

June 19, 2020

MEMORANDUM

FORMAL ACTION & RECOMMENDATION #2 MEETING OF 06-25-20

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Tom Mocko, Environmental Planner

Re: **Application of Eastern Ave Holdings, LLC** (Ed Hardy, owner, **Central Rock Gym** 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** – proposed **55-space parking lot**, its stormwater drainage system, outdoor lighting and landscaping **within the wetlands' upland review area at 233 Eastern Boulevard** (to benefit the neighboring Central Rock Gym at #259) – Planned Employment Zone and Groundwater (overlay) Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Alter & Pearson, LLC, counsel – Tammy Villamizar, landowner of #233

REVIEW: Start your review with the attached materials (starting with Alter & Pearson's memorandum revised June 4, 2020). Please note that:

1. The principal outlet of the raingarden changed from a leaky-stone-berm section to an underdrain in order to address the Engineering Department's concerns and now the raingarden structure also functions as a detention basin;
2. Four (unspecified as to dark-sky compliant) outdoor light fixtures mounted (on 4 poles) 14 feet above grade are proposed for the new parking lot;
3. The landscape plan indicates using mostly native plant species and the entire plan will provide both usable wildlife habitat and aesthetics;
4. A small, but useful conservation easement is being offered in the northeast corner of #233;
5. The reported disturbances within and adjacent to #259's existing conservation easement are reported to be resolved;
6. No sidewalks are proposed along Eastern Boulevard on either #233 or #259;
7. Individuals using the new parking can either use a proposed paved sidewalk or the proposed grassy lawn area that lies between both properties; and
8. A bike rack currently exists on #259.

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 calendar page of the Town's website.

TM:gfm

TO: Conservation Commission/Inland Wetlands and Watercourses Agency

FROM: Alter & Pearson, LLC

DATE: April 24, 2020 (revised June 4, 2020) ↙

RE: Narrative for Application of Eastern Ave Holdings, LLC for a Proposed Parking Lot at 233 Eastern Boulevard – Planned Employment Zone & Groundwater Protection Zone 1

The Site is a 1.04± acre (43,376± s.f.) vacant lot located on the northerly side of Eastern Boulevard, directly west of the existing Central Rock Gym located at 259 Eastern Boulevard. The Applicant is also the owner of Central Rock Gym. The Applicant entered into a 10-year long-term lease with the owner of the property, 233 EASTERN BLVD ASSOCIATES, LLC, and after the expiration of the initial 10-year term has the right to either buy the Site or extend the lease for an additional 10 years. The Applicant is proposing to construct a fifty-five (55) space bituminous parking lot which will address the parking shortage associated with the Central Rock Gym. Wetlands are located on Site in the northeast corner of the lot and total 5,460± s.f. (0.13± acres). The Site has 21,080± s.f. (0.48± acres) of upland review area, and 20,080± s.f. (0.46± acres) will be disturbed as part of this proposal.

* The Site currently slopes from the south (elevation 120) to the north (elevation 110). The Applicant is proposing to construct a 3-foot landscape berm along Eastern Boulevard (top of berm elevation is 123) to screen the parking area from the street. The proposed parking lot does not have direct access to Eastern Boulevard and will instead connect to the gym's existing parking lot by both a driveway connection and a 5-foot bituminous pedestrian walk. Additionally, lawn areas will straddle the property line between 233 and 259 Eastern Boulevard creating a green pathway between the two parking lots. A bike rack currently exists adjacent the building on 259 Eastern Boulevard.

* The proposed parking lot has curbs on both the south and west sides allowing the stormwater to sheet flow off the parking lot into a proposed basin. The basin will treat the water quality volume and dissipate the water into a coarse aggregate layer of material. The basin will be drained by an underdrain system and discharged to the adjacent wetland. The project engineer pulled the basin away from the existing easements in the northern portion of the Site to greatest extent possible. As noted at the informal meeting, these easements were part of the original subdivision of Eastern Boulevard and contemplated a unified drainage system for the lots in this area. As nearly all lots have been developed and have not utilized this drainage easement, the Applicant anticipates that the potential for the raingarden to be disturbed in the future is minimal. Water quality volume calculations are provided on Sheet 1 of 2 of the plan set and a Hydrology and Hydraulics Engineering Report prepared by Mark W. Friend, PE, Soil Scientist, LEED AP and May, 2020 has been submitted to Town Staff. The Landowner has consented to placing a 50-foot Conservation Easement in the northeast corner of the site. The proposed Conservation Easement is contiguous to the existing Conservation Easement on the adjacent gym property. The landowner will not consent to installation of sidewalks along the frontage of the Site, further the issue of the financial burden of the installation of sidewalks for this project was discussed at the Plans Review Subcommittee meeting on May 13, 2020. While the Subcommittee agreed that this topic would be reviewed before the full Commission, Vice Chairman Purtill suggested that a condition could be added to an approved that "sidewalks should be installed if the lot is ever developed to anything besides a parking lot."

* The landscaping plan was presented to the Beautification Committee on March 11, 2020, and received a positive recommendation. The Applicant included all requested changes from that Committee in the landscape plan which appears as the third sheet in the plan set. The plan includes shade trees in the parking islands, wetland plantings adjacent to the raingarden and three types of seed mixes – a basin mix, wet meadow mix and wet & dry disturbed mix.

* A lighting plan appears as the fourth sheet in the plan set, and shows the location of the four proposed light poles which are 12 feet tall on a 2-foot concrete base. A detail of the proposed light fixture appears Sheet 2 of the plan set.

* After development, impervious coverage for the Site will be 42.4% (19,232 s.f.) and open space will total be 57.6% (26,144 s.f.) – which exceeds the minimum requirement of open space in the zone of 35%. Finally, attached to this narrative please find an email dated June 4, 2020, sent to Mr. Mocko addressing the questions from Mr. Kaputa from the Informal Meeting. Please see the wetland application for additional information regarding this proposal.

Rock Gym - Response to Commissioner Kaputa's Questions

Meghan Hope <mhope@alterpearson.com>
To: Thomas Mocko <thomas.mocko@glastonbury-ct.gov>
Cc: Mark Friend <mwf@megsonandheagle.com>

Thu, Jun 4, 2020 at 5:24 PM

Tom:

At the Conservation Commission/IWWA's meeting on February 13, 2020, Commission Kaputa asked the below questions regarding an apparent disturbance in the upland review area on the existing Central Rock Gym site located at 259 Eastern Boulevard.

"Commissioner Kaputa asked the question about the existing parking on the northwest corner and pointed out it looks like erosion is going into the wetlands. Attorney Alter responded he had no idea but would find out. Commissioner Kaputa also noted that on the same property in the northeast corner there is a drive with cuttings and trees knocked down near wetlands. He asked Attorney Alter what was going on there."

Following the meeting, I discussed this issue with my client. He indicated that over the past several months patrons of the gym began to park on the shoulders of the parking lot due to the lack of available parking within the existing lot. The manager was unaware that these areas were in the upland review area. Mark Friend did review the Site in person and indicated to me that the area that was disturbed did not extend into the existing Conservation Easement area. With the approval of the new parking lot, the owner does not see this issue happening again.

On May 29th, the areas that were disturbed were cleared of any piled brush, and loamed and seeded. The areas are currently being watered twice a day and grass is already growing in those areas. Mark indicated that there is a very small area in the northwest corner of 259 Eastern Boulevard that will require an E & S blanket in order for grass to grow - he has added this detail to Plan.

Please let me know if you would like any additional information on this.

Thank you,

Meg

Meghan Alter Hope
Associate

Alter & Pearson, LLC
Attorneys at Law
701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033
860.652.4020 telephone
860.977.9909 mobile
860.652.4022 fax

Selected Excerpts from Applic. for a Wetlands Prmt.

PART I

All applications to authorize proposed regulated activities shall legibly include the following information in writing and on maps and plans or drawings:

- ✓ 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. **Eastern Ave Holdings LLC, 299 Barber Ave, Worcester, MA 01606-2437, Ed Hardy, Owner, Central Rock Gym, 508-579-2760.**
- ✓ 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. **Tammy Villamizar, 810 Neipsic Road, Glastonbury, CT 06033, 860-633-7855. A consent letter is submitted with this Application. See Attached Part I.B.**
- C. The applicant's interest in the land. Lessee. ✓
- 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. **See Attached Part I.D.**
- 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. **See Attached Part I.E.**
- F. A written narrative on the purpose and a description of the proposed regulated activity. **See Attached Part I.F.**
- 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. **See Plan Set.**
- 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. **See Plan Set.**
- 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). **See Plan Set.**
- J. A site plan showing the existing and proposed impervious surfaces, along with their computed land

PART I B

Landowner Consent Letter

April 14, 2020

Glastonbury Conservation Commission &
Inlands Wetlands and Watercourses Agency
c/o Mr. Thomas Mocko, Environmental Planner
2155 Main Street
Glastonbury, CT 06033

RE: Landowner Consent and Authorization Letter - Application of EASTERN AVE HOLDINGS LLC for an Inland Wetlands and Watercourses Permit and Recommendation to the Town Plan and Zoning Commission Concerning a Section 12 Special Permit with Design Review for a Proposed Parking Lot Expansion at 233 Eastern Boulevard.

Mr. Mocko:

I, Tammy Villamizar, am a Member of 233 EASTERN BLVD ASSOCIATES, LLC, having a business address of 810 Neipsic Road, Glastonbury, CT, which limited liability company is the owner of 233 Eastern Boulevard, Glastonbury, Connecticut (Map/Street/Lot F4/2100/W0008). My telephone number is 860-633-7855.

I hereby consent and authorize EASTERN AVE HOLDINGS, LLC, to file an application and any and all associated plans and materials with the Town of Glastonbury Conservation Commission & Inlands Wetlands and Watercourses Agency for an Inland Wetlands and Watercourses Permit and recommendation to the Town Plan and Zoning Commission concerning a Section 12 Special Permit with Design Review, for a proposed parking lot expansion on the above-stated property and as more particularly described in the plans and materials submitted with the application.

233 EASTERN BLVD ASSOCIATES, LLC



Tammy Villamizar, Member

PART I.E

Description of Land

THE PARCEL IS 1.04 ACRES IN SIZE AND LOCATED ON THE NORTH SIDE OF EASTERN BOULEVARD. IT GENERALLY SLOPES DOWN IN A NORTH EASTERLY DIRECTION. THE WETLAND ON THE PROPERTY IS LOCATED IN THE NORTHEAST CORNER WHICH IS THE LOWEST PORTION IN TERMS OF ELEVATION. IT IS POSITIONED ALONG THE EDGE OF A LARGER WETLAND AREA TO THE NORTH. THE SOIL TYPE IS A RAYPOLE SILT LOAM.

A WATERCOURSE ORIGINATES ON THE NORTHERLY PROPERTY LINE WHICH FLOWS TO THE NORTH AND CONVERGES WITH OTHER WATERCOURSES IN THE LARGER WETLAND AREA. THESE EVENTUALLY LEAD TO HUBBARD BROOK.

THE PROPERTY HAS 5460 SF OF WETLAND AREA. THIS WETLAND IS NOT PROPOSED TO BE DISTURBED. THE PROPERTY HAS 21,080 SF OF UPLAND REVIEW AREA. THE PROPOSED ACTIVITIES WILL DISTURB 20,080 SF OF THIS AREA.

FOR A DESCRIPTION OF SOIL TYPES PLEASE SEE THE **Part II.D – Soil Scientist's Report.**

PART I.F

Purpose and Description of Proposed Regulated Activity

THE PURPOSE OF THE ACTIVITY IS TO CONSTRUCT A 55 SPACE PARKING LOT TO SERVE THE EXISTING BUILDING LOCATED ON 259 EASTERN BOULEVARD. THIS WILL CONSIST OF CLEARING THE LOT OF EXISTING SCRUB/SHRUB VEGETATION, STRIPPING OF TOPSOIL, GRADING, FILLING WITH PROCESS STONE, PAVING AND CONSTRUCTING A STORMWATER MANAGEMENT BASIN.

PART I.M

Abutting Property Owners

223 EASTERN BOULEVARD:

TAN LLC
C/O NICOLA YESTER & CO PC
223 EASTERN BOULEVARD
GLASTONBURY, CT 06033

259 EASTERN BOULEVARD:

EASTERN AVENUE HOLDINGS
299 BARBER AVE
WORCESTER, MA 06106-2437

249 ADDISON ROAD

ESTATE OF JOSEPH F SALVATORE
JOSEPH A SULLO ADMINISTRATOR
PO BOX 290589
WETHERSFIELD, CT 06129-0589

PART II.D. – SOIL SCIENTIST'S REPORT

GENERAL

This property is located in an industrial park. It is 1.04 acres in size and located on the north side of Eastern Boulevard. It is thickly vegetated primarily with Russian Olive and pole sized tree growth. It generally slopes down in a south to north direction. The front of the site is approximately at elevation 122 and the rear is approximately at elevation 110 with most slopes falling between 4 and 6%. The wetland on the property is located in the northeast corner which is the lowest portion in terms of elevation. It is positioned along the edge of a larger wetland area to the north.

SOILS

Wetland

The wetland boundaries on this property were delineated with the aid of a Dutch Hand auger. The soil profiles were examined along the wetland boundary to determine the limits of the poorly drained soils. This work was performed on 8-4-19. Blue flagging numbered WL 1 through WL 10 was used to demarcate the boundaries.

The NRCS Web Soil Survey depicts the wetland soils west of the site to be of the Raypole silt loam Series. The NRCS Official Soil Series Description is as follows:

Raypol Series

The Raypol series consists of very deep, poorly drained soils formed in loamy over sandy and gravelly outwash. They are nearly level to gently sloping soils in shallow drainage ways and low-lying positions on terraces and plains. Slope ranges from 0 to 5 percent. The soils have a water table at or near the surface much of the year. Permeability of the Raypol soils is moderate in the surface layer and subsoil and rapid or very rapid in the substratum.

Upland

The upland soils of the site are in the Hartford sandy loam series. The NRCS Official Soil Series Description is as follows:

Hartford Series

The Hartford series consists of very deep, somewhat excessively drained soils formed in sandy glacial outwash. They are nearly level to strongly sloping soils on plains and terraces. Slope ranges from 0 to 8 percent. Saturated hydraulic conductivity is high in the surface layer and subsoil and high or very high in the substratum.

PART IIF – WETLANDS/WATERCOURSES REPORT

GENERAL

The subject property is 1.04 acres in size and located on the north side of Eastern Boulevard. It is a vacant lot that is a remnant of an overgrown field. It is located in an industrial park and has developed industrial lots on both sides.

A small area of wetland is located on the north east corner of the site which is adjacent to a larger wetland to the north. Due to the presence of the wetland, the 100' upland review area extends onto most of the site.

TOPOGRAPHY, PHYSICAL FEATURES & GEOLOGY

The topography of the property generally slopes consistently down in a south to north direction. The front of the site is approximately at elevation 122 and the rear is approximately at elevation 110 with most slopes falling between 4 and 6%.

According to the "Surficial Geologic Map of The Glastonbury Quadrangle, Hartford and Middlesex Counties, Connecticut" this area consists of High Level Glacial Lake Hitchcock Deposits consisting of yellowish-brown to light reddish-brown lacustrine sands generally 10 feet thick overlying reddish-brown to light-gray very fine sand and/or silt and clay.

VEGETATION, ECOLOGICAL COMMUNITIES & WATERCOURSE CHARACTERISTICS

A majority of the property is heavily vegetated with Russian Olive which is a non-native invasive shrub. A small number of pole size deciduous trees exist on the lot. The general area of the industrial subdivision was previously agricultural fields as recent as the late 1980's and early 1990's. The vegetation of the property is typical for an overgrown field. A majority of the growth is less than 20 years old. The vegetation in the rear of the property near the wetland and northerly boundary is primarily tall weeds, grasses and briars. The wetland to the north of the property has a mature canopy of deciduous trees. It is characterized by being predominately vegetated with red maples.

A watercourse originates on the northerly property line which flows to the north and converges with other watercourses in the larger wetland area. These eventually lead west to Hubbard Brook.

PART III

Ecological Enhancements

The proposal includes a comprehensive landscape plan to make the site aesthetically pleasing as well as beneficial to the environment. This plan incorporates the following components into the design:

A landscaped berm along the southern edge of the parking lot to provide buffering and screening as viewed from Eastern Boulevard.

Larger canopy trees in landscaped islands, as well as around the parking lot, to provide shading of the pavement.

Conservation seed mixes around the west side of the lot and north of the lot around the rain garden and in the wetland area.

PART II.J

Management Practices and Mitigation Measures

Management practices relating to erosion and sedimentation control will be utilized for the development of the Site. E&S plans and notes are included directly on the plans submitted with this permit application. The stormwater system design includes best management practices; see the submitted Stormwater Management Report, for additional information.

The following “green design” and/or sustainable elements are also proposed:

1. Construction Pollution Prevention - ESC measures that prevent soil erosion, sedimentation
2. Stormwater Design Quality
3. Light Pollution Reduction - Site Lighting dark-sky compliant fixtures
4. Storage and collection of recyclables
5. Bicycle Rack
6. Use of Native Trees and Plant Materials in Landscaping Plan

PART II.K

Fill Material

Fill material includes the following:

- crushed stone and clean gravel for the rain garden berm
- bituminous pavement and processed gravel for the parking lot
- topsoil for the raingarden and lawn areas

PART II.M

Consistency with Town of Glastonbury 2018-2028 Plan of Conservation and Development

Town of Glastonbury 2018-2028 Plan of Conservation and Development:

Please note that the Site is within the Employment Area (Planning Area 6).

1. Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity. When feasible, apply these techniques to improve existing conditions and incorporate a Town-wide inspection, maintenance and improvement program. *Page 23 – Town Wide Policies, 5. Stormwater Management, a.*
2. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites. *Page 23 – Town Wide Policies, 6. Commercial Development, a.*
3. Support innovative stormwater management techniques and Low Impact Development (LID) standards for commercial construction. *Page 23 – Town Wide Policies, 6. Commercial Development, c.*
4. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites. *Page 49 – Planning Area Six, Policies, Land Use and Development, 8.*
5. Storm drainage systems to be upgraded. *Page 50 - Planning Area Six, Policies, Stormwater Management, 1.*

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONNECTICUT 06033
PHONE (860) 659-0587
FAX (860) 657-4429

Excerpts from

**HYDROLOGY AND HYDRAULICS
ENGINEERING REPORT**

CENTRAL ROCK GYM

**259 & 233 EASTERN BOULEVARD,
GLASTONBURY, CT**

MAY, 2020

Prepared By:

**Mark W. Friend, PE
Soil Scientist, LEED AP**

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I. INTRODUCTION

Summary:



In general, the project is a proposed 55 space parking lot on #233 Eastern Boulevard intended to expand the existing parking lot on #259 Eastern Boulevard. It is proposed to be drained via sheet flow to the north and into a stormwater management basin (SWMB). This basin will treat the water quality volume and dissipate the water into a coarse aggregate layer of bedding material. Increases in peak flows from the 2 to 100 years storms will also be mitigated. The basin will be drained by an underdrain system and discharged to the adjacent wetland.



Methodology:

The stormwater models for mitigation of peak runoffs were developed using the SCS TR-20 method in HydroCad drainage software. NRCC 24-hr curves were loaded into the program for use in the calculations. These curves were taken from the latest data available from the Precipitation Frequency Data Server which are based on NOAA Atlas 14. Runoff hydrographs were generated for the pre and post developed conditions. These hydrographs compute the peak flows as well as the total runoff volumes.

The proposed SWMB was modeled to demonstrate the discharge from the pond. The various hydrographs are included in the appendix. The results demonstrate peak flows will be detained for the 2, 10, 25, 50 and 100 year return frequency storms.

Water Quality Volume was computed using the equations in the 2004 Connecticut Stormwater Quality Manual. The calculation is included below.



Conclusions:

- The Curve Number (CN) increased from 69 to 71 from pre to post construction conditions.
- The time of concentration is 3.0 minutes for both pre and post conditions.
- No adverse impacts from development will be created for downstream areas. All pre development drainage patterns will be maintained. Peak flows will be detained to mitigate any impacts for the 2, 10, 25, 50 and 100 year return frequency storm.
- The SWMB will reduce peak flows below pre construction conditions for all storms from 1 year to 100 year frequency.
- The Water Quality Volumes from the project will be collected and infiltrated within the SWMB proposed.
- The proposed Stormwater Management Plan exceeds the goals of the 2004 Connecticut Stormwater Quality Manual.

II. STORMWATER RUNOFF

The following calculations illustrate the amount of peak runoffs generated from the site for both pre-development and post-development conditions. These calculations were generated using the SCS TR-20 and the hydrographs created using HydroCad Hydrographs.

Supporting Calculations:

Pre- Development peak runoff to PT "A"

$$\begin{aligned}Q_2 &= 1.53 \text{ cfs} \\Q_{10} &= 4.28 \text{ cfs} \\Q_{25} &= 6.22 \text{ cfs} \\Q_{50} &= 7.79 \text{ cfs} \\Q_{100} &= 9.40 \text{ cfs}\end{aligned}$$

Post-Development peak runoff to PT "A"

$$\begin{aligned}Q_2 &= 1.78 \text{ cfs} \\Q_{10} &= 4.64 \text{ cfs} \\Q_{25} &= 6.63 \text{ cfs} \\Q_{50} &= 8.23 \text{ cfs} \\Q_{100} &= 9.86 \text{ cfs}\end{aligned}$$

Increases due to development

$$\begin{aligned}Q_2 &= 1.78 - 1.53 = 0.25 \text{ cfs} \\Q_{10} &= 4.64 - 4.28 = 0.36 \text{ cfs} \\Q_{25} &= 6.63 - 6.22 = 0.41 \text{ cfs} \\Q_{50} &= 8.23 - 7.79 = 0.44 \text{ cfs} \\Q_{100} &= 9.86 - 9.40 = 0.46 \text{ cfs}\end{aligned}$$

Inflow to SWMB

$$\begin{aligned}Q_2 &= 1.47 \text{ cfs} \\Q_{10} &= 3.18 \text{ cfs} \\Q_{25} &= 4.31 \text{ cfs} \\Q_{50} &= 5.21 \text{ cfs} \\Q_{100} &= 6.10 \text{ cfs}\end{aligned}$$

III. STORMWATER DETENTION

Allowable Discharge from SWMB

$$Q_2 = 1.47 - 0.25 = 1.22 \text{ cfs}$$

$$Q_{10} = 3.18 - 0.36 = 2.82 \text{ cfs}$$

$$Q_{25} = 4.31 - 0.41 = 3.90 \text{ cfs}$$

$$Q_{50} = 5.21 - 0.44 = 4.77 \text{ cfs}$$

$$Q_{100} = 6.10 - 0.46 = 5.64 \text{ cfs}$$

Proposed flows from Proposed SWMB:

$$2 \text{ yr Storm: } 0.65 < 1.22 \text{ cfs}$$

$$10 \text{ yr Storm: } 0.85 < 2.82 \text{ cfs}$$

$$25 \text{ yr Storm: } 1.00 < 3.90 \text{ cfs}$$

$$50 \text{ yr Storm: } 1.13 \text{ cfs} < 4.77 \text{ cfs}$$

$$100 \text{ yr Storm: } 1.25 < 5.64 \text{ cfs}$$

*All post development release rates are less than the allowable release rates.

IV. REQUIRED WATER QUALITY VOLUME

$$WQV = \frac{(1'')(R)(A)}{12} \quad \text{Where}$$

$$R = 0.05 + 0.009(I) \quad 0.05 + 0.009(55) = 0.545$$

$$I = \% \text{ Impervious} = \frac{38,333 \text{ S.F.}}{70,132 \text{ S.F.}} = 55\%$$

$$A = \text{area of the catchment} = 1.61$$

$$WQV = \frac{(1'')(0.545)(1.61)}{12} = 0.073 \text{ AC-FT} = \underline{\underline{3,185 \text{ CF}}}$$

$$\underline{\underline{WQV \text{ provided} - 3,828 \text{ CF} > 3,185 \text{ CF}}}$$

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING OF MINUTES THURSDAY, FEBRUARY 13, 2020**

The Glastonbury Conservation Commission (Inlands Wetlands & Watercourses Agency), along with Mr. Tom Mocko, Environmental Planner, in attendance held a Regular Meeting in Town Council Chambers, second floor of Town Hall located at 2155 Main Street, Glastonbury, Connecticut.

ROLL CALL

- Commission Members-Present**
Judy Harper, Chairman
Dennis McInerney, Vice-Chairman
Kim McClain, Secretary
Brian Davis
Frank Kaputa
William Shea
Mark Temple

Chairman Harper called the meeting to order at 7:00 P.M.

I. INFORMAL DISCUSSION

Proposed 55-space parking lot at 233 Eastern Boulevard to alleviate current shortage on 259 Eastern Boulevard (Central Rock Gym) – supplemental parking, along with stormwater treatment and landscaping on this vacant, 1.04-acre building lot – Planned Employment Zone and Groundwater Protection (overlay) Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Alter & Pearson, LLC – Eastern Ave Holdings, LLC, applicant/landowner of #259 – Tammy Villamizar, landowner of #233

Mr. Peter Alter of Alter & Pearson, LLC presented on behalf of his client, Central Rock Gym. He explained the proposal and their plans for a 55-space parking lot to alleviate the parking shortage at 259 Eastern Boulevard. Attorney Alter noted that the applicant entered into a long term 10-year lease with the owner of #233. According to the agreement Attorney Alter outlined, the applicant has the right to buy or extend the lease once the initial 10-year lease is up.

He also informed the Commission that Mark Friend, project engineer and soil scientist from Megson, Heagle, & Friend (not present for the meeting) prepared the plans and demarcated the wetlands edge. Attorney Alter described the lot as one of the smaller lots in the Eastern Boulevard area which have been mostly developed for medical offices. He noted that Central Rock Gym is successful and crowded. The population that makes use of the facility overwhelms the existing parking lot. Many times, there is not enough parking. Attorney Alter explained that Ed Hardy, owner of Central Rock Gym, has made arrangements to use parking across street.

Conflicts have arisen in this situation and he wants a more permanent solution to the parking shortage. No permits were given by The Town Plan and Zoning Commission or the Zoning Board of Appeals. Attorney Alter discussed the rain garden and berm that Mark Friend designed that would aid in the drainage of the runoff storm water. Attorney Alter also noted that they hired a landscape architect and submitted a landscape plan.

* Attorney Alter stated that there are 5,000 square feet of wetlands and 20,000 square feet of regulated upland review area at the site. He wants to make the Commission aware of two things: * the first being that #233's landowner needs to consent to the requested sidewalks along Eastern Boulevard; and secondly, he will need to discuss the proposed conservation easements with the landowner as well.

Commissioner Mark Temple asked a question about the sheet flow and what measures will prevent someone from digging up the rain garden since easements already exist. There might be issues in the future and no one wants to redo this. Attorney Alter said the easements typically stay and no one has disturbed it, but something could happen. Tom Mocko said the chance is slim that something could happen; the easement was reserved as a contingency plan.

* Commissioner Brian Davis had a question about sidewalks. Attorney Alter explained that there are no sidewalks on this part of Eastern Boulevard. Further west, there is a mix of paved bike path and some concrete sidewalks. He also mentioned that around noon time people walk on the road.

* Commissioner Brian Davis had a question about lighting. Attorney Alter will talk with Ed Hardy and will provide the commission with the schematics of any lighting plan.

* Commissioner Brian Davis asked if the committee should anticipate a pathway greenspace from the new parking lot toward the building. Attorney Alter will discuss with the owner.

Secretary, Kim McClain asked why 55 parking spots? Where does that number come from? Attorney Alter stated that 55 spots is the number that fits. The facility is very busy. The owner owns several climbing centers in New England. It is a very substantial center. There is a real need for spaces. Mr. Alter has also provided examples of the parking needs of the other gym locations. The Watertown, Massachusetts facility is smaller and has 200 parking spaces. The Worcester, Massachusetts location has 150 parking spaces.

* Secretary Kim McClain asked if the gym clientele are athletic and can there can be an incentive to bike to the gym. An example would be "bike to the facility and get a discounted gym price". She said in Hartford there is already such a system in place. If you bike to an event, Hartford gives free passes. Secretary McClain said she had just come from a walkability meeting. She also asked about installing a bike rack. Another question she brought up was the permeability of the surface area for the parking lot. It should be feasible because the request is only for 55 spaces. Attorney Alter said he would be happy to make the recommendation to the owner, Ed Hardy. He stated there is no regulation for that. Commissioner Mark Temple thought that Secretary McClain's ideas about biking would be more plausible to some other site.

Commissioner Bill Shea asked if they are sure the water will drain. Tom Mocko said that the land slopes and the parking lot has curbs to keep the water flowing to the north. Ninety percent of the time, the spillway will not be used, unless it is a larger storm.

* Commissioner Kaputa asked the question about the existing parking on the northwest corner and pointed out it looks like erosion is going into the wetlands. Attorney Alter responded he had no idea but will find out.

* Commissioner Kaputa also noted that on the same property in the northeast corner there is a drive with cuttings and trees knocked down near wetlands. He asked Attorney Alter what is going on there. Commissioner Kaputa also stated that he is in favor of sidewalks. He walked there and witnessed people walking in the street.

Chairman Harper summarized the Commission's requests for the applicant to provide the following:

- The conservation easement on the back needs clarification
- The Town wants sidewalks
- Drainage easement
- Provide information on any outdoor lights
- Question about a pathway greenspace between 2 parking lots
- Bike rack
- Permeability of parking lots
- 2 places of erosion that Commissioner Kaputa noted.

Chairman Harper stated that the project is well on its way and complimented that the gym is so successful that it needs more parking. Attorney Alter thanked the Chairman and the Commission.

~~II. SHOW-CAUSE HEARING~~

~~Resolution of an inland wetlands and watercourses violation involving the piping of a small, intermittent watercourse and filling of its valley on residential property at 68 Hickory Drive – Charles E. Collins, IV & Mary E. Collins, landowners~~

~~Tom Mocko explained that the alleged violators are out of town since they already had plans to be travelling. He explained that Show Cause hearings must send out notices within 10 days of the hearing date.~~

~~Mr. Mocko explained that there are two obvious options for a resolution here: the first being to excavate for a restored, open/daylighted brook channel (which would require stabilization efforts); and the other opportunity is an application for a allowing the pipe and fill material to remain.~~

February 6, 2020

MEMORANDUM

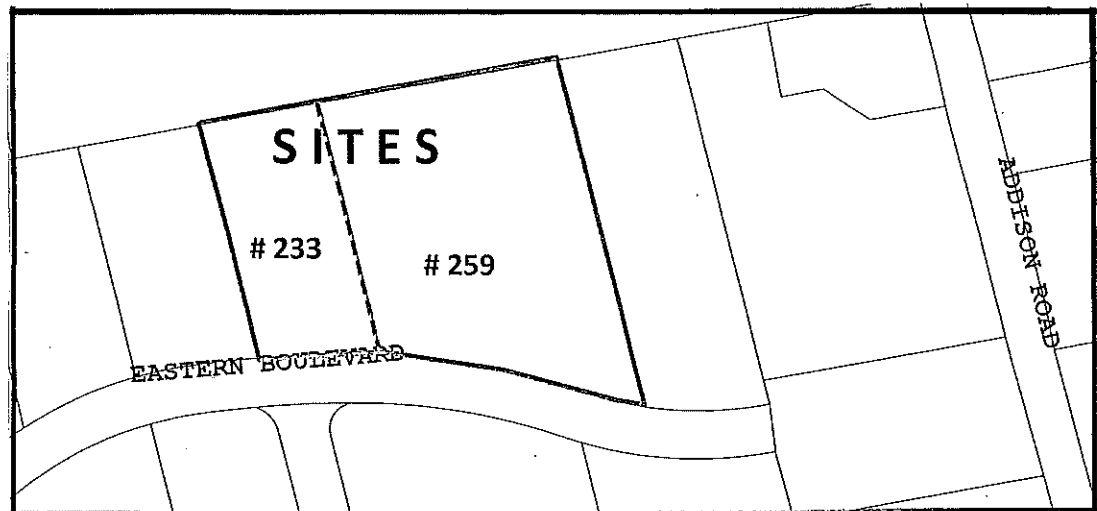
INFORMAL DISCUSSION MEETING OF 02-13-20

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Tom Mocko, Environmental Planner

Re: Proposed **55-space parking lot** at **233 Eastern Boulevard** to alleviate current **shortage on 259 Eastern Boulevard** (Central Rock Gym) – supplemental parking, along with stormwater treatment and landscaping on this vacant, 1.04-acre building lot – Planned Employment Zone and Groundwater Protection (overlay) Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Alter & Pearson, LLC – **Eastern Ave Holdings, LLC**, applicant/landowner of #259 – Tammy Villamizar, landowner of #233

LOCATION:



PROPOSAL: To construct a 55-space parking lot on the vacant lot that directly abuts the Central Rock Gym facility (at 259 Eastern Boulevard) to the west. A rain garden (to treat the parking lot's runoff) and landscaping are also proposed. The proposed parking lot will be accessed from the southwest corner of the Central Rock Gym's parking lot and will not have a curb-cut on the boulevard.

REVIEW: Within your packet are the single-sheet, engineered site plan and a 3-sheet set of landscape plans; these plans are preliminary at this time.

The vacant lot at 233 Eastern Boulevard is gently sloping (5% +/-) from the road/south to north. The majority of the site consists of disturbed, well-drained terrace soils underlain by coarse-

grained stratified drift deposits; these soil conditions are suitable for the proposed land use. There are wetland soils (Raypol silt loam) located in the northeast corner of the lot as indicated on the single-sheet site plan; although a rain garden and regrading are proposed close to the mapped wetland, there are no direct impacts proposed within the wetlands. About one-half of the proposed parking lot falls within the wetlands-regulated upland review area.

The vacant lot exhibits a dense cover of brush with many non-native invasive plants; portions of the site cannot be easily penetrated for observation. **If you visit, then it is suggested to walk the eastern and western sides** of the lot and look for the surveyors' tapes placed to locate the corners of the proposed parking lot.

Runoff from the parking lot is designed to simply sheet-flow off the north side of the new pavement and into a some 3,000 square foot rain garden excavated two feet into the ground. The rain garden's outlet consists of a leaky stone berm for the stored runoff to slowly pass through and enter the wetlands to the north. The Engineering Department yet needs to review the details (drainage calculations, proposed grading, etc.) when this informal proposed moves forward.

The Town Engineer is requesting sidewalks or a multi-modal, hard-surface path to be constructed along both #233 and #259 as a component of this proposal.

The landscape plans include the following components:

- A landscaped, buffer berm along the southern edge to provide screening in between the parking lot and the street;
- Larger trees to provide some shade for the parking lot;
- Using appropriate conservation seed mixes along the lot's western side, and in and around the rain garden; and
- Suitable native, conservation shrubs that are aesthetic and of value to wildlife

The Commission may consider a multi-year, non-native invasive plants control program.

There is no indication of any outdoor lighting for the additional parking. There are a few pole-mounted lights within the Rock Gym's current parking lot.

When this proposal returns for formal actions: the plans will provide the soil erosion and sediment control requirements; and nitrogen loading computations will need to demonstrate compliance to the Groundwater Protection Regulations.

The Commission should also consider requesting a private conservation easement to encumber the wetlands located in the lot's northeast corner. A 50-foot wide easement currently exists along the northern portion of #259.

TM:gfm