with Mr. Mocko's point that there is a concern about infiltration making it wetter on someone else's property. The Commission also agreed that the applicants should obtain permission for a soil scientist to test the area for wetlands. Ms. Hope replied that they will try to reach out to the property owner.

Secretary McClain inquired whether the proposed development considered adding solar panels. Ms. Hope stated that they can add it to the list.

Chairman Harper informed the applicants that the Commission would like more information on the following:

- Solar panels
- Infiltration
- Detailed parking chart
- Snow storage
- Bike racks
- Erosion/sediment plan
- Storm drainage plan

III. APPROVAL OF MINUTES

Regular Meeting of February 27, 2020

Motion by: Commissioner Temple

Seconded: Commissioner Shea

MOVED, that the Inland Wetlands and Watercourses Agency accepts the minutes of the regular meeting of February 27, 2020.

Result: Motion passes unanimously (6-0-0)

IV. OTHER BUSINESS

1. Chairman's Report

Chairman Harper informed the Commission that the joint meeting with the Beautification Committee will be put off until the meeting can take place in Council Chambers.

2. Environmental Planner's Report

Mr. Mocko informed the Commission that they should have received an emailed list of the most recently approved wetlands activities sent by Ms. Glynis McKenzie. Commissioner Kaputa inquired whether the first item regarding a propane tank was passed. He also inquired if it was water soluble. Mr. Mocko stated that only in extreme situations will propane move downward and that the majority of the time it moves upwards and is released into the atmosphere. Commissioner Temple stated that most towns do not consider propane an issue because it is and acts as a gas, passing out of the soil and ending up in the atmosphere. Commissioner Temple also added that in very rare cases propane poses a fire hazard underground.

Mr. Mocko updated the Commission on Edge Fitness and the neighboring property owners concerned about the mosquitos and the pathogens they bring. Mr. Mocko stated that they are really close to a resolution with the addition of a pump system that is drained down with a timer and a sensor designed to dry the wet conditions. Mr. Mocko explained that the developer is open to the idea of utilizing the pump system to fix the issues.

Mr. Mocko also informed the Commission that there is a problematic flooding situation with beavers at Smith Middle School. He stated that they need to find out if Town equipment can be used to remove the dam. Mr. Mocko then asked the Commission for two volunteers to assess the problem. Commissioner Davis and Commissioner Shea agreed to be part of this subcommittee.

Mr. Mocko informed the Commission that there has been an increase in the number of concerns and inquiries that Town Hall is receiving during the pandemic. He also stated that they are receiving about 3 pool applications a day. Mr. Mocko explained that, because of the pandemic,

people are staying home this summer and the community pools will be closed. The Commission members further discussed the increase of pool applications and mentioned that it may pose a problem during times of drought with wells possibly drying out.

Chairman Harper thanked Bobby Ashton, IT Manager for the Town for helping the Commission with the Zoom meeting. The Chairman and commissioners were in agreement that the virtual meeting was a success.

With no other business to discuss, Chairman Harper adjourned the meeting at 8:53 P.M.

Respectfully Submitted,

Nadya Yuskaev

Nadya Yuskaev
Recording Secretary