

# LADA, P.C.

## Land Planners

Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

June 10, 2020

Mr Jonathan Mullen  
Planner  
Town Hall  
2155 Main Street  
P.O. Box 6523  
Glastonbury, CT. 06033

Re: Special Permit with Design Review Application  
280 Western Boulevard  
Glastonbury Gateway V

Dear Mr. Mullen:

My client, David Sessions, owner of the Casle Corporation, has entered into a contract to purchase a 4.83 acre parcel of land from the Town of Glastonbury known as E4 5000 E0007, Property ID 12528, tax card enclosed. The land is identified as 280 Western Boulevard and is the last parcel of undeveloped PE zoned land south of Western Boulevard within the Gateway area. My client has previously sought approvals for, and developed ten medical office buildings on adjacent lots and seeks to develop two additional such buildings on the land subject to this application. I have been previously authorized by Casle Corporation to act as agent, and will continue in that role during this application. Mr. Sessions and Casle Corporation can be reached at (860) 674-9000, 200 Fisher Drive Avon, CT. 06001.

The lot under study, abuts the west line of Gateway I, while Gateway IV and the Hearth are situated to the north and across Western Boulevard, fully developed light industrial sites and an Eversource power right of way exist to the south. The Gateway area has been intended by the Town for commercial use, and development to date has carefully balanced commercial growth with wetland protection, preservation of green space, and provision for stormwater quality and quantity enhancement. This application proposed two new medical office buildings totaling 45,500 sf with a parking complement of 206 spaces. The developer's intent is to continue the site development and architectural character established in the already constructed phases.

Approximately 1,629 sf +/- of wetlands have been identified on the site in the south east corner of the land and a simultaneous Inland Wetland Application is being filed.

The Zoning Regulations require the filing of an application for a Special Permit with Design Review, the proposed use is allowed under section 4.14.1. Erosion Control Plans must be certified by the Town. A waiver will be sought for approximately 15% of the required parking per section 9.6.

Offices in Simsbury, CT • Brewster, NY  
104 West Street, Simsbury, CT 06070  
(860) 651-4971 • (845) 278-7424 • Fax (860) 651-6153  
E-mail: ladapc@snet.net

The consulting team includes:

LADA, PC: Land Planners:	Coordination, Plan and Application Preparation
Clark Engineering:	Civil Engineer (Storm, Potable Water, Sewage Disposal)
Freshwater Wetland Services:	Wetland Identification, Evaluation and Impact Report
REMA Ecological Services:	NDDB Evaluation and Response
JWM Architectural Group:	Architecture/Building Design
Dutton Associates:	Surveyors

This letter accompanies the Special Permit Application, the Plans Review Subcommittee Application, a Narrative, a Drainage Report, NDDB Evaluation and Site and Building Plans. I shall email and telephone your office to determine the appropriate form of filing at this time of corona virus. The application form indicates I should provide 14 printed copies, you can direct me in regard to the number of printed copies and the form of electronic copy. I shall include my estimate of the filing fee, please review and confirm.

The project team looks forward to meeting with you and the Town staff, the Plans Review Subcommittee, the Beautification Commission and the Planning and Zoning Commission on this matter.

As mentioned above, it is my intention to file with the inland wetlands and Watercourses Agency simultaneously.

If you have questions, please contact my office at: (860) 651-4971 or [ladapc@snet.net](mailto:ladapc@snet.net).

Sincerely,



Philip Doyle, PLA

TOWN PLAN AND ZONING COMMISSION  
GLASTONBURY, CT  
APPLICATION FOR SPECIAL PERMIT

Application for:

4.14.1

Section 12 Special Permit with Design Review (SPDR)

Section 12.9 Minor Change to an approved Section 12 SPDR

Section 6.2 Excavation Special Permit

Section 6.8 Rear Lot Special Permit

Section 4.11 Flood Zone Special Permit

Section 6.11 Accessory Apartment Special Permit\*\*

\*\* Applicant must submit addresses of property owners within 100 feet  
of the premises in accordance with Section 6.11.4 of the Building Zone Regulations

Other

Application and fee to be submitted with 14 sets of plans - see other side for fees.

Consult appropriate section(s) of the Glastonbury Building Zone Regulations to determine standards and criteria for application evaluation.

Applicant DAVID DESSOLIS  
GARVE CORP.  
Name 200 FISHER DRIVE  
AVON, CT 06001  
Address 860 674 9000  
(AGENT) PHILIP DOUKE  
LADAPS  
Telephone 104 WEST ST.  
STAMFORD, CT  
06070  
Fax 860 651 4971

Property Owner  
Name TOWN OF GLASTONBURY  
Address PO BOX 6523  
GLASTONBURY, CT 06033  
Telephone \_\_\_\_\_  
Fax \_\_\_\_\_

Location of proposed use 280 WESTERN BOULEVARD  
(include street address  
if applicable)

Zoning District of proposal PK

Nature of request, including type of use, reasons for application, etc.

REQUEST APPROVAL TO CONSTRUCT TWO PROFESSIONAL  
OFFICE BUILDINGS FOR MEDICAL OFFICE USE AND  
CONSTRUCT SUPPORTING PARKING

AGENT  
Signature [Signature]  
Applicant or Authorized Representative

Signature [Signature]  
Owner or Authorized Representative

Date 10.9.20

Date 6/15/20

**TOWN PLAN AND ZONING COMMISSION  
PROPOSALS FOR PLANS REVIEW SUBCOMMITTEE**

Proposals which are to be reviewed by the Plans Review Subcommittee to determine if they are to be considered Minor or Insignificant Changes and need action/approval by the Town Plan and Zoning Commission, must initiate with the completion of this form to be submitted with one (1) FOLDED set of appropriate materials. Once a Subcommittee meeting date is set, you will be notified by email with an agenda. You or your representative must attend the meeting and bring relevant materials. At the meeting it will be determined whether your proposal is a Minor (Section 12.9) or Insignificant (Section 12.10) Change. A Minor Change will require submittal of a Special Permit Application, an application fee and additional sets of plans and will move forward for approval by the full Commission. An Insignificant Change will be handled internally with the Chairman's signature and requires no application or fee.

Please return this form and any enclosures to the Community Development Office, 2155 Main Street Post Office Box 6523, Glastonbury, CT 06033-6523.

- CHECK LIST
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> General Map or Charts (1) | <input checked="" type="checkbox"/> Other Documentation (1)<br>PARKING      |
| <input checked="" type="checkbox"/> Site Plan (1)             | <input checked="" type="checkbox"/> Architect's Rendering (1)<br>ELEVATIONS |

TITLE/ADDRESS OF APPLICATION: GATEWAY  
280 WESTERN BLVD.

APPLICANT'S NAME: DAVID SESSIONS CASUE CORP.  
(AGENT) PHILIP DOTY LADAPC


APPLICANT'S ADDRESS: (AGENT'S)  
104 WEST ST. SIMSBURY, CT 06070

PHONE #S: 860 451 4971

EMAIL: LADAPC@SNET.NET

OTHER REPRESENTATIVE(S): JOHN MANNERS' ARCHITECT,  
KEVIN CLARK; CIVIL ENGINEER

STATEMENT OF INTENT: BUILD 2 MEDICAL OFFICE  
BUILDINGS PHASE IV OF THE GATEWAY  
DEVELOPMENT



APPLICANT'S SIGNATURE

AGENT'S

10/16

6.9.20

DATE

**Fees:**

**Special Permits:**

Sec. 12 SPDR, Sec. 6.2, Sec. 6.8,  
Sec. 4.11, Sec. 6.11, Other

\$200.00  
plus \$60.00 State of Connecticut Fee = \$260.00

$$20,500 \div 2000 = 10.25$$
$$\times 25 = 256.25$$

Sec. 12 SPDR - an additional fee of \$25 for each  
2,000 sq. ft. over 10,000 sq. ft. is required

Sec. 6.2 Excavation Special Permit - an additional fee of  
\$40 for each 5 acres or portion thereof in excess of 10 acres

Sec. 12.9 Minor Change

\$50.00  
plus \$60.00 State of Connecticut Fee = \$110.00

---

**For Office Use**

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Cash / Check

Public Hearing Scheduled \_\_\_\_\_

Public Hearing Advertised (1) \_\_\_\_\_

(2) \_\_\_\_\_

Action \_\_\_\_\_

Notice of Action \_\_\_\_\_

TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT  
 STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED

In accordance with Public Act 09-03 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Special Permits ✓
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00) collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Please provide the following information and submit this form and the sixty dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant DAVID SEGANO, CARE CORP. AVON CT  
 Address 200 FIGHTER DRIVE AVON, CT 06001  
AGENT: PHILIP DOUGUE LADA, P.C.

Name of Project GATEWAY II MEDICAL OFFICE  
 Address 280 WESTERN BOULEVARD  
GLASTONBURY CT.

Type of Application:

- Special Permit Section Number ✓ 4.14.1
- Subdivision and Resubdivision \_\_\_\_\_
- Change of Zone \_\_\_\_\_
- Planned Area Development \_\_\_\_\_
- Final Development Plan and/or Zone Change \_\_\_\_\_
- Inland Wetlands and Watercourses Permit \_\_\_\_\_
- Special Exceptions and Variances \_\_\_\_\_

SECTION 12 SPECIAL PERMIT W/DESIGN REVIEW PROFESSIONAL OFFICE

Date Fee Received \_\_\_\_\_ By \_\_\_\_\_

Project Number \_\_\_\_\_



# Town of Glastonbury GIS Parcel Report

Report Generated 6/8/2020 12:18:44 PM

## Owner of Record

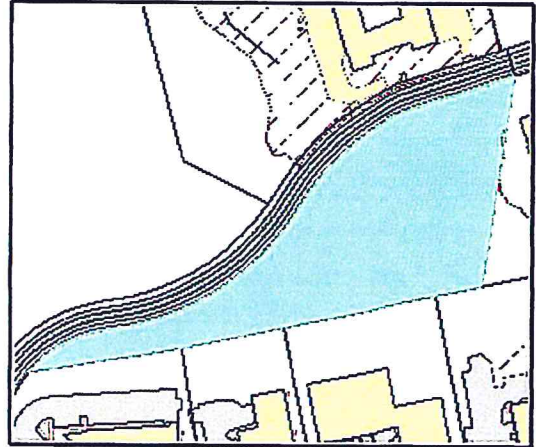
**GIS ID:** 75000280  
**Owner:** GLASTONBURY TOWN OF  
**Co-Owner:**  
**Address:** PO BOX 6523  
**City, State ZIP:** GLASTONBURY, CT 06033-6523

**Account Number:** 75000280

**Property Address:** 280 WESTERN BLVD

## Parcel Information

**Map/Street/Lot** E4 / 7500 / E0007 **Property ID:** 12528  
**Developer Lot ID:** **Water:** Public-MDC  
**Parcel Acreage:** 4.83 **Sewer:** Sewer Nbrhd  
**Zoning Code:** PE **Census:** 5203



Property highlighted in blue

## Valuation Summary

Item	Appraised Value	Assessed Value
Buildings	0	0
Land	966000	676200
Appurtenances	0	0
<b>Total</b>	<b>966000</b>	<b>676200</b>

## Owner of Record

GLASTONBURY TOWN OF

## Deed / Page

0557/0003

## Sale Date

06/22/1990

## Sale Price

0

**Building  
Picture  
Not  
Applicable**

## Building Information

**Building ID**

0

**Year Constructed :**  
**Building Type :**  
**Style :**  
**Occupancy :**  
**Stories :**  
**Building Zone :**  
**Roof Type :**  
**Roof Material :**  
**Est. Gross S.F. :**  
**Est. Living S.F. :**

**Number of Rooms :**  
**Number of Bedrooms :**  
**Number of Bathrooms :**  
**Number of Half-Baths :**  
**Exterior Wall :**  
**Interior Wall :**  
**Interior Floor #2 :**  
**Air Conditioning Type :**  
**Heat Type :**  
**Fuel Type :**

**Building  
Sketch  
Not  
Applicable**

**Subarea Type**

**Est. Gross S.F.**

**Est. Living S.F.**

**Outbuilding Type**

**Est. Gross S.F.**

**Comments**

List of Abutters:

The Site:

ID 75000280  
Town of Glastonbury  
PO Box 6523  
Glastonbury, CT. 06033

Abutters:

ID 75000277  
Town of Glastonbury  
PO Box 6523  
Glastonbury, CT. 06033

ID 75000281 (281 Western Boulevard)  
SHP V Glastonbury LLC  
c/o Avidxchange  
PO Box 30642  
Charlotte, N.C. 28230-0642

ID 75000295 (289 - 305 Western Boulevard)  
HTA Gateway 4G LLC  
c/o Health Care Trust of America Inc.  
16435 N. Scottsdale Road  
Suite 320  
Scottsdale, AZ 85254-1694

ID 7500300  
HTA Gateway 1 LLC (290 - 310 Western Boulevard)  
c/o Health care Trust of America Inc.  
16435 N. Scottsdale Road  
Suite 320  
Scottsdale, AZ. 85254-1694

ID 46800151 (151 National Drive)  
Winding Brook Capital LLC  
PO Box 956  
Glastonbury, CT. 06033

ID 46800137 (137 National Drive)  
137 National Drive LLC  
210 Commerce Street  
Glastonbury, CT. 06033



ID 46800111 (111 national Drive)  
AML Holdings LLC  
PO Box 1475  
Glastonbury, CT. 06033

ID 46800081 (81 National Drive)  
c/o Equity Management Corp.  
172 W. Main Street  
Avon, CT. 06001

## Special Permit with Design Review Narrative

Development of the Gateway medical office complex on Eastern and Western Boulevards has been in process for close to twenty years starting with the planning of Buildings A, B, C & D in 2001. Casle Corporation of Avon, Connecticut has, with municipal review and approvals, developed a total of ten medical office buildings on approximately thirty one acres of land in four major phases with multiple sub-phases, and the buildings have been virtually one hundred percent occupied after construction. For all four previous phases, the land has been purchased by Casle Corporation from the Town of Glastonbury, and Casle (David Sessions, Principal Partner) has a purchase agreement with the Town to acquire and develop an additional 4.83 acre +/- parcel of land along Western Boulevard, to be called Gateway V. The instant application proposes two new buildings, J and K, totaling 15,000 sf +/- and 30,500 sf +/- respectively, a property card from the Town GIS system is attached.

The site plans are based upon property line and topographic survey prepared by Dutton Associates. The full consultant design team is described within the title block of the site plan set. A Documentation Form application was filed a few months ago. At this time, an Inland Wetlands and Watercourses Agency (IWWA) application and a Special Permit with design Review application are filed simultaneously.

The property is zoned Planned Employment (PE) where medical office use is allowed as a Special Permit Use under section 4.14.1 as a Professional Office. The property is not within a FEMA flood plain. The Town of Glastonbury controls the existing OSTA permit for the Gateway development area and will be responsible for coordinating the proposal within the context of the OSTA permit.

Wetlands have been identified by a Certified Soil Scientist, Kate Bednaz, working for Freshwater Wetland Services. Approximately 1,629 sf of wetland soils exist in the southeast corner of the site and are an edge portion of a small wetland within the abutting Eversource right of way and Gateway Phase I. No disturbance of the wetlands is proposed. Approximately one half acre of Upland Review Area will be disturbed with the placement of 2,600 cy +/- of fill to support parking and other improvements. Habitat enhancement plants are proposed to be installed along the wetland boundary and the right of way boundary and stormwater will be treated through a, LID consistent, created wetland system.

The property is shown on CT DEEP NDDDB mapping as being potentially sensitive to some threatened plant or animal species. An NDDDB request for information has been filled with the CT DEEP and a response was received, see attached. Mr. George Logan of REMA Ecological Services has been retained to investigate the several species identified by the DEEP. At this point, no additional permits are required of the DEEP. Appropriate mitigation measures will be implemented.

The site plans show two buildings with two hundred and six parking spaces. Vehicle access will be taken in two locations on Western Boulevard. An emergency vehicle turning plan is attached demonstrating the ability for a fire truck to move through the site. Internal sidewalks will

connect with municipal sidewalks along Western Boulevard. Sight line sections, taken through both proposed driveways demonstrate sight line exists for the posted speed.

Preliminary earthwork analysis suggests the site will be close to balance but will likely require about 4,000 cy of clean fill. Soil test pits were conducted to investigate the consistency of soils and groundwater elevations; test pit locations, depths and general soil types are shown on an attached plan. Soil Sediment and Erosion Control Plans are included in the filing. Per Section 19 of the Zoning regulations, the Erosion Control Plans must be certified by the Town.

In regard to storm drainage, stormwater will be collected from roof and parking areas and directed through a piped system into a stormwater mitigation created wetland system. Water will flow through a plunge pool, a created wetland filter and a detention basin. The storm water will be treated and detained to meet regulatory requirements in a heavily planted attractive complex along the frontage on Western Boulevard. The system is designed in accord with planned undertaken by the Stormwater Center at the University of New Hampshire. The drainage system is consistent with recommendations of the 2018 Town POCD which suggests treating stormwater within created wetlands and utilizing LID techniques.

Public water and sanitary sewer will be brought into the site from Western Boulevard. Based upon tenant demands and building size, the project architect will make a determination if either or both buildings require fire protection systems. On-site fire hydrants will be placed to the satisfaction of the Town Fire Marshal. The emergency vehicle turning movement diagrams demonstrate emergency vehicles can pass through the property.

Site lighting will match previously approved phases of the Gateway development. For example, Gateway IV has constructed LED fixtures at a 14' mounting height.

Trash containers will be placed in a central location and will be screened with a fence.

A site planting plan will propose primarily native plant material and will include a variety of trees and shrubs. Habitat supporting planting will be proposed within the biofilter system, along the Eversource right of way and the wetland edge. An outdoor patio is proposed for each building as a place of respite, as suggested by LEED. Bicycle racks are to be installed along the sidewalk areas near the entry to both buildings. Designated parking for green vehicles is shown along with two electric vehicle charging stations.

The proposal is consistent with all bulk zoning standards associated with the PE zone. Building coverage is 16% +/- and pervious surface will be over 47% where 35% is required.

The building architectural style is designed to include material, forms and colors relating to all previous phases. The architectural intent is to reinforce the image of a related development without making every building identical.

Mechanical equipment will be screened and placed upon building roofs. At this time, the need for any generators is unknown.

Parking is proposed to be approved under Section 9.6 of the Zoning Regulations which recognizes the efficiency created by the overlap of various uses, allowing a joint use of parking and reducing a reliance on larger areas of paving; Section 9.6 was the basis for parking approvals for some other portions of the Gateway development. Reducing parking is a goal of the POCD.

Gateway medical development is a gathering of numerous specialties whose offsetting peak parking demands have allowed a use of parking spaces lower than normal zoning standards. Background: within Gateway I to IV, 167,870 sf of space has been constructed and 871 +/- parking spaces now exist. Casle believes the buildings are on average 80% +/- useable or 134,296 sf +/- . The normal zoning medical parking requirement for 134,296 sf would demand 895 parking spaces, since the standard Town requirement is based on useable space.

Parking utilization studies have been conducted at the Gateway development over many years by the developer after the Town staff noticed the parking lots were not entirely utilized and were curious about the offsetting peak use of parking. A week long parking utilization study, conducted January of 2020, suggests the offsetting parking utilization trend continues. With 871 spaces constructed, on average 543 parking spaces are utilized (62.3 % of the total) during a normal business hour. During the average **peak hour**, 657 spaces (75.5% of the total) spaces are utilized.

The buildings are virtually 100% occupied and on a gross building square foot basis, the average **peak** parking use equals one space per each 256 sf of building area. Using this actual building size/parking utilization figure, with a gross building size of 45,500sf, Gateway V will need 178 spaces (1 space per 256 sf of building at average peak parking).

Under the standard Town medical office parking requirement, Gateway V would need 243 spaces.

Section 9.6 allows the Commission to waive up to 30% of the parking ( $.3 \times 243 = 73$  spaces), allowing a waiver to 170 spaces. At a minimum, Casle believes, based upon actual parking counts, 178 parking spaces are needed. Casle is requesting a waiver of approximately 16% of the standard parking requirement, 37 spaces, and is proposing to build 206 spaces. Casle is looking to reduce parking but is also trying to be conservative. Note, it is possible to defer some of the parking between 178 and 206 until such time as they are required. A summary sheet of the January parking utilization study is attached.



## Data Table

### Glastonbury Gateway V

Lot Identification: GIS ID: 75000280  
Lot Address: 280 Western Boulevard  
Lot Size: 4.83 acres +/-

Zone: PE Planned Employment  
Proposed Use: Medical Office  
Special Permit with Design Review

Present Site Use: Vacant and Wooded

Proposed Building Development:  
Building J: One Story 15,000 sf +/-  
Building K: Two Story 30,500 sf +/-  
Total: 45,500 sf +/-

Allowed Building Coverage: 20% or 42,063 sf +/-  
Proposed Building Coverage: 16.12 % or 33,908 sf +/-

Building Height Permitted: 35' or 2 ½ Stories  
Maximum Building Height Proposed: 35' +/- or 2 Stories

Required Lot Frontage: 150 lf  
Existing Lot Frontage: 1,234.5 lf

Required Lot Size: 40,000 sf Minimum  
Existing Lot Size: 210,315 sf +/-

Required Open Space: 35% or 73,610 sf +/-  
Proposed Open space: 46.75 % or 98,336 sf +/-

Required Yards:	Proposed Yards:
Front: 50'	Front: 53.2'+/-
Side: 25'	Side: 67.2' +/-
Rear: 25'	Rear: 26' +/-

Wetlands: on-site: 1,629 sf +/- or 0.037 +/- acres  
Wetlands Disturbed: 0 sf and 0 Acres  
Upland Review Area On-Site: 28,898 sf +/- or .66 Acres +/-  
Upland Review Area Disturbed: 23,565 sf +/- or .54 Acres +/-  
2,600 cy +/- fill within Upland Review Area

Parking:

Per Required Zoning Standard Medical Office: Useable Area Divided by 150 sf  
 $45,500\text{sf} \times .8 \text{ Divided by } 150 \text{ sf} = 243 \text{ Spaces}$

Parking Proposed per Section 9.6 Mixed Medical Use Allowing Parking Use Efficiency

Proposed: 206 +/- Parking Spaces Proposed

Section 9.6 Allows 30% Waiver (73 Spaces)

15% Waiver Requested for 37 Spaces

Request Supported by Parking Utilization Studies for Gateway Phases I Through IV

Showing Average Peak Hour Parking Demand to be 1 Space for Each 256 sf Gross

$45,500 \text{ sf} \text{ Divided by } 256 \text{ sf} = 178 \text{ Spaces +/-}$

At Least 16% Excess Sought or 28 Spaces; 206 Parking Spaces Proposed

## Consistency with the POCD

Inland Wetlands and Planning and Zoning Special Permit application should demonstrate consistency with the Town POCD. This report documents the project consistency with the present POCD.

The LADA, PC review suggests the development proposal is consistent with many portions of the POCD and appears to be exactly the type of development desired as described in Planning Area 6 Planned Employment Area. The section describes the area of the site and the surrounding development and highlights a picture of Building G in gateway IV as part of the section heading.

Pg. 23

Town wide policies for stormwater management suggests two policies be followed:

1. The use of innovative techniques consistent with LID practices,  
*The project proposes to clean and detain the stormwater with a created wetland system, developed through research at the University of New Hampshire. The process of treating stormwater through ground and plant contact is an LID practice.*
2. New developments will meet MS4 requirements.  
*The proposed stormwater treatment system and its monitoring system will meet MS4 requirements.*

Pg. 23

Three policies are suggested for commercial development.

1. Minimize light pollution.  
*The lighting plan demonstrates light pollution will be minimized. Light fixtures will all focus downward. Lighting will be LED and will be limited to the site property.*
2. Promote LEED construction standards.  
*Starting with the first phase of development at Gateway, LADA, PC and Castle has presented to the Conservation Commission a LEED analysis pertaining to the phase. All phases of Gateway development have shown that the design of the Gateway sites and buildings attain a level of LEED certification.*
3. Support LID stormwater management.  
*The stormwater management system chosen is consistent with LID.*

Pg. 24

Sustainability is Encouraged

*The proposal is consistent with LEED. The heating, cooling and building environmental controls are all energy efficient. Green vehicle parking spaces and electric car charging stations are proposed. Bicycle racks are to be installed.*

Pg. 49 & 50

Planning Area 6 Planned Employment articulates a number of policies, those which apply follow:

1. Continue office development north of Hebron Avenue.  
*The proposal is consistent.*



4. Incorporate a park like environment.  
*The proposal is consistent with the PE zoning regulations and the appearance of the prior phase of the Gateway office park. The development has a lovely park like setting.*
5. Continually evaluate actual parking use to minimize large parking lots.  
*The proposal is entirely consistent. A number of years ago the Town staff noticed that parking appeared overbuilt for a number of land uses and section 9.6 was approved for the zoning regulations. Section 9.6 has been employed in developing parking in some Gateway sections including the present phase. Up to date parking utilization studies for Gateway suggests slightly less parking is required to support the medical office needs than the standard form of calculation.*
6. Development should happen where environmentally feasible.  
*The lot under study has over 210,000 +/- sf and only 1,600 +/- sf (1.5%) are designated wetland. A DEEP NDDB filing has been made and no significant impacts are expected upon any species of concern.*
7. Support LEED design principles.  
*As mentioned before, the application is consistent with LEED.*
8. Minimize Light Pollution.  
*As mentioned before, the application minimizes light pollution.*

Pg. 71

#### Stormwater Management

1. Utilize LID techniques.  
*As mentioned before, the stormwater system is consistent with LID.*
2. Utilize Crested Wetlands.  
*The stormwater design is based upon the principle of creating wetlands and using soil and plant contact to remove pollutants.*
3. Utilize stormwater temperature regulating techniques.  
*The passing of the stormwater through the system, cascading from the plunge pool into the created wetland and the filtering of the first flush through soil, combined with shade from planted tree cover will all mitigate stormwater temperature.*
6. MS4 Consistency  
*The stormwater system has been designed to meet MS4 standards.*

## STORMWATER MANAGEMENT SYSTEM NARRATIVE

The proposed stormwater management system will consist of a catch basin and pipe collection system discharging into a sediment forebay then into a subsurface gravel wetland/detention basin. As proposed, the system outlets into a catch basin in the existing Town drainage system in Western Boulevard. From that point, the stormwater outlets into an existing stormwater swale. The majority of the project site now drains to the south toward a power line right-of-way and to a wetland. A pipe was installed in 2006-2007 to provide an outlet for the wetland and alleviate flooding at a downstream building. While project site has the right to maintain the current drainage pattern albeit with a detention system to maintain the existing peak flows, a decision was made to direct the stormwater from the site to the existing drainage system in Western Boulevard. By using an on-site detention system, the existing street system will have the capacity of handling the project site and the existing drainage areas up to a 25-year storm event. Overtopping of the existing catch basin will only occur during storms greater than the 25-year event.

Advanced treatment of the stormwater from the project site is proposed by using a subsurface gravel wetland (SGW). This is a constructed wetland stormwater treatment system developed by the University of New Hampshire Stormwater Center. The SGW consists of a sediment forebay followed by a treatment cell followed by a second treatment cell. Each cell consists of 8-inches of wetland soil over 3-inches of pea stone over a bed of 24-inches of 3/4-inch stone. The wetland soil is planted with wetland vegetation. The SGW functions as follows:

1. Stormwater from the forebay enters the first cell by draining through the rip rap channel directly into the stone bed.
2. The water then travels laterally through the bed to a perforated drain pipe located at a baffle wall located between cell one and cell two.
3. Water drain pipe then passes from cell one to cell two through a solid pipe that penetrates the baffle wall. In cell two the water is distributed into the upstream end of the bed through a perforated pipe.
4. The water then travels laterally through the bed of cell two to a perforated drain pipe located at the downstream end of cell two.
5. From the perforated drain pipe a solid pipe is connected to an outlet structure (OS#2). The structure is designed to discharge water only above the elevation of 4-inches below the surface of the wetland soil maintaining a saturated condition in the cells. A valve in OS#2 can be opened to drain the SGW if required.

The layout and design of the SGW are as follows:

1. The sediment forebay is designed to contain 10% of the water quality volume (WQV).

2. Each cell is designed to contain 45% of the WQV. This volume is above the surface of the wetland soil up to the overflow outlet to the SGW.
3. The total volume of the stone beds is 25% of the WQV.
4. The minimum travel distance in each cell is over 15-feet.
5. The SGW is design to drain the WQV in 24 to 48 hours.
6. A liner is used to prevent water from escaping the SGW through the bottom and to preclude the inflow of groundwater from the surrounding soil.
7. The volume available in the SGW above the surface of the wetland soil along with the volume in the area between the SGW and OS#1 provides the total detention volume for the project. The total detention available
8. Testing conducted by the UNH Stormwater Center has demonstrated that a SGW can reduce total suspended solids, nitrogen, phosphorous in stormwater. In addition, a SGW will also reduce the temperature of stormwater discharged from a developed site.
9. The SGW will be maintained as per the Stormwater Centers' recommendations.



79 Elm Street • Hartford, CT 06106-5127

[www.ct.gov/deep](http://www.ct.gov/deep)

Affirmative Action/Equal Opportunity Employer

February 21, 2020

Philip Doyle  
LADA PC  
104 West St  
Simsbury, CT 06070  
[ladapc@snet.net](mailto:ladapc@snet.net)

Project: Preliminary Assessment for Glastonbury Gateway V, 280 Western Blvd, Glastonbury, CT  
NDDDB Preliminary Assessment No.: 202002327

Dear Mr. Doyle,

I have reviewed Natural Diversity Database maps and files regarding the area delineated on the map provided for a preliminary assessment of 280 Western Blvd in Glastonbury, Connecticut. According to our records there are populations of State Special Concern Eastern box turtles (*Terrapene carolina carolina*) and Smooth green snakes (*Opheodrys vernalis*) on this property and the adjacent wooded open space. In addition, the State Special Concern plant Climbing fern (*Lygodium palmatum*), occurs in the vicinity.

There are State Endangered Burbot (*Lota lota*) and State Special Concern Blueback herring (*Alosa aestivalis*) in Salmon Brook. A DEEP Fisheries Biologist will review the permit applications you may submit to DEEP regulatory programs to determine if your project could adversely affect blueback herring. DEEP Fisheries Biologists are routinely involved in pre-application consultations with regulatory staff and applicants in order to identify potential fisheries issues and work with applicants to mitigate negative effects, including to endangered species. If you have not already talked with a Fisheries Biologist about your project, you may contact the Permit Analyst assigned to process your application for further information, including the contact information for the Fisheries Biologist assigned to review your application.

Please be advised that this is a preliminary review and not a final determination. A more detailed review will be necessary to move forward with any environmental permit applications submitted to DEEP for the proposed project. **This preliminary assessment letter cannot be used or submitted with permit applications at DEEP.** This letter is valid for one year.

To prevent impacts to State-listed species, field surveys of the site should be performed by a qualified biologist with the appropriate scientific collecting permits at a time when these target species are identifiable. A report summarizing the results of such surveys should include:

1. Survey date(s) and duration
2. Site descriptions and photographs
3. List of component vascular plant and animal species within the survey area (including scientific binomials)
4. Data regarding population numbers and/or area occupied by State-listed species
5. Detailed maps of the area surveyed including the survey route and locations of

State listed species

6. Conservation strategies or protection plans that indicate how impacts may be avoided for all state listed species present on the site

7. Statement/résumé indicating the biologist's qualifications. Please be sure when you hire a consulting qualified biologist to help conduct this site survey that they have the proper experience with target taxon and have a CT scientific collectors permit to work with state listed species for this specific project.

The site surveys report should be sent to our CT DEEP-NDDDB Program ([deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)) for further review by our program biologists along with an updated request for another NDDDB review. Incomplete reports may not be accepted.

If you do not intend to do site surveys to determine the presence or absence of state-listed species, then you should presume species are present and let us know how you will protect the state-listed species from being impacted by this project. You may submit these best management practices or protection plans with your new request for an NDDDB review. After reviewing your new NDDDB request form and the documents describing how you will protect this species from project impacts we will make a final determination and provide you with a letter from our program to use with DEEP-Permits.

Natural Diversity Database information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey, cooperating units of DEEP, landowners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the NDDDB should not be substitutes for onsite surveys necessary for a thorough environmental impact assessment. The result of this review does not preclude the possibility that listed species may be encountered on site and that additional action may be necessary to remain in compliance with certain state permits.

Please contact me if you have further questions at (860) 424-3378, or [karen.zyko@ct.gov](mailto:karen.zyko@ct.gov). Thank you for consulting the Natural Diversity Data Base.

Sincerely,



Karen Zyko  
Environmental Analyst