June 19, 2020

MEMORANDUM

FORMAL RECOMMENDATION #1
MEETING OF 06-25-20

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Tom Mocko, Environmental Planner

Re: **Recommendations** to the Town Plan & Zoning Commission for a **Section 12 Special Permit with Design Review** concerning a **proposed Chase Bank building**, parking lot and related infrastructure at **109-117 New London Turnpike** – northeast corner of roundabout with Hebron Avenue – Town Center Zone – Alter & Pearson, LLC, counsel – Bohler Engineering – Glastonbury Commons Office Condominium, landowner – TPG Architecture, applicant

REVIEW: Please begin your review by perusing the narrative dated June 8, 2020 from Alter & Pearson which immediately follows this memorandum; it succinctly addresses most of the Commission's informal review comments from their November 14, 2019 meeting, plus explains the other revisions to the plans reflected in the current submittal.

The current plans were primarily revised at the direction of the Town Plan & Zoning Commission Plans Review Subcommittee; such revisions include:

a. A 5 to 6-foot shift of the proposed building to the north, which increases the green space along Hebron Avenue;
b. An up to 12-foot easterly shift in the proposed parking lot along New London Turnpike, which increases the green space accordingly along the Turnpike;
c. A relocation of the proposed outdoor condensers for the building's air conditioning from the building's west side to its east side.
d. Minor rearrangements and/or shifts of the parking lot, its spaces and the access drive from and to Hebron Avenue that all resulted from a, b and c above.

The proposed stormwater management system, now, as a result of interactions with the Engineering Department:

1.) Decreases the peak rates of discharges for a variety of storm frequencies up to a 100-year event; and
2.) Provides more than minimum stormwater quality volume required to meet the current State standards.

This is largely due to the: site's favorable soils and groundwater elevations; and incorporation of subsurface infiltration structures into the engineered plans.

The Commission should be pleased with the plan revisions of:

1. Removal of the earlier proposed Capital/Callery Pear tree(s) from the landscape plan (a cherry tree is substituted); and
2. The outdoor lighting plan now indicating the fixtures being mounted on 12-foot-high poles (and not 18-foot poles).

A memorandum from the Engineering Department expressing their review comments is expected early next week and will be emailed to you.

Draft motions and conditions of approval, likewise, will be emailed next week.

Everything submitted for this proposal appears on the calendar page of the Town's website.

TM:gfm

TO: Conservation Commission

FROM: Alter & Pearson, LLC

DATE: June 8, 2020

RE: Narrative for 109-117 New London Turnpike – Recommendation by the Conservation Commission to TPZ for §12 Special Permit with Design Review for Proposed Chase Bank

The Site is 0.94± acres (40,950± s.f.) and located at the northeast corner of Hebron Avenue and New London Turnpike within the Town Center Zone. There are no upland review areas or wetlands on the Site. The Applicant is the contract purchaser of the Site, and is proposing to raze the two (2) existing office structures and replace them with a one-story 3,511± s.f. Chase Bank along the Hebron Avenue frontage of the Site. The proposed building will be slab on grade. A bank is a permitted use in the zone following the approval of a §12 Special Permit with Design Review. The existing access point at New London Turnpike will remain, and a right-in-only, right-out-only access point is proposed along Hebron Avenue. Twenty-Eight (28) parking spaces are proposed to the rear of the building, together with a single ATM structure with canopy located within the parking lot.

Since this project was reviewed before the Commission informally on November 14, 2019, the Plans Review Subcommittee requested that the Applicant revise the Site Plan to provide additional green space along New London Turnpike and Hebron Avenue. Green space was increased along New London Turnpike by an additional 6 feet and along New London Turnpike by an additional 12 feet to 12.8 feet.

A detailed landscape plan is included in the plan set (*See Sheet C-601*), eight (8) existing street trees recently planted as part of the roundabout improvements would remain and be protected during construction, together with a tree along the eastern property line - a tree protection narrative can be found on *Sheet C-602*. The plan includes the installation of eight (8) new shade trees to the Site, including two (2) Armstrong Maples, (2) Columnar Gingkos, (1) Honeylocust and (3) American Lindens. The previously proposed Capital pear tree was replaced with an Okame Cherry tree.

At the request of the Commission at its Informal Meeting, the mounting height of the dark-sky compliant parking lot lighting was reduced from 18 feet to 12 feet. The open space for the Site totals 29.2% (11,932 s.f.), which exceeds the requirement of the Zone of 15% of the lot area. The existing impervious of the Site is 66.7% (27,225 s.f.), and the proposed impervious of the Site is 71.1% (29,018 s.f.)

Town Staff was provided copies of the revised Drainage Report prepared by Bohler Engineering dated June 5, 2020. A site-specific Erosion and Sedimentation Control Narrative has been added to be plan on *Sheet C-402*. Following the Informal Meeting, the Applicant dug an additional test pit in the southeast corner of the Site and monitored the groundwater through the wet period. The

readings indicated that no groundwater was present, which confirms the readings taken elsewhere on the Site.

√ **"Green" Building and Site Design Elements, include the following:**

- Redevelopment of existing site
- LED site, building and sign lighting
- Pollution preventative measures during construction including dust control and drainage
- Water efficient landscaping
- Use of high efficiency plumbing fixtures
- The building envelope is designed for maximum energy performance and thermal comfort (i.e. sensors for interior and exterior LED lights, ventilation by mechanical means, etc.)
- Use of low-emitting materials
- Providing daylighting and use of light-admitting materials

√ **Consistency with the Town of Glastonbury 2018-2028 Plan of Conservation & Development:**

- The stormwater management plan adheres to the Town's policy regarding the MS4 General Permit, consistent with *Town Wide Policies: 5. Stormwater Management (b) (Pg. 23).*
- The plan minimizes light pollution through the use of dark sky compliant/full cutoff fixtures, consistent with *Town Wide Policies: 6. Commercial Development (a) (Pg. 23).*
- The redevelopment of this previously developed Site, continues to support redevelopment to enhance the character of the Town Center. *Town Wide Policies: 11. Town Center(a) (Pg. 24).*
- This Site implements the strategies of the Glastonbury Center 2020 Shared Vision Plan. *Town Wide Policies: 11. Town Center(e) (Pg. 24).* The Site is located in the Central Core Area and the proposed plan incorporates:
    - Proposed trees in front of properties/ along roadways and within parking areas (*Glastonbury Center 2020 Shared Vision Plan, Page 50*).
    - Proposed shrubs and seasonal plantings in front of properties (*Glastonbury Center 2020 Shared Vision Plan, Page 51*).
- This project continues efforts to enhance the streetscapes along Hebron Avenue through landscaping and architectural improvements by locating the building along Hebron Avenue. *Planning Area 4, Town Center, Policies, Economics, (3) (Pg. 43).*
- The proposed drainage plan treats the stormwater runoff from impervious services, consistent with *Planning Area 4, Town Center, Policies, Stormwater Management (2) (Pg. 43).*

Recently revised
Excerpts from:

DRAINAGE REPORT

For

TPG ARCHITECTURE LLC

PROPOSED

CHASE

109 New London Turnpike
Glastonbury, Connecticut
Hartford County

Prepared by:

BOHLER
16 Old Forge Road
Rocky Hill, CT 06067
(860)-333-8900 TEL.

Jeff G. Bord
Connecticut P.E. Lic. #30414

BOHLER

June 5, 2020
#CT191004ss0A

BOHLER //

TABLE OF CONTENTS

LIST OF TABLES

APPENDICES

I. EXECUTIVE SUMMARY

This report examines the changes in drainage that can be expected as the result of the development of a proposed 3,511 SF bank with associated parking area and drive-thru ATM (as illustrated within the accompanying Site Development Plans prepared by Bohler Engineering) located at 109 New London Turnpike on the northeast corner of New London Turnpike and Hebron Avenue in Glastonbury, CT. The 1.04 acre site drainage area is comprised of landscaped area, two office buildings with associated parking areas and utilities. Hebron Avenue is located to the south, and New London Turnpike to the west. The existing drainage on-site consists of two catch basins that convey untreated stormwater from both on-site and off-site sources directly into the 18" storm pipe with the Hebron Avenue right-of-way.

The proposed project includes the construction of a new 3,511 SF freestanding "Chase" bank and drive-thru ATM, along with new paved parking areas, landscaping, stormwater management components and associated utilities. This report addresses a comparative analysis of the pre- and post-development site runoff conditions. Additionally, this report provides calculations documenting the design of the proposed stormwater conveyance/management system as illustrated within the accompanying Site Development Plans prepared by Bohler Engineering. Water quality has been addressed with pretreatment provided by a Stormtech SC-740 subsurface detention/infiltration basin with isolator row to handle and treat the first inch of runoff pursuant to the 2004 Connecticut Stormwater Quality Manual. The project will also provide erosion and sedimentation controls during the demolition and construction periods, as well as long term stabilization of the site.

On-Site Soil Information

The majority of the soils at the site are mapped as Urban Land which is classified by the Natural Resource Conservation Service (NRCS) as Hydrologic Soil Group (HSG) "D". Refer to **Appendix B** for additional information.

Design Point Descriptions

For the purposes of this analysis the pre- and post-development drainage conditions were analyzed at two (2) "design points" where stormwater runoff currently drains to under existing conditions. These design points are described in further detail below.

Design Point #1 (DP-1) is the catch basin on the easterly side of New London Turnpike. Under existing conditions, this design point receives storm water flows from approximately 0.34 acres of land designated as watershed "ED-1" which is described in further detail below in **Section II**.

Design Point #2 (DP-2) is the catch basin on the northerly side of Hebron Avenue. Under existing conditions, this design point receives storm water flows from approximately 0.70 acres of land designated as watershed "ED-2" which is described in further detail below in **Section II**.

A summary of the existing and proposed conditions peak runoff rates for the 2-, 10-, 25-, and 100-year storms can be found in **Table 1.1** below.

Table 1.1: Design Point Peak Runoff Rate Summary

Point of Analysis	2-Year Storm			10-Year Storm			25-Year Storm			100-Year Storm		
	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ
DP1	1.16	0.61	**-0.55**	2.03	1.19	**-0.84**	2.57	1.56	**-1.01**	3.40	2.12	**-1.28**
DP2	2.88	2.82	**-0.06**	4.66	4.54	**-0.12**	5.76	5.65	**-0.11**	7.45	7.42	**-0.03**

**Flows are represented in cubic feet per second (cfs)*

II. EXISTING SITE CONDITIONS

Existing Site Description

The site consists of approximately 1.04 acres of land located along the northeasterly corner of Hebron Avenue and New London Turnpike in the Town of Glastonbury, Connecticut. Located in the Town Center Zone, the eastern portion of the site contains an existing asphalt parking lot. The remainder of the site consists of two (2) existing office buildings with associated sidewalks and landscaped areas.

V. OPERATION AND MAINTENANCE PLAN (O&M PLAN)

An Operation and Maintenance (O&M) Plan for this site has been prepared and is included in **Appendix F** of this report. The O&M Plan outlines procedures and time tables for the long-term operation and maintenance of the proposed site storm water management system, including initial inspections upon completion of construction, and periodic monitoring of the system components, in accordance with established practices and the manufacturers' recommendations. The O&M Plan includes a list of responsible parties and an estimated budget for inspections and maintenance.

VI. SUMMARY

In summary, the proposed storm water management system illustrated on the drawings prepared by Bohler results in a reduction in peak rates of runoff from the subject site when compared to pre-development conditions for the 2-, 10-, 25-, and 100-year storm frequencies. In addition, the proposed best management practices will result in an effective removal of total suspended solids from the post-development runoff. The pre-development versus post-development stormwater discharge comparisons are contained in **Table 6.1**:

Table 6.1: Design Point Peak Runoff Rate Summary*

Point of Analysis	2-Year Storm			10-Year Storm			25-Year Storm			100-Year Storm		
	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ
DP1	1.16	0.61	**-0.55**	2.03	1.19	**-0.84**	2.57	1.56	**-1.01**	3.40	2.12	**-1.28**
DP2	2.88	2.82	**-0.06**	4.66	4.54	**-0.12**	5.76	5.65	**-0.11**	7.45	7.42	**-0.03**

**Flows are represented in cubic feet per second (cfs)*

As outlined in the table above, the proposed stormwater management system as designed will provide a decrease in peak rates of runoff from the proposed facility for the 2-, 10-, 25- and 100-year storm events. Additionally, the project meets, or exceeds the 2004 Connecticut Stormwater Quality Manual as described further herein.

7. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.

8. 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.

9. 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.

Disc: Chairman Harper stated that they should send a letter to the Town Plan and Zoning Commission, highlighting condition #2. Mr. Mocko agreed to relay that message. Commissioner Shea inquired whether the Town Attorney should run through this; Mr. Mocko stated that such a review is unlikely. Secretary McClain urged that the Town Attorney go over it, as well. Commissioner Kaputa expressed that this is not a Conservation Commission item, so it is sufficient as is.

A letter by Ms. Shirley Sanders of 38 Clinton Street, addressed to the Commission, was introduced to the record. The letter expressed concerns regarding the potential increase in traffic with this new proposal.

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

III. INFORMAL DISCUSSION

Proposed redevelopment of 109-117 New London Turnpike involving a 3,470 square foot, 1-story Chase Bank building with a drive-thru ATM, 28-space parking lot and related infrastructure on a 1.04-acre corner parcel northeast of the intersection/roundabout with Hebron Avenue – Town Center Zone – Alter & Pearson, LLC, counsel – Bohler Engineering – Glastonbury Commons Office Condominium, landowner – TPG Architecture, applicant

Attorney Hope presented the application on behalf of her client for a redevelopment of 109-117 New London Turnpike. She explained the site layout, which includes a new curb cut and 28 proposed parking spaces in the rear of the building. She noted that the use is permitted in the Town Center Zone. Sanitary sewer is approved, and public water is available on the site. Attorney Hope stated that 25.9% of the site is open space, which exceeds the Town Center requirement of 15%.

There are 9 existing and recently planted street trees, which will all be staying. Ms. Hope explained that the Beautification Committee's consensus was that callery pear trees are not classified as invasive, but they have been overdone in town. Secretary McClain stated that she does not understand where the Beautification Committee gets their information because callery pears are an invasive tree. She noted that they can grow up to 30 feet tall, which is a danger because its branches are weak and can break. Commissioner Kaputa concurred, stating that

excerpts from:

callery pears are invasive and most states in the Midwest and South classify them as such, though Connecticut does not.

Mr. Jeff Bord of Bohler Engineering presented the revised utilities plan, which tries to unpack what happened during the construction of the roundabout. He explained that there are two catch basins on site, and they are compliant with the 2004 Connecticut Stormwater Quality Manual. They installed two pipes on top of the concrete conduit to get it to drain out to Hebron Avenue's drainage system and not flow into the site. Mr. Bord noted that they have yet to figure out whether or not the underdrain for the 6" pipes would require them to place a structure just on the edge of the development; that would be the only possible penetration in the roundabout area. Mr. Bord also explained that the groundwater readings were done in March, and it showed that the site is conducive for infiltration. Commissioner Kaputa asked what the existing impervious is. Mr. Bord said about 3,000 square feet more than what they are proposing.

Mr. Bord also noted that they will have 18-foot dark-sky compliant fixture lights. Secretary McClain stated that 18 feet for the light poles seems rather tall, noting that 12 feet seems to be the standard nowadays. She then asked what the business sign lighting would look like. Attorney Hope said they will receive guidance on signage information at the subcommittee meeting on December 4. However, she noted that, from what they have seen so far, all three are internally illuminated signs. Secretary McClain suggested that perhaps, going forward, they make it a requirement to have solar panels on all of their buildings.

Commissioner Davis entered the meeting at 7:15 P.M.

Chairman Harper asked if there is a basement on this site. Attorney Hope said no.

IV. APPROVAL OF MINUTES – Regular Meeting of October 24, 2019

Minutes were accepted as presented.

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

VI. OTHER BUSINESS

1. Chairman's Report

Chairman Harper noted that they received a memorandum from Mr. Greg Foran about what is going on at Riverfront Park. Mr. Mocko added that there are a number of damaged and diseased trees. Mr. Mocko stated that he suggested to Mr. Foran that they may want to consider replanting with some saplings at a future date. Secretary McClain asked if doing nothing now will cause any undue erosion. Mr. Mocko said no, it will not.

Chairman Harper noted that four Commission members have signed up for the conference on Saturday, November 23. Commission members agreed to carpool together.

November 8, 2019

MEMORANDUM

INFORMAL DISCUSSION #III
MEETING OF 11-14-19

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Tom Mocko, Environmental Planner

Re: Proposed redevelopment of 109-117 New London Turnpike involving a 3,470 square foot, 1-story Chase Bank building with a drive-thru ATM, 28-space parking lot and related infrastructure on a 1.04-acre corner parcel northeast of the intersection/roundabout with Hebron Avenue – Town Center Zone – Alter & Pearson, LLC, counsel – Bohler Engineering – Glastonbury Commons Office Condominium, landowner – TPG Architecture, applicant

PROPOSAL: To raze the existing structures on this proposed redevelopment site in order to construct a new bank building, a 28-space parking lot with access to both Hebron Avenue and New London Turnpike, and its other infrastructure. No wetlands, watercourses or upland review areas are on the site or nearby. All public utilities should be available for use at the site.

REVIEW: Within your packet is the set of site plans which are fairly detailed for an informal; sheets 4 through 9, inclusive, are the most important ones to review. Revisions to the submitted plans are apparent as identified within the two memoranda from the Senior Engineering Technician (dated November 6, 2019) and the Assistant Town Engineer (dated November 7, 2019); both memoranda follow this review. Although Engineering's comments are many, only the one elaborated within the Assistant Town Engineer's memorandum poses a serious challenge.

Also, following this staff review are:

1. A transmittal letter (dated October 31, 2019) from the project engineer Jeffrey Bord; and
2. Excerpts from the submitted drainage report (which also contain the geotechnical report, etc.).

The building will be slab-on-grade construction; no basement. Subsurface storage and infiltration structures are proposed to treat the stormwater runoff; they extend below grade to elevation 48.5 feet, some 5.5 to 6.5 feet below the land surface. A more detailed exploration (dug text pits(s)) with standpipe(s) and monitoring though spring 2020) of any groundwater

concerns should occur to make certain the proposed underground drainage system is feasible for all seasons.

The short list of the Environmental Planner's remaining concerns are:

1. Provide a site-specific soil erosion and sedimentation control narrative to sheet 7;
2. Ascertain as to whether or not any outdoor site lighting is proposed; if lighting is proposed, then include a lighting plan and details sheet(s) in the near future; and
3. The landscape plan (sheet 9 of plan set) includes ten trees, five of which are Pyrus calleryana 'Capital' (also known as Capital Pear; is this Capital cultivar invasive like the invasive Callery Pear?

Two of the environmental benefits of redevelopment projects are that: there is typically no/very little disturbance to a functional, natural ecosystem; and there is opportunity to treat stormwater and improve water quality. We all should appreciate that; I do.

TM:gfm

BOHLER™
ENGINEERING

16 Old Forge Road, Suite A
Rocky Hill, CT 06067
PHONE 860.333.8900

October 31, 2019

Mr. Thomas Mocko
Environmental Planner
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Re: Proposed Chase Bank
109 New London Turnpike
Glastonbury, CT 06033
Site Plan Cover Letter

Mr. Mocko,

On behalf of TPG Architecture and Chase Bank, we are submitting an Informal Conservation Commission application for a proposed 1-story bank at the above referenced site. The Site is 0.94± acres (40,950± s.f.) and located at the northeast corner of Hebron Avenue and New London Turnpike within the Town Center Zone. There are no upland review areas or wetlands on the Site. The Applicant is the contract purchaser of the Site, and is proposing to raze the two existing office structures and replace them with a one-story 3,470± s.f. Chase Bank along the Hebron Avenue frontage of the Site. A bank is a permitted use in the Zone following the approval of a §12 Special Permit with Design Review. The existing access point at New London Turnpike will remain, and a right-in, right-out access point is proposed along Hebron Avenue. Twenty-Eight (28) parking spaces are proposed to the rear of the building, together with a single ATM structure.

A detailed landscape plan is included in the plan set (*See Sheet 9 of 13*), nine (9) existing street trees recently planted as part of the roundabout improvements would remain and be protected during construction, together with a tree along the eastern property line (*See* Note 5 and associated figure on *Sheet 10 of 14* for "Tree Protection During Site Construction"). The plan also includes the installation of ten (10) new shade trees to the Site. The open space for the Site totals 25.9%, which exceeds the requirement of the Zone.

In addition, a detailed soil erosion & sediment control plan with details is included in the plan set (*See Sheets 7 & 8 of 13*) which have been designed in accordance to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control. The construction of the proposed project will include the installation of a stabilized construction entrance/exit, followed by the installation of erosion control measures, including Filtrexx SiltSoxx placed around the perimeter of the site to capture any potential sediment from leaving the site, as well as FlexStorm Catch-It Filters which are proposed in all catch basins throughout the duration of construction.

Also included with your materials please find a Drainage Report dated October 24, 2019, prepared by Bohler Engineering, and a copy of the Geotechnical Study prepared by Whitestone Associates, Inc. dated March 12, 2019, has been submitted.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

BOHLER ENGINEERING

Jeffrey Bord

Jeffrey Bord, PE, Project Manager

CT191004
CL-PrelimSP_10-24-19.docx