

June 10, 2020

## MEMORANDUM

### FORMAL ACTION & RECOMMENDATION #3 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 **4-lot Dorothy's Place II Subdivision** – 180 Main Street (east side) – Rural Residence Zone and Groundwater Protection (overlay) Zones 1 & 2 – Richard F. Mihok, P.E. – **Guaranteed Maintenance and Development, LLC** (Paul Jacques), landowner/applicant

1. We now have favorable memoranda from Health and Engineering to proceed. Engineering accepts the:
  - a. Proposed 2 curb cuts and access driveways to each lot as shown on the plans;
  - b. Submitted water quality calculation for the proposed stormwater runoff mitigation measures shown on the plans; and
  - c. Said runoff mitigation measures.
2. I did not see any notes on the submitted revised plans indicating:
  - a. Any plan to control that “nasty weed” plant on the property that should be controlled (as requested at the January 16, 2020 informal review); and/or
  - b. Any specimen trees on the property that are within the land areas to be disturbed for house lot development activities (as requested at the January 16, 2020 informal review.
3. There appears to be no change with regard to the orientation of the houses on the revised plans, as suggested during the January 16, 2020 informal review.
4. The submitted soil erosion and sediment control plans and narrative, if properly implemented, should be effective during construction.
5. A wetland and upland review areas exist on the site in which are not being encroached upon. No wetlands permit is required. A private conservation easement is proposed to encumber all of the wetlands and a portion of the upland review area.

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 approval of a Section 6.8 (rear lot) Special Permit concerning Guaranteed Maintenance and Development, LLC's (Paul Jacques) proposed Dorothy's Place II Subdivision (2 frontage and 2 rear lots) located at 180 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 March 6, 2020.
2. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 foot intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal or long-lived wood posts with easement signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
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.
8. In order to protect the physical, chemical and biological characteristics of the wetlands and watercourses and water quality, the following conditions shall apply:
  - a. Pesticides and herbicides shall not be disposed of within the designated conservation easement areas;
  - b. Pesticides and herbicides shall only be applied by homeowners utilizing best management practices for integrated pest management; and
  - c. The developer agrees to recite these conditions in the deeds to the individual residential properties.
9. 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.
10. Tree stumps and blasted rock material shall not be buried at the site.
11. Prior to any action being taken by the Town Plan & Zoning Commission, the site plans shall be revised to the satisfaction of the Town's Environmental Planner in order to:
  - a. Provide a specified 3-year, invasive plant control program, especially for the species (genus species? & common name>);and
  - b. Locate the specimen trees within the lots' areas (potentially) to be disturbed for house lot construction activities.Such revisions shall be included on the plans to be recorded in the Town Clerk's Office.



# Town of Glastonbury

## Health Department

### MEMORANDUM

Date: March 6, 2020

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian *(DK)*

Re: Dorothy's Place II, 180 Main Street

The Department has been involved in the investigation of this property since the spring of 2018. Test pits were observed in the spring of 2018 and percolation tests were conducted in the fall of 2019. Groundwater monitoring was not required since most of 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 January 10, 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.
4. A pre-demolition survey and lead TCLP analysis will have to be provided to the Health Department for any structures that are to be demolished. Any lead and/or asbestos containing materials will have to be disposed of appropriately.
5. The existing well will have to be abandoned by a licensed well driller.
6. The existing septic tank and any hollow structures associated with the septic system will need to be pumped and appropriately abandoned.

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 II Subdivision  
180 Main Street

The Engineering Division has reviewed the construction plans and related stormwater management computations for the proposed Dorothy's Place II Subdivision located at 180 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.