

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 Thomas Mocko
Environmental Planner
Town Hall
2155 Main Street
P.O. Box 6523
Glastonbury, CT. 06033

Re: Inland Wetland Application
280 Western Boulevard
Glastonbury Gateway V

Dear Mr. Mocko:

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 lie to the north and across Western Boulevard, fully developed light industrial sites and an Eversource power right of way lie 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. Two medical office buildings totaling 45,500 sf and a parking complement of 206 spaces are proposed in this phase, called Gateway V.

Approximately 1,629 sf +/- of wetlands have been identified on the site in the south east corner of the land. The identified wetland is the north edge of a small highly disturbed wetland within the adjacent Eversource right of way. No wetland disturbance is proposed. A regulated upland review area associated with the aforementioned wetland lies on the property as does about 4,000 sf of upland review area associated with wetlands found on Town land, north of Western Boulevard. On-site upland review area totals 28,898 sf +/-, and 23,565 sf +/- of upland review area will be disturbed. The applicant proposes to mitigate the permanent site disturbances with the creation of a subsurface gravel wetlands (based upon the design work of the Stormwater Center at the University of New Hampshire) to treat and detain stormwater flows.

The consulting team includes:

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

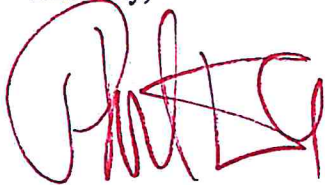
This letter accompanies the Inland Wetlands and Watercourses Agency (IWWA) Application, Descriptive Narrative, Drainage Report, Wetland & Impact Report, NDDDB Evaluation and Site Plans. The application form indicates I should provide 10 printed copies. I am also providing an electronic copy of the application and the plans. I shall include my estimate of the IWWA filing fee, please review and confirm.

The project team looks forward to meeting with you and the Town staff, the Conservation Commission and the IWWA on this matter. Consistent with prior Gateway applications, my office will present a LEED analysis to the Conservation Commission.

It is my intention to file with the Planning and Zoning Commission for Special Permit with Design Review simultaneously with the Inland Wetland Application.

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

Sincerely,



Philip Doyle, PLA

COVER SHEET TO BE LEGIBLY COMPLETED AND SUBMITTED ALONG WITH ALL OTHER APPLICATION MATERIALS (Parts I, II, III and IV as applicable)

1. Applicant's name: **DAVID SEEDEN'S CASUE CORP.**
2. Title of project: **AGENT: PHILIP DOYLE**
3. Address or descriptive location of proposed project or regulated activity: **GATEWAY V MEDICAL OFFICE**
4. Please check/indicate all that apply with regard to the application being submitted:
280 WESTERN BOULEVARD UPLAND REVIEW AREA DISTURBANCE ASSOCIATED WITH 2 MEDICAL OFFICE BUDGS.

Circumstance	check	requirements
• application for only a regulated activity	<u>✓</u>	complete Part I
• application also involves a proposed subdivision, <u>special permit</u> or planned area development	<u>✓</u>	complete Part II
• application also involves a "significant" impact activity (see definition)	_____	complete Part III
• application for renewal or time extension for or amendment to an issued permit	_____	complete Part IV

5. Certification by applicant

By my signature I hereby certify that:

- i. the applicant is familiar with all of the information provided in the application and is aware of the penalties for obtaining a permit by deception or by inaccurate or misleading information; and
- ii. the Agency members and their designated agents are authorized to inspect the property, at reasonable times, both before and after a final decision has been issued, and after completion of the project.

Signature(s) of Applicant(s):

John W. Mannes
CASUE CORP
AGENT

Date:

6/15/20
6/15/20

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.
- ✓ 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.
- ✓ C. The applicant's interest in the land.
- ✓ 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.
- ✓ 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.
- ✓ F. A written narrative on the purpose and a description of the proposed regulated activity.
- ✓ 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.
- ✓ 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.
- ✓ 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).

- ✓ J. A site plan showing the existing and proposed impervious surfaces, along with their computed land area(s), and the existing and proposed management practices that serve to mitigate the hydrologic, thermal and other adverse effects caused by such impervious surfaces.
- ✓ K. A site plan showing the proposed activity and existing and proposed conditions in relation to wetlands and watercourses and upland review area(s) and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.
- ✓ L. A title block and legend of symbols used for each plan or map or drawing indicating the name of plan or map or drawing, date prepared and subsequent revision dates, and scale.
- ✓ M. Names and addresses of abutting property owners as shown in the records of the tax assessor of the municipality as of a date no earlier than thirty (30) days before the date the application is submitted to the Agency.
- ✓ N. Certification by the applicant that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a license or permit through deception or through inaccurate or misleading information.
- ✓ O. An alternative to the submitted application which would cause less or no environmental impact to wetlands or watercourses and why the alternative as set forth in the submitted application was chosen; all such alternatives shall be diagramed on a site plan or drawing.
- ✓ P. The calculated (1) total area (square feet) of wetlands and watercourses on the subject property and (2) total area (square feet) of regulated area that would be potentially disturbed by the proposed regulated activities.
- ✓ Q. Authorization for the members and designated agent(s) of the Agency to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the license or permit.
- ✓ R. A completed CT DEP reporting form (such form and instructions provided with these forms) whereby the Agency or its designated agent shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with Section 22a-39-14 of the Regulations of Connecticut State Agencies.
- ✓ S. Submission of the appropriate filing fee based on the fee schedule established in Section 15-22 of Town Code of Ordinances (fee schedule attached).
- ✓ T. The applicant shall certify whether:
 - a. any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality;
 - b. traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
 - c. sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality; or

- d. water runoff from the improved site will impact streets or any other property within the adjoining municipality.
- U. If the Agency deems that a peer review of any information submitted by the applicant is warranted, the applicant will be required to pay the cost of that peer review prior to a final decision. Pursuant to Section 22a-22a(e) of the Connecticut General Statutes, the Agency may require a filing fee to be deposited with the Agency in an amount sufficient to cover the reasonable cost of reviewing and acting upon the application including, but not limited to, the cost of peer reviews of information submitted by the applicant.
- V. Any other information the Agency deems necessary to understand exactly what the applicant is proposing.

FEE SCHEDULE
for Applications pursuant to the
Inland Wetlands and Watercourses Regulations

Fee Schedule. Application fees shall be based on the following:

- a) Permitted Uses as of Right and Nonregulated Uses (Section 4 of the Regulations) shall be at NO CHARGE.
- b) Regulated Uses and Activities (Section 6 of the Regulations). The total fee shall be the cumulative amount of the following factors, when applicable:
 - 1. the total wetlands and/or watercourses area (in square feet) on the subject property multiplied by the rate of \$1.00 per 1,000 square feet; plus $1629 \cancel{\text{sf}} \times \$1.00/\cancel{\text{sf}} = \$1,629$
 - 2. the total regulated area (in square feet) to be disturbed by regulated activities multiplied by the rate of \$10.00 per 1,000 square feet; plus $23565 \div 1000 \times \$10/\cancel{1000} = \235.65
 - 3. \$400.00 if the proposed activity is declared a significant activity by the Agency.
- c) Map Amendment Petitions (Section 14.3 of the Regulations) shall be \$200.00.
- d) Renewals or Extensions of the Expiration Date to a previously issued permit (Sections 7.10 and 11.7 of the Regulations) shall be \$100.00.
- e) Amendment of a Previous Approval (Section 7.10 of the Regulations) that is not deemed a significant activity shall be the prescribed amount as determined in b.2 above.
- f) Transfer or assignment of a previously issued permit (Section 11.8 of the Regulations) shall be \$25.00.
- g) Exemption. Boards, commissions, councils and departments of the Town of Glastonbury are exempt from all fee requirements.
- h) Waiver. The applicant may petition the Agency to waiver, reduce or allow delayed payment of the fee required. Such petitions shall be in writing and shall state fully the facts and circumstances the Agency should consider in its determination under this section. The Agency may waive all or part of the application fee if the Agency determines that:
 - 1. the activity applied for would clearly result in a substantial public benefit to the environment or to the public health and safety and the applicant would reasonably be deterred from initiating the activity solely or primarily as a result of the amount of the application fee; or
 - 2. the amount of the application fee is clearly excessive in relation to the cost to the Town for reviewing and processing the application.

The Agency shall state upon its record the basis for all actions pertaining to a request for a waiver.

TOM MOCKO, ENVIRONMENTAL PLANNER 06-23-89

+60 STATE FEE
TOTAL = \$1,924.45

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

In accordance with Public Act 92-235 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.

Name of Applicant DAVID CREMONS, CASUE CORP. AVON CT
 Address 200 FISHER DRIVE AVON, CT 06001
AGENT : PHILIP DOYLE LADA, P.C. 260 451-4971
104 WEST ST. GASTONBURY, CT 06070
 Name of Project GATEWAY II MEDICAL OFFICE
 Address 280 WESTERN BOULEVARD
GLASTONBURY, CT 06033

Type of Application:

- Special Permit Section Number _____
- 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 _____

Date Fee Received _____ By _____

Project Number _____



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street – 3rd Floor, Hartford, CT 06106

PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

- DATE ACTION WAS TAKEN (enter one year and month): Year _____ Month _____
- ACTION TAKEN (enter one code letter): _____
- WAS A PUBLIC HEARING HELD (check one)? Yes _____ No _____
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): GLASTONBURY
Does this project cross municipal boundaries (check one)? Yes _____ No
If Yes, list the other town(s) in which the action is occurring (type name(s)): _____
- LOCATION (see directions for website information): USGS Quad Map Name: GLASTONBURY or Quad Number: _____
Subregional Drainage Basin Number: _____
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): CASUE CORP.
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 280 WESTERN
Briefly describe the action/project/activity (check and type information): Temporary _____ Permanent
Description: DISTURBANCE WITHIN UPLAND REVIEW AREA
- ACTIVITY PURPOSE CODE (enter one code letter): D
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 12, _____, _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
- UPLAND AREA ALTERED (type in acres as indicated): 59 ± acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 1 ± acres

DATE RECEIVED:

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

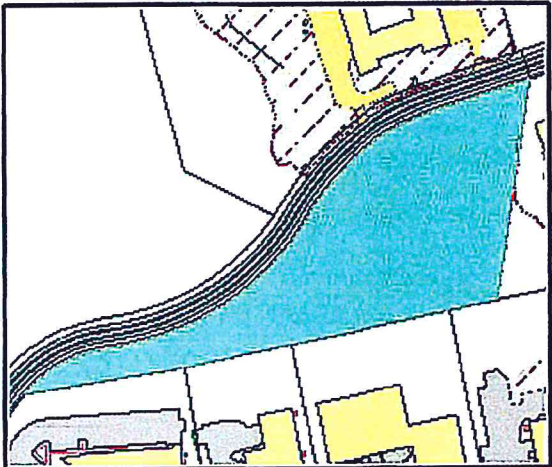


Owner of Record

Account Number: 75000280

Property Address: 280 WESTERN BLVD

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



Property highlighted in blue

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

Valuation Summary

Table with 3 columns: Item, Appraised Value, Assessed Value. Rows include Buildings, Land, Appurtenances, and Total.

Table with 4 columns: Owner of Record, Deed / Page, Sale Date, Sale Price. Row: GLASTONBURY TOWN OF, 0557/0003, 06/22/1990, 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 :
Interior Floor #2 :
Air Conditioning Type :
Heat Type :
Fuel Type :

Building Sketch Not Applicable

Table with 5 columns: Subarea Type, Est. Gross S.F., Est. Living S.F., Outbuilding Type, Est. Gross S.F., Comments

Wetland Narrative Description

The 4.86 acre site is presently owned by the Town of Glastonbury and is known as 280 Western Boulevard. The applicant, David Sessions of Casle Corporation, has a purchase and sale contract for the land with the Town of Glastonbury Town Council and desires to construct two medical office buildings upon the land. Mr. Sessions's company, Casle Corporation, has previously developed ten medical office buildings on adjoining properties. As previously designated, Philip Doyle of LADA, PC serves as the applicant's agent in making land use applications.

The development team remains unchanged from previous Gateway applications. Freshwater Wetland Services, Ms. Kate Bednaz, has identified wetland boundaries upon the land and has prepared a report evaluating the existing conditions and the potential development impacts. Dutton Associates has prepared a full survey of the site, including identification of the wetland boundary flagging. Clark Engineering has prepared a drainage report and developed a stormwater management plan for the property. LADA, PC has developed the site plans in coordination with the design team.

Approximately, 1,629 sf of wetlands have been identified in the extreme southeast corner of the site. The wetland is the north edge of a small off-site wetland mostly located below the electric power right of way on the adjoining developed properties to the south. No wetland disturbance is proposed.

The site is roughly triangular in shape with Western Boulevard running about 1,240 lf along the north side of the site. The developed Hearth property, Gateway IV and undeveloped lands of the Town lie opposite the site on the north side of Western Boulevard. Gateway I abuts to the east and four developed light industrial sites abut to the south. A continuous Eversource right of way exists on the developed land to the south. This right of way contains a power line system and is actively maintained by the utility company.

Parts A to T of the Part 1 wetland application have been incorporated into the Site Plans, reports and narrative.

Per note N, as required:

1. The applicant is aware of the information presented within the application.
2. The applicant provides permission to Agency members and designated agents to visit the property at reasonable times.

Per note M, list of abutters has been attached.

Per Part T, please note:

- a, the site is not within 500' of a municipal boundary,
- b, traffic will not enter the site from roads within an adjoining municipality,
- c, sewer and water use will not impact sewer and water use in an adjoining municipality.

Site plans have been prepared at 30' scale.

A simultaneous application package has been submitted to the Planning and Zoning Commission seeking approval for a Special Permit with Design Review.

The site is wooded with secondary growth and not developed. Tree cover is predominately red maple and red oak with white pine clustered along a high point in the west center of the site. The site is over 1,200 feet from west to east with a low point along the western end of 64 and a high point of 98 along the east property line. Portions of the land drain toward both the south and the north.

The site is within a Planned Expansion Zone (PE) and is intended to be developed in a similar manner to properties abutting toward the east. The Gateway Medical Office Development has constructed ten medical office buildings in recent years in four phases, with the proposed development called Gateway V. The site development is proposed to be similar to that approved previously. Building J is proposed to be one story and 15,000 sf and Building K will be two stories and 30,500 sf. The amount of parking proposed reflects the average Gateway existing parking utilization. Per Section 9.6 of the Zoning regulations a waiver for construction of 37 +/- parking spaces is sought from the P&Z based on the history of parking space utilization of the properties, this is consistent with recommendations in the Town POCD suggesting the size of parking areas be as small as possible.

Approximately 28,898 sf of Upland Review Area exist on the site, and about 25,565 sf of that area will be disturbed and 2,600 cy +/- of clean fill will be placed within the upland review area of the southeast wetland area and a modular block wall will be constructed to separate parking from the wetland.

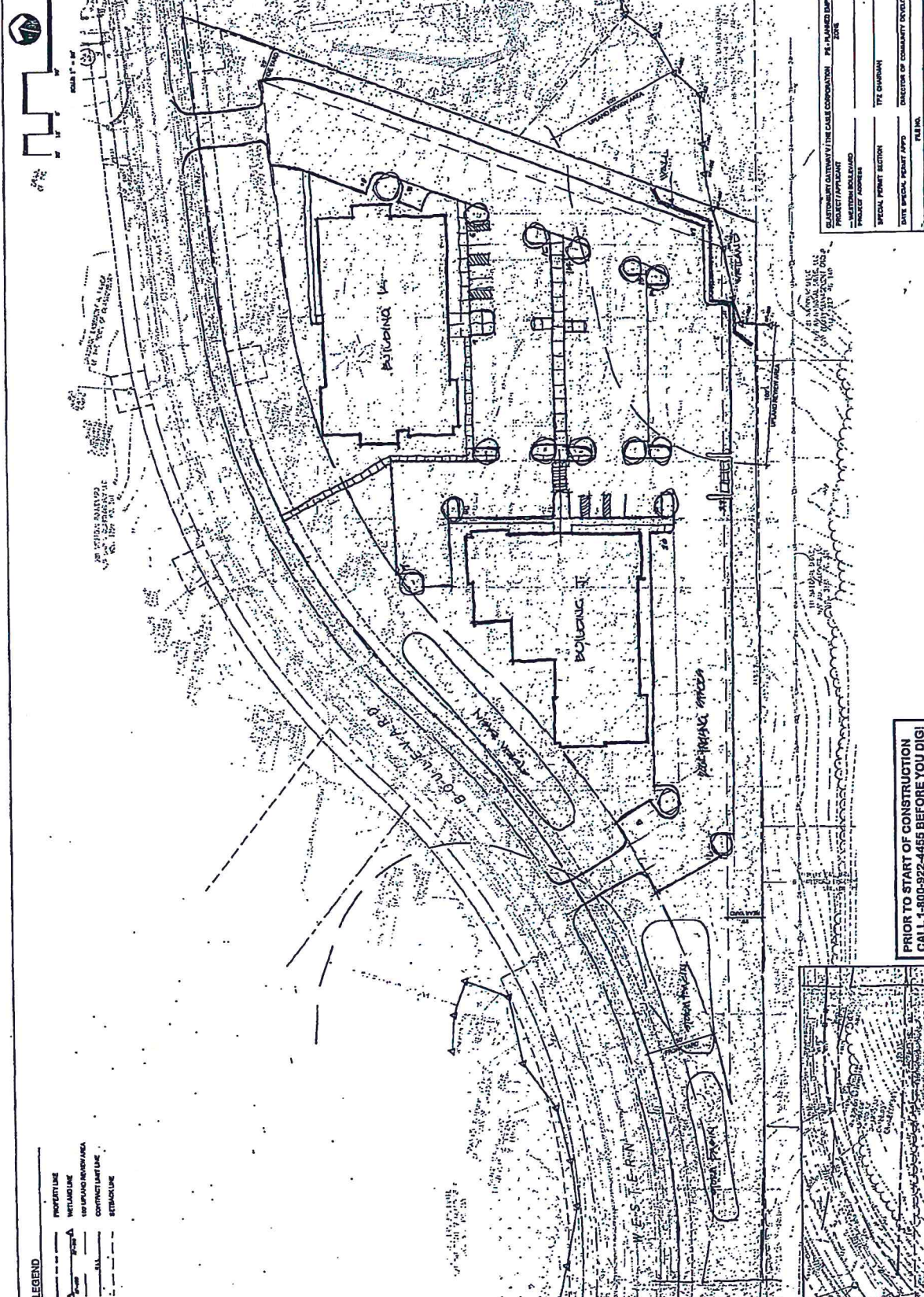
The off-site wetland is highly disturbed due to the passing of the Eversource power lines, pictures of the wetland area are on drawing L-12.3 and the photographic location on L-13. Eversource continually maintains the right of way, removing trees and brush. Some invasive species can be found adjacent to the medical office site in the right of way. The proposed development will collect the stormwater in a piped system and direct the water to the north into a created wetland system with a sediment forebay, subsurface gravel wetland and a detention basin. The model for the system has been created by the Stormwater Center at the University of New Hampshire. Shrubs and trees are proposed to be installed along the property edge with the right of way; plants have been chosen to provide shade, food and habitat. A drainage report is attached as is a wetland and development impact report.

A full erosion and sediment control plan has been submitted. Perimeter sediment barriers and temporary sediment basins will be installed and maintained to prohibit uncontrolled discharges into the wetland area. Recent earthwork analysis suggests the site will require clean off-site fill be imported to balance the earthwork, approximately 4,000 cy.

The property is serviced by both public water and sewer.

Site lighting will match the LED standards throughout the other phases of Gateway. The fixtures will prevent light from spreading off the site or into the wetland areas, see L-8.

As the project evolved, many alternate ideas were reviewed for development of the site including variations in site design or stormwater design. An attached plan, called Wetland Alternate "WA" considered a variation in building and parking layout. The alternate has the advantage of creating a unified parking field faced by the buildings, similar to Gateway I and IV. The design also separates the driveways to the opposite ends of the site, allowing free flow of traffic through the site. The concept has been rejected for four reasons: 1. the parking lot between the buildings is uncomfortably tight; 2, the parking and retaining wall is slightly closer to the on-site wetland; 3, a large unbroken paved area would be constructed north of the on-site wetland and difficult to shade with planting; 4, the proposed stormwater mitigation and created wetland system would be bifurcated, and the aeration created by the riprap spillway would be lost. The civil engineer also considered the alternate use of subsurface storm detention system and vortech type hydraulic separator water quality structures to detain and treat the stormwater. The use of such structures could meet quality and detention standards, but would not enhance or add to the environment, and was not an LID techniques and was rejected.



LEGEND

--- (dashed line)	PROPERTY LINE
--- (dotted line)	WETLAND
--- (dash-dot line)	WETLAND BUFFER AREA
--- (solid line)	CONTRACT LIMIT LINE
--- (long-dashed line)	SETBACK LINE

**PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!**

SPECIAL PERMIT SECTION
 DATE SPECIAL PERMIT APPLIED FOR: _____
 PROJECT NUMBER: _____
 PROJECT APPLICANT: _____
 PROJECT ADDRESS: _____
 SPECIAL PERMIT SECTION: _____
 DATE SPECIAL PERMIT APPLIED FOR: _____
 PROJECT NUMBER: _____
 PROJECT APPLICANT: _____
 PROJECT ADDRESS: _____

WA WETLAND ALTERNATE V Glastonbury Gateway V 280 Western Boulevard Glastonbury, CT 06033	CASLE THE CASLE CORPORATION 300 PERSHING DRIVE WESTFIELD, CONNECTICUT 06097-4000 TEL: 860-437-4000	DESIGN: BALDWIN DATE: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: _____	LADA, P.C. LAND SURVEYORS 100 WESTFIELD AVENUE WESTFIELD, CT 06097 TEL: 860-437-4000	THE CASLE CORPORATION 300 PERSHING DRIVE WESTFIELD, CT 06097 TEL: 860-437-4000
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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:

Front: 50'

Side: 25'

Rear: 25'

Proposed Yards:

Front: 53.2'+/-

Side: 67.2'+/-

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

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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.

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

SOIL TEST DATA

CLARK ENGINEERING

P.O. Box 419
 Granby, CT 06035-0419
 (860) 653-4352

PROJECT: Gateway V
LOCATION: Western Boulevard
TOWN: Glastonbury, CT

JOB#: 2019.018
SHEET: 1 OF 2

NOTE: Soil tests are for determining stormwater infiltration suitability.

- DP - Deep pit, depth as measured, soil data by visual observation, refusal denotes no advance by the excavator.
 TH - Test hole hand excavated
 AH - Auger hole with hand auger
 PT - Percolation test
 W - Piezometer (groundwater monitoring well), depth as estimated from auger, refusal denotes no auger advance.

TEST NO.	DEPTH	SOIL DESCRIPTION	PERCOLATION RATE
TP #1	0-8" 8-192"+	Topsoil Reddish brown very fine sandy loam, silt loam, & loamy sand Varies in layers with depth No groundwater, refusal, or mottling	
TP #2	0-8" 8-72" 72-107"	Topsoil Reddish brown very fine sandy loam, silt loam, & loamy sand Varies in layers with depth Medium sand Grab sample @ 100" Roots to 60" No groundwater, refusal, or mottling	
TP #3	0-8" 8-62" 62-116"+	Topsoil Reddish brown very fine sandy loam, silt loam, & loamy sand Varies in layers with depth Reddish brown loamy sand Mottling @ 76" Roots to 70" Groundwater @ bottom No refusal or mottling	
TP #4	0-8" 8-34" 34-93"+	Topsoil Reddish brown very sandy loam Medium/coarse sand No groundwater, refusal, or mottling	
TP #5		Similar soils to TP #3, not suitable for infiltration due to silty soils Groundwater @ 76" No refusal	
TP #6	0-15" 15-36" 36-68"+	Topsoil Brown sandy loam Reddish brown loamy sand Mottling @ 45" Roots to 36" No groundwater or refusal	
TP #7	0-8" 8-27" 27-75"+	Topsoil Strong brown sandy loam with silt loam lenses Medium sand Mottling not visible Roots to 24" Groundwater @ 65" No refusal	

SOIL TEST DATA

CLARK ENGINEERING

P.O. Box 419
Granby, CT 06035-0419
(860) 653-4352

PROJECT: Gateway V

JOB#: 2019.018

LOCATION: Western Boulevard

SHEET: 2 OF 2

TOWN: Glastonbury, CT

TEST NO.	DEPTH	SOIL DESCRIPTION	PERCOLATION RATE
TP #8	0-8" 8-22" 22-43"+	Topsoil Strong brown sandy loam, firm Strong brown sandy loam, very firm with medium sand lenses Mottling @ 22" Roots to 28" No groundwater or refusal	
TP #9	0-8" 8-36" 36-75"+	Topsoil Strong brown sandy loam, firm Strong brown loamy sand, firm Mottling @ 18" Roots to 30" Groundwater @ 65" No refusal Test date: 2/20/2020	



MATERIALS TESTING, INC.

55 LAURA STREET • NEW HAVEN, CONNECTICUT 06512 • (203) 468-5216
42 BOSTON POST ROAD • WILLIMANTIC, CONNECTICUT 06226 • (860) 423-1972

DATE: 02-24-20

REPORT: M-1001

CLIENT: Clark Engineering
165 State Street, Suite 411
New London, CT 06320
Attn: Mr. Kevin W. Clark

PROJECT: Client's Information
Re: Gateway, Glastonbury, CT

SUBJECT: WASHED SIEVE ANALYSIS (ASTM C-136, C-117)

Material: Red Sand

Source: On project jobsite at 100"

TP #2

Sampled: by client and delivered to MTI on 2/20/20

<u>Sieve Size</u>	<u>Percent Passing</u>
3/8" (9.5mm)	100
1/4" (6.3mm)	99
#10 (2.0mm)	99
#20 (850µm)	98
#40 (425µm)	96
#100 (150µm)	16
#200 (75µm)	2.6

A Material specification was not provided at this time.

Materials Testing, Inc.
Bryan Kearns

William J. Soucy

File: Original
1cc: Client

wls



February 21, 2020

Philip Doyle
LADA PC
104 West St
Simsbury, CT 06070
ladapc@snet.net

Project: Preliminary Assessment for Glastonbury Gateway V, 280 Western Blvd, Glastonbury, CT
NDDB 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.

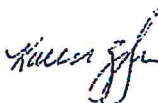
The site surveys report should be sent to our CT DEEP-NDDDB Program (deep.nddbrequest@ct.gov) for further review by our program biologists along with an updated request for another NDDDB review. Incomplete reports may not be accepted.

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. Thank you for consulting the Natural Diversity Data Base.

Sincerely,



Karen Zyko
Environmental Analyst