

June 10, 2020

MEMORANDUM

FORMAL ACTION & RECOMMENDATION #2 MEETING OF 06-11-20

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Tom Mocko, Environmental Planner

Re: Brief review comments and Draft Motions from the Environmental Planner re: Recommendations to the Town Plan & Zoning Commission for subdivision approval and a Section 6.8 (rear lot) Special Permit concerning the proposed 2-lot Dorothy's Place Subdivision – 181-A Main Street (west side) – Rural Residence Zone and Groundwater Protection Zone 1 – Richard F. Mihok, P.E. – Guaranteed Maintenance and Development, LLC (Paul Jacques), landowner/applicant

1. Only recommendations to the Town Plan & Zoning Commission are required by the Conservation Commission.
2. This 4.3-acre parcel contains prime farmland soil types, is completely surrounded by single family housing (in the Rural Residence and Country Residence Zones), and is comprised, solely, of deep well-to-excessively drained soils ideal for houses and septic systems.
3. No wetlands or their upland review areas exist on the site or are near the site.
4. Trees and shrubs on the site are limited to its edges/periphery due to the site's past farming activities.
5. We now have favorable memoranda (attached) from Engineering and Health based upon their detailed reviews.

TM:gfm

**DRAFT MOTION FOR RECOMMENDATIONS TO
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission subdivision approval and a Section 6.8 (rear lot) Special Permit concerning Guaranteed Maintenance and Development, LLC's (Paul Jacques) proposed Dorothy's Place (2 rear lots) Subdivision located at 181-A Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to the Health Department's memorandum dated June 8, 2020.
2. The following Agricultural Caveat shall be **boldly** noted on all plan sheets filed on the Glastonbury land records and on each plot plan for a building permit:

Agricultural Caveat

Please Note: Agricultural activities occur on properties abutting this subdivision site. Potential lot owners should be aware that these activities include use of heavy farming equipment/machines at early morning hours and weekends and application of pesticides, fertilizer and manure.

3. Dry wells shall be designed and installed to facilitate the roof runoff in order to attenuate increased flows to downgradient receiving water and provide recharge to the groundwater. Such dry well design shall appear on the site plan submitted for a building permit. An as-built statement from the contractor that constructed the dry wells shall be required for obtaining a certificate of occupancy.
4. 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
5. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
6. 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.
7. When a driveway is paved, it shall be paved the entire width in accordance with standards of Section 6.8 of the Building-Zone Regulations.



Town of Glastonbury

Health Department

MEMORANDUM

Date: June 8, 2020

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian

Re: Dorothy's Place I, 181-A Main Street

The Department has been involved in the investigation of this property since the spring of 2016. Test pits were observed May 19, 2016 and percolation tests were conducted May 20, 2016. Groundwater monitoring was not required since the soil testing occurred during the spring. The soil in the area is described as Manchester gravelly sandy loam with 3 to 15 percent slopes and Hartford sandy loam with 0 to 3 per cent slopes. Indicators of seasonal high groundwater were not detected in any of the test holes. Areas suitable for on-site sewage disposal were identified and are shown on plans revised April 27, 2020 by Richard F. Mihok, P.E.

The Department recommends approval of this proposal using on-site sewage disposal with water supplied by the MDC with the following requirements:

1. All sewage disposal systems are to be designed by a professional engineer licensed in the State of Connecticut.
2. Leach fields will be permitted only in the locations shown on the approved subdivision plan.
3. Sanitary "as-built" drawings are to be submitted to the Health Department prior to the issuance of a Certificate of Occupancy.

Revised 9-22-17

June 4, 2020

MEMORANDUM

To: Thomas Mocko, Environmental Planner
Conservation Commission

From: Daniel A. Pennington, Town Engineer / Director of Physical Services



Re: Dorothy's Place I Subdivision
181A Main Street

The Engineering Division has reviewed the construction plans and related stormwater management computations for the proposed Dorothy's Place I Subdivision located at 181A Main Street prepared by Richard F. Mihok P.E., L.S., last revised April 27, 2020 and offers the following comments:

1. The drainage computations provided by the applicant indicate that the proposed storm water features were appropriately sized to support the development and are consistent with Town standards for stormwater management.