

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

**Applicant's name:** TrueNorth, Inc

1. **Title of project:** The Offices at Addison Square
2. **Address or descriptive location of proposed project or regulated activity:**  
219 Addison Road (F4/0020/W0017)

3. **Please check/indicate all that apply with regard to the application being submitted:**


<b>Circumstance</b>	<b>check</b>	<b>requirements</b>
• application for only a regulated activity	X _____	complete Part I
• application also involves a proposed subdivision, <b>special permit</b> or planned area development	X _____	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

4. **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 of Applicant:**

  
\_\_\_\_\_  
Jeff Sawyer, TruNorth, Inc

**Date:**

9/2/20  
\_\_\_\_\_

## **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. **TruNorth Inc, 85 Felt Road, Suite 502, South Windsor, CT 06074, Jeff Sawyer, 860-982-4085.**
- 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. **219 Addison Rd, LLC c/o Anthony Natale, 116 Oak St, Glastonbury, CT 06033. A consent letter is submitted with this Application. See Attached Part I.B.**
- C. The applicant's interest in the land. **Developer.**
- D. Using the appropriate United States Geological Survey quadrangle topographic map, a location map at a scale of 1 inch = 2,000 feet identifying the geographical location of the land which is the subject of the proposed activity. **See Attached Part I.D.**
- E. A description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands or watercourses to be disturbed by the proposed regulated activity, soil type(s), and wetland vegetation. **See Attached Part I.E.**
- F. A written narrative on the purpose and a description of the proposed regulated activity. **See Attached Part I.F.**
- G. The proposed erosion and sedimentation controls and other management practices and mitigation measures, such as but not limited to, any measures to detain or retain stormwater runoff or recharge groundwater, any plantings for habitat improvements, and any other measures proposed to mitigate the potential environmental impacts, which may be considered as a condition of issuing a permit or license for the proposed regulated activity including, but not limited to measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance, and create productive, functional wetland or watercourse resources. **See *Plan Set.***
- H. A map at a scale of 1 inch equals 100 feet identifying the topographical features of the property to be affected by the proposed activity, adjacent lands, adjacent regulated areas, such as upstream and/or downstream areas as may be identified by the Agency or its designated agent, and other pertinent features including, but not limited to, existing and proposed property lines, roads, and drives, existing and proposed buildings and their utilities, topography, soil types, the limits of inland wetlands, watercourses and upland review areas, existing and proposed lands protected as open space or by conservation easements, and types of vegetative cover. **N/A.**
- I. A site plan at a scale that provides sufficient detail showing existing and proposed measures to mitigate the potential environmental impacts, including, but not limited to dedicated open space areas, along with their computed land area(s), and areas protected by conservation easements or restrictions, along with their computed land area(s). **See *Plan Set.***

- J. A site plan showing the existing and proposed impervious surfaces, along with their computed land 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. **See Plan Set and Stormwater Report prepared by Megson, Heagle & Friend C.E. & L.S., LLC.**
- 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. **See Plan Set.**
- 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. **See Plan Set.**
- 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. **See Attached Part I.M.**
- 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. **See Cover Page, No. 5, i.**
- 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. **See Attached Part I.O – Alternatives.**
- 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. **(1) total area of wetland or waterbodies on the Site = 631 s.f.; (2) total area of potential disturbance in the upland review area is 14,803± s.f. (0.32± acres).**
- 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. **See Cover Page, No. 5, ii.**
- R. A completed CT DEEP 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. **A completed CT DEEP Reporting Form is included with this Application.**
- 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). **A check in the amount of \$208.66 is enclosed with this application, please see below fee calculation:**
- |   |                          |
|---|--------------------------|
| 631 s.f. wetlands on Site x \$1.00 per 1,000 s.f. =               | <b>\$0.63</b>            |
| 14,803 s.f. URA on Site to be disturbed x \$10 per \$1,000 s.f. = | <b>\$148.03</b>          |
|   | <b>+\$60.00 = 208.66</b> |
- 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; *No.*

- b. traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site; *No.*
  - c. sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality; or *No.*
  - d. water runoff from the improved site will impact streets or any other property within the adjoining municipality. *No.*
- 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.

## **PART II.**

**Any application** involving a land use proposal subject to these regulations and **also subject to subdivision or special permit or planned area development** application shall be **required to contain the following additional information and to explain how the proposal meets the goals and objectives referenced in L and M within this Part II:**

- A. All wetland boundaries on the property shall be identified by a soil scientist using blue survey tape and located by a Licensed Land Surveyor; the soil scientist shall consecutively number the survey tapes that mark boundary lines of all wetlands on the subject property; the survey tape shall be located by a Licensed Land Surveyor using field survey techniques and each tape location and number shall be plotted onto the site plan. *See Plans, the wetlands have been identified by a soil scientist and located, the location has been placed on the plans.*
- B. All watercourses identified on the property shall be located and accurately identified on the site plan to the satisfaction of the Agency or its designated agent. *N/A.*
- C. In the situation where an upland review area may extend onto the subject property due to the likelihood of the presence of wetlands or watercourses on a neighboring property, then one of the following shall occur.
  1. preferably, permission to identify and survey the wetlands boundary or watercourse limits from the neighboring landowner shall be sought by the applicant; in which case if permission is granted, then the wetlands boundary and/or watercourse identification processes as presented in A and B above shall apply; or
  2. alternatively, a best-educated approximation method utilizing resource maps and other interpretive techniques shall be taken to approximate the wetlands boundary or watercourse limits on the neighboring property and the limits of the regulated area on the subject property; the person responsible for approximating such boundaries and limits shall provide a report on the rationale used in approximating such boundaries and limits.
- D. A written report by the soil scientist that includes the names of the applicant and project, the location of and limits of the property investigated, the dates of the soil investigations, certification that the mapping of soil types is consistent with the categories established by the national Cooperative Soil Survey of the USDA Natural Resources Conservation Service, a description of each soil mapping unit investigated, the set of the consecutive numbers used on the survey tapes to identify the wetland boundaries, and a certified statement that the wetland boundaries and the mapping of soil types appearing on the site plan are, to the best of the soil scientist's knowledge, true and accurate. *See attached Part II.D.*
- E. A map of sufficient scale shall be submitted indicating each surficial drainage area influencing each distinct wetland area or watercourse on the property. *See exhibit within Stormwater Report prepared by Megson, Heagle & Friend C.E. & L.S., LLC.*
- F. A wetlands and/or watercourses report, prepared by a qualified person, that contains a written description for each distinct wetland area and watercourse on the subject property, including, but not limited to wetland and watercourse characteristics related to physical features, vegetation, wildlife, ecological communities, wetland/watercourse functions and values, its/their relationship to adjacent upland areas, and effects of the proposed activity on these wetlands and watercourse characteristics. *See attached Part II.F.*

- G. A site plan at a scale of 1 inch= 40 feet, or at a scale that exhibits greater detail, prepared by a professional engineer, land surveyor, architect or landscape architect licensed by the state or by such other qualified person indicating the following: **See Plan Set.**
1. the location and limits of all wetlands, watercourses and upland review areas;
  2. the proposed alterations and uses of wetlands, watercourses and upland review areas;
  3. all proposed activities on the property (e.g. grading, filling and excavation of the land, removal of vegetation, surface and subsurface measures to manage the drainage of water, construction or placement of structures, landscaping, outdoor lighting) and existing and proposed conditions in relation to wetlands and watercourses, including activities and/or conditions located outside of the regulated area(s) that may have an impact on wetlands and/or watercourses; the details of any proposed outdoor lighting shall be shown on a separate lighting plan which also represents the estimated levels of light extending beyond the proposed source(s) of light;
  4. the land contours;
  5. the locations of other prominent features such as bedrock outcrops, stone walls, old woods roads, existing structures and drives, and trees deemed by the Agency or its designated agent to be of noteworthy value; and
  6. the boundaries of land ownership for the subject land and for the abutting properties along with the names of all such landowners.
- H. A written description of the alternatives considered and subsequently rejected by the applicant and why the alternative set forth in the application was chosen with all such alternatives diagrammed on a separate plan or drawing. **See Attached Part II.H – Alternatives.**
- I. A written description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application and for each alternative. **See Attached Part II.I – Ecological Enhancements.**
- J. A written description of the management practices and other measures designed to mitigate the impact of the proposed activity. **See Attached Part II.J – Management Practices.**
- K. A written description of the intended or required physical and chemical characteristics of any fill material proposed within the regulated area. **See Attached Part II.K – Fill Material.**
- L. Goals and objectives which shall be demonstrated in the application:
1. for just those targeted watersheds identified within subsection 1 under the definition of "upland review area" found within Section 2.1 of the regulations, the land use proposal related to the proposed regulated activity should not result in the effective impervious surface coverage exceeding ten (10) percent on the subject property; public road reconstruction projects within established public right-of-ways are exempt from the goal and objective within this subsection; and

2. the land use proposal should be brought into existence utilizing the following policy as expressed in the following hierarchy:
  - a) avoid encroachment into all regulated areas;
  - b) avoid encroachment into all wetlands and watercourses;
  - c) avoid encroachment into any wetland and watercourse that exhibits multiple wetland and watercourse functions that are of high value;
  - d) avoid encroachment into any wetland and watercourse that exhibits multiple wetland and watercourse functions that are of moderate value;
  - e) avoid encroachment into any wetland and watercourse that exhibits one wetland and watercourse function that is of high value;
  - f) avoid encroachment into any wetland and watercourse that exhibits one wetland and watercourse function that is of moderate value;
  - g) avoid encroachment into any wetland and watercourse that exhibits one wetland and watercourse function of low value; and
  - h) encroachments that cannot be avoided must be minimized.
- M. A written summary of how the proposal complies with the environmental policies contained within the Town of Glastonbury's adopted and in-force Plan of Conservation and Development (<http://www.glasct.org/index.aspx?page=122>). **See Attached Part II.M – Plan of Conservation and Development.**
- N. The Agency may require applicants and/or Permittees to develop and implement a water quality testing program (before and after development) that assesses the impacts or affects on downgradient wetlands and/or watercourses from the land use associated with the regulated activity; the results from such a required water quality testing program are solely intended for the collection and analysis of data for educational and scientific purposes.

### **PART III.**

**If the proposed activity involves a significant impact, as determined by the Agency, then additional information (in addition to all other information required within Parts I and II), based on the nature and anticipated effects of the activity, including but not limited to the following, shall be required:**

- A. A comprehensive written environmental impact statement report for the entire land use proposal, including, but not limited to a description of how the application will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application, and each alternative which would cause less or no environmental impact to wetlands or watercourses, and a description of why each alternative considered was deemed neither feasible nor prudent.
- B. Maps and descriptions that identify downstream and downgradient regulated areas which are off-site and their condition, existing off-site structures on adjacent properties and watershed or drainage area boundaries which influence the subject regulated area.
- C. Engineering reports and analyses and additional drawings to fully describe the proposed activity including any filling, excavation, drainage or hydraulic modifications to watercourses and the proposed erosion and sedimentation control plan.
- D. Site specific, high intensity soils mapping that identifies the entire site's soil types consistent with the categories established by the National Cooperative Soil Survey of the United States Department of Agriculture's Natural Resources Conservation Service.



#### **PART IV.**

Any **application to renew or amend an existing license or permit** shall be filed with the Agency in accordance with Section 8 of the regulations at least sixty-five (65) days prior to the expiration date of the license or permit. Any application to renew or amend such an existing license or permit shall contain the following information:

- A. The application shall incorporate the documentation and record of the prior/original application.
- B. The application shall describe the extent of work completed at the time of filing and the anticipated time schedule for completing the activities authorized in the license or permit.
- C. The application shall state the reason why the authorized activity was not initiated or completed within the time specified in the license or permit.
- D. The application shall describe any changes in facts or circumstances involved with or affecting wetlands or watercourses or use of the land for which the license or permit was issued.
- E. The Agency may, prior to the expiration of a license or permit, accept an untimely application to renew such license or permit if the authorized activity is ongoing and allow the continuation of work beyond the expiration date if, in its judgment, the license or permit is likely to be renewed and the public interest or environment will be best served by not interrupting the activity.

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
  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
  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

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 TruNorth, Inc  
Address 85 Felt Road, Suite 502  
South Windsor, CT 06074  
Name of Project The Offices at Addison Square  
Address 219 Addison Road, Glastonbury, CT 06033  
(F4/0020/W0017)

Type of Application:

Special Permit Section Number	<input type="checkbox"/>
Subdivision and Resubdivision	_____
Change of Zone	_____
Planned Area Development	_____
Final Development Plan and/or Zone Change	_____
Inland Wetlands and Watercourses Permit	<b>XX</b>
Special Exceptions and Variances	_____

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

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

**PART I.B**

**Landowner Consent Letter**

September 1, 2020

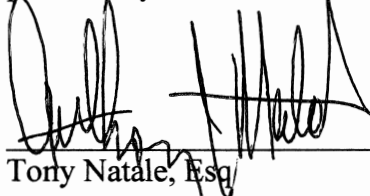
Glastonbury Conservation Commission &  
Inlands Wetlands and Watercourses Agency  
c/o Mr. Thomas Mocko, Environmental Planner  
2155 Main Street  
Glastonbury, CT 06033

**RE: Landowner Consent and Authorization Letter - Application of TruNorth, Inc for an Inland Wetlands and Watercourses Permit and Recommendation to the Town Plan and Zoning Commission Concerning a Section 12 Special Permit with Design Review for a Proposed Office Complex at 219 Addison Road.**

Mr. Mocko:

I, Anthony Natale, of 116 Oak Street, Glastonbury, CT, state that I am the owner of **219 Addison Road, Glastonbury, Connecticut (Map/Street/Lot F4/0020/W0017)**. My telephone number is 860-430-1802.

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

  
\_\_\_\_\_  
Tony Natale, Esq

## **PART I.E**

### **Description of Land**

THIS PROPERTY ON THE NORTHWEST CORNER OF ADDISON ROAD AND EASTERN BOULEVARD AND IS 2.42 ACRES IN SIZE. IT HAS BEEN USED AS A RESIDENTIAL PROPERTY WITH SEVERAL BARNs. ALL BUT ONE OF THESE BUILDINGS HAVE RECENTLY BEEN RAZED.

THE PROPERTY GENERALLY SLOPES FROM EAST TO WEST. THE FRONT OF THE SITE IS APPROXIMATELY AT ELEVATION 136 AND THE REAR IS APPROXIMATELY AT ELEVATION 118 WITH SLOPES RANGING BETWEEN 3 AND 12 PERCENT. THE WETLAND ON THE PROPERTY IS LOCATED IN THE EXTREME NORTHWEST CORNER WHICH IS THE LOWEST PORTION IN TERMS OF ELEVATION. IT IS POSITIONED ALONG THE EDGE OF A LARGER WETLAND AREA TO THE NORTHWEST.

RUNOFF FROM THE SITE EVENTUALLY LEADS TO SEVERAL SMALL WATERCOURSES WITHIN THE LARGE WETLAND SYSTEM TO THE NORTHWEST OF THE PROPERTY. THESE EVENTUALLY CONVERGE AND LEAD WEST TO SALMON BROOK.

THE PROPERTY HAS 831 SF OF WETLAND AREA. THIS WETLAND IS NOT PROPOSED TO BE DISTURBED. THE PROPOSED ACTIVITIES WILL DISTURB 14,803 SF OF THE UPLAND REVIEW AREA.

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

## **PART I.F**

### **Purpose and Description of Proposed Regulated Activity**

THE PURPOSE OF THE ACTIVITIES IS TO CONSTRUCT AN OFFICE PARK WITH FOUR BUILDINGS CONTAINING UP TO 18 RENTAL UNITS LOCATED ON 219 ADDISON ROAD. PARKING FACILITIES WITH 112 SPACES WILL BE CONSTRUCTED TO SERVE THE PROJECT.

SITE WORK WILL CONSIST OF CLEARING THE LOT OF EXISTING VEGETATION, STRIPPING OF TOPSOIL, GRADING, FILLING WITH PROCESS STONE, PAVING AND CONSTRUCTING A STORMWATER MANAGEMENT BASIN. EXCAVATION FOR BUILDING FOOTINGS WILL ALSO BE DONE.

**PART I.M**

**Abutting Property Owners**

**273 EASTERN BOULEVARD:**

273 EASTERN BOULEVARD PROPERTIES LLC  
C/O AWNING PLACE INC  
273 EASTERN BOULEVARD  
GLASTONBURY, CT 06033

**235 ADDISON ROAD**

EDWARD T KELLEY  
235 ADDISON ROAD  
GLASTONBURY, CT 06033

**249 ADDISON ROAD**

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

**PART I.O**

**Alternatives**

There is no direct impact to the wetlands located on the Site or adjacent to the Site; therefore, no alternatives are proposed by the Applicant.



## **PART II.D. – SOIL SCIENTIST'S REPORT**

### **GENERAL**

This property on the northwest corner of Addison Road and Eastern Boulevard and is 2.42 acres in size. It has been used as a residential property with several barns. All but one of these buildings have recently been razed. The property generally slopes from east to west. The front of the site is approximately at elevation 136 and the rear is approximately at elevation 118 with slopes ranging between 3 and 12 percent. The wetland on the property is located in the extreme northwest corner which is the lowest portion in terms of elevation. It is positioned along the edge of a larger wetland area to the northwest.

### **SOILS**

#### **Wetland**

The wetland boundaries on this property were delineated with the aid of a Dutch Hand auger. The soil profiles were examined along the wetland boundary to determine the limits of the poorly drained soils. This work was performed on 4-5-17. Blue flagging numbered WL 7 through WL 10 was used to demarcate the boundaries.

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

#### **Raypol Series**

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

#### **Upland**

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

#### **Hartford sandy loam Series**

The Hartford series consists of very deep, somewhat excessively drained soils formed in sandy glacial outwash. They are nearly level to strongly sloping soils on plains and terraces. Slope ranges from 3 to 12 percent. Saturated hydraulic conductivity is high in the surface layer and subsoil and high or very high in the substratum.

## **PART II.F – WETLANDS/WATERCOURSES REPORT**

### **GENERAL**

This property on the northwest corner of Addison Road and Eastern Boulevard and is 2.42 acres in size. It has been used as a residential property with several barns. All but one of these buildings have recently been razed.

### **TOPOGRAPHY, PHYSICAL FEATURES & GEOLOGY**

The property generally slopes from east to west. The front of the site is approximately at elevation 136 and the rear is approximately at elevation 118 with slopes ranging between 3 and 12 percent. The wetland on the property is located in the extreme northwest corner which is the lowest portion in terms of elevation. It is positioned along the edge of a larger wetland area to the northwest.

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

### **VEGETATION, ECOLOGICAL COMMUNITIES & WATERCOURSE CHARACTERISTICS**

A majority of the property is heavily vegetated with overgrown lawn area since it has been vacant for over three years. A row of mature pine trees are located along the western and southern property lines. These were planted as screening to the commercially developed property to the west and Eastern Boulevard to the south.

Runoff from the site eventually leads to several small watercourses within the large wetland system to the northwest of the property. These eventually converge and lead west to Salmon Brook.

## **PART II.H**

### **Alternatives**

There is no direct impact to the wetlands located on the Site or adjacent to the Site; therefore, no alternatives are proposed by the Applicant.

## **PART II.I**

### **Ecological Enhancements**

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

Shrubs that provide wildlife benefits and food sources.

Wetland plantings within the Stormwater Management Basin

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

Conservation seed mixes around the lot and rain garden.

## **PART II.J**

### **Management Practices and Mitigation Measures**

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

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

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

## **PART II.K**

### **Fill Material**

Fill material includes the following:

- crushed stone and clean gravel for the stormwater management basin
- bituminous pavement and processed gravel for the parking lot
- topsoil for the stormwater management basin and lawn areas

## PART II.M

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

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

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

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



## 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 – 3<sup>rd</sup> 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: 53  
Subregional Drainage Basin Number: 4006
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): TruNorth, Inc (Jeff Sawyer)
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 219 Addison Rd, Glastonbury  
Briefly describe the action/project/activity (check and type information): Temporary  Permanent \_\_\_\_\_  
Description: Construction of a parking lot and detention basin in an upland review area
- ACTIVITY PURPOSE CODE (enter one code letter): I
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 9, 10, 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): 2.2 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

DATE RECEIVED:

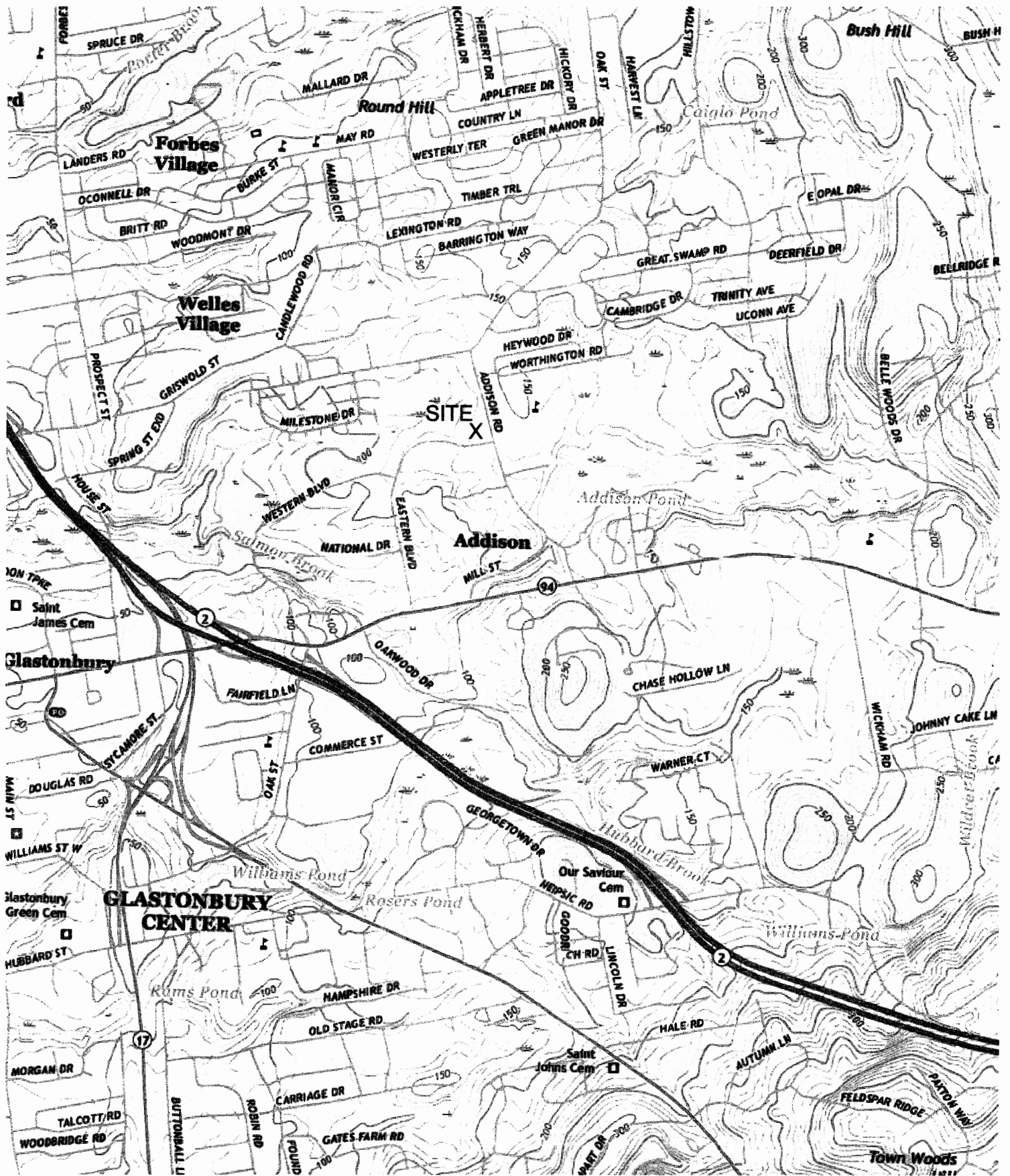
**PART III: To Be Completed By the DEEP**

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO





**GLASTONBURY QUAD**