

August 7, 2020

MEMORANDUM

FORMAL ACTION MEETING OF 08-13-20

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Tom Mocko, Environmental Planner

Re: **Formal Recommendation to the Town Plan & Zoning Commission for a Section 12 Special Permit with Design Review concerning Redevelopment of 103 House Street – 17 residential rental Townhouses in 4 detached buildings** on one acre – Town Center Zone – Alter & Pearson, LLC – Megson, Heagle & Friend, C.E. & L.S., LLC – **Coleman Associates, LLC, applicant/landowners**

UPDATE:

1. The Commission's minutes (and comments) from its May 28, 2020 meeting follow this memorandum.
2. The final, revised submittals are within your packet or are available on the Town's website; we're still **awaiting the full drainage report** (expected 8-10 if there is power), in which our **Engineering Department** wants to review before submitting their **detailed review memorandum** with its comments. The report's (rather generic) summary, however, is attached for your review.
3. **Further investigation** by a soil scientist within the Nutmeg Credit Union's nearby (on south side of Salmon Brook Drive) stormwater treatment basin **concluded that no wetlands characteristics** remain within said basin; **NO WETLANDS PERMIT is required** for this redevelopment proposal.
4. The soil erosion and sediment control plan appears adequate for erosion from runoff, but plan revisions should occur to more thoroughly address wind erosion. Regarding wind erosion, a note on plan sheet 4 specifies "water and calcium chloride shall be applied", while a note on sheet 5 states "calcium chloride is not acceptable"; quite a contradiction. Nevertheless, more guidance should be provided on the plans to specifically address wind erosion of the stockpiled soil.
5. The plans indicate that the proposed open space is 38.9 percent, but do not appear to specifically state the percentage of impervious cover. Should we assume the impervious coverage will be at 61.1 percent?

6. The plans now: clearly identify the 45 parking spaces required for the new residential units and where the six lost parking spaces (for the existing apartments) will be added to the new 1-acre site; and provide a parking chart.
7. The written narrative (Alter & Pearson) states that both indoor and outdoor bicycle storage is being provided. The site plan identifies one, centrally located outdoor bicycle rack.
8. Staff did not see any specific submitted reference (within site plans, details, notes, etc.) to snow removal or snow storage, as requested.
9. No EV charging stations were evident on the plans.
10. No reference relative to solar panels was evident, too.

Further review by our Engineering Department is needed to fully evaluate the overall stormwater plan and the proposed infiltration structures; however, I do not see anything wrong with its design.

TM:gfm

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
Portion of REGULAR MEETING MINUTES OF THURSDAY, MAY 28, 2020**

The Glastonbury Conservation Commission (Inlands Wetlands & Watercourses Agency), along with Mr. Tom Mocko, Environmental Planner, in attendance held a Regular Meeting *via ZOOM video conferencing*.

ROLL CALL

Commission Members-Present

Judy Harper, Chairman
Kim McClain, Secretary
Brian Davis
Frank Kaputa
William Shea
Mark Temple

Commission Members- Excused

Dennis McInerney, Vice-Chairman

Chairman Harper called the meeting to order at 7:05 P.M.

II. INFORMAL DISCUSSION

Proposed Redevelopment of 103 House Street into 17 residential Townhomes within three buildings and its related infrastructure on 1.05 acres – Town Center Zone – Alter & Pearson, LLC – Megson, Heagle & Friend, C.E. & L.S., LLC – Coleman Associates, LLC, applicant/landowners

Ms. Meghan Hope, attorney with Alter and Pearson, LLC presented a series of slides. Ms. Hope outlined that Mr. Russell Beitman, property owner and developer, is looking to construct 17 new townhomes. She explained the new units will be either 3 stories or a mix of 1 and 2 stories. Ms. Hope stated that Mr. Beitman's father purchased the property in 1967. Ms. Hope also explained that the developer now wants to create something new and complimentary to the existing units. She further noted that the townhomes are the most desirable units with the least amount of turnover. Ms. Hope added that they see a real need for townhome rentals in Glastonbury. Ms. Hope indicated that the buildings in yellow will be demolished, including the garage. She also stated that, since the development is located in the center of town, it will require a special permit.

Mr. Jonathan Sczurek, Professional Engineer at Megson & Heagle C.E. & L.S., LLC, presented the next slides. He explained that they will access the existing driveway, which is one way traffic, and will convert it to two-way traffic. Mr. Sczurek explained that this road will serve the existing Colonial Village units and the new townhomes. He reiterated that there will be 17 new townhomes and highlighted that there will be 6 buildings on the east and west side and 5 to the south. Mr. Sczurek also pointed out that there will be an outdoor garage space as well as 6 visitor spaces in the center of the site. He also outlined that the roof drain has been relocated

and explained that it overflows and connects to the Town drainage system. Mr. Sczurek also added that all these structures will support drainage and they will monitor the ground water. He also noted that all buildings are connected to public sewer and water. Mr. Sczurek then stated that the basin to the south side near the Nutmeg State Financial Credit Union building is functioning well and it does not appear to have a wetland function.

Ms. Hope highlighted the landscape and lighting plans on the slide. She explained that the Beautification Committee approved the application with changes, which stipulate that they remove the white pine. Ms. Hope stated that they removed the white pine from the plans and replaced it with red maples in the front and in the parking area to help shade the property. She also noted that the plans include shrubs and foundation plantings in front of the buildings. Ms. Hope then moved on to the lighting plan, which will include eight LED light poles to make the residents feel safe. She also noted that the plans include sidewalk connectivity along House street, giving the residents a side walk connection. Ms. Hope also stated that there will be an area for recyclables.

Commissioner Davis inquired about the 12 visitor parking spaces and asked why does it appear to be 18. Ms. Hope explained that they are turning the area into a two-way drive and relocating spaces. Commissioner Davis also asked if the impervious calculations will be included in the charts. Mr. Sczurek replied that they will include it. Commissioner Kaputa asked what the impervious percentages will be. Mr. Sczurek replied 61 percent. Commissioner Kaputa then inquired what percentage is it currently. Mr. Sczurek replied about 24 percent. Commissioner Kaputa stated that he is happy to see the sidewalks. Commissioner Davis also agreed about the favorability of the sidewalks.

Secretary McClain stated that she appreciates the sustainability elements and inquired if they can add bike racks and an EV charger along the way. Ms. Hope replied that they can look at that and added that the garage units are on the first floor. She also stated that they can include floor plans to show the space. Commissioner Davis stated that bike racks are useful for visitors because there does not appear to be enough visitor parking spots. Chairman Harper inquired if moving the 6 parking spaces keeps the project within regulation of the number of spots. Mr. Sczurek replied that they meet the regulation for spaces and added that the 6 spots they are displacing will be made up in the new site. Commissioner Temple inquired if the 6 spots are needed on the parcel. Ms. Hope stated that the client said it was important to put the spots in a different area close to the previous area. Commissioner Temple and Commissioner Davis agreed that there seems to be a lot of parking. Mr. Beitman explained that it is a tight area and residents prefer to be close to their property.

Commissioner Temple inquired about where the snow would be stored. Mr. Beitman explained that Colonial Village owns all of its snow equipment and added that they dump the snow into the grass and open space. He also stated that they plan to do the same for the new townhomes. Secretary McClain stated that she admired the aerial footprint of the garden. She also inquired if they are rentals or Condos. Ms. Hope replied that they are rentals. Secretary McClain stated that is great news.

Mr. Mocko informed the applicants that it is very likely that the area of soil near Nutmeg Credit Union contains wetlands. He explained that in that area a basin was excavated and a soil

scientist would likely find that the composition of the soil is indeed wetlands soil. Mr. Mocko then explained that in Connecticut wetlands are determined by the composition of the soil. He also asked the applicants if they plan on obtaining a wetlands permit.

Commissioner Temple inquired, if the wetlands area is private property, how would the Commission treat this. The Commission members deliberated on this issue and agreed with Mr. Mocko's point that there is a concern about infiltration making it wetter on someone else's property. The Commission also agreed that the applicants should obtain permission for a soil scientist to test the area for wetlands. Ms. Hope replied that they will try to reach out to the property owner.

Secretary McClain inquired whether the proposed development considered adding solar panels. Ms. Hope stated that they can add it to the list.

Chairman Harper informed the applicants that the Commission would like more information on the following:

- Solar panels
- Infiltration
- Detailed parking chart
- Snow storage
- Bike racks
- Erosion/sediment plan
- Storm drainage plan

I. INTRODUCTION

Project Description:

This project is located at 103 House Street, on the north west corner of the intersection with Salmon Brook Drive. It will consist of the construction of 3 new multifamily town home buildings with 17 units total on 1.05 acres located in the Town Center zone. The project will be accessed via a two-way driveway connection to House Street and will utilize the existing curb cut for Colonial Village Apartments (owned by the same owners).

The majority of the site currently drains toward the northwest corner of the property where it flows toward catch basins on the Colonial Village Apartment property which drain to wetlands adjacent to Salmon Brook. The easterly and southerly portions of the site drain toward the roadway shoulders of House Street and Salmon Brook Drive. All of the stormwater drains into pipe systems that flow northerly and discharge to wetlands adjacent to Salmon Brook. Pre and Post Development drainage patterns will be maintained.

The proposed Stormwater Management System will include directing runoff from paved & roof areas to subsurface infiltration chambers. The chambers are sized to infiltrate the runoff from the impervious areas up to a 10-year return frequency storm. Overflow pipes will be connected to the storm drainage system for higher frequency events.

The water quality volume will be captured and recharged in accordance with 2004 Stormwater Quality Manual and peak flows attenuated as required by the Town of Glastonbury Master Drainage Study for the Salmon Brook Watershed.

Drainage Considerations:

The proposed drainage system is designed to treat the WQV of the collected runoff and infiltrate it into the subsurface soils. This will also satisfy the MS 4 requirements and promote groundwater recharge. This is proposed to be accomplished by incorporating the following techniques.

First, through the utilization of Subsurface Leaching Chambers designed to receive roof runoff from the townhomes. Second, by directing runoff from paved areas to Subsurface Leaching Chambers (located in the center island) encouraging infiltration. Test pits at the site confirm the subsurface conditions of the site are generally characterized by sandy and gravelly soils and are favorable to infiltrate water, groundwater monitoring through the spring confirmed that the chambers will have the required volume and will be above groundwater.

Methodology:

The stormwater models for the proposed development were calculated using TR-55 methodology even though detention is not required, being so close in proximity to the Salmon Brook. The hydrographs are included in Appendix B. The results demonstrate the peak flows for the 2, 10, 25, 50 & 100 year return frequency storms.

The storm drainage system was sized based on a 10 year return frequency storm. Sizing for the proposed Water Quality Treatment/MS 4 systems was calculated utilizing the techniques outlined in the 2004 Connecticut Stormwater Quality Manual. The Water Quality Volume was computed with the formulas presented in this manual.

Conclusions:

- The proposed drainage system will retain and infiltrate a 10 year return frequency storm in accordance with the Town of Glastonbury requirements.

- No adverse impacts from development will be created for downstream areas.
- The Water Quality Volumes from the proposed lots will be collected and infiltrated within the Subsurface Leaching Chambers proposed.
- The proposed improvements will meet the MS 4 requirements for disconnecting paved areas to the extent possible.