

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING OF MINUTES THURSDAY, September 24, 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
vacancy, Vice-Chairman
Kim McClain, Secretary
Brian Davis
Mark Temple

Commission Members- Excused

Frank Kaputa
William Shea

Chairman Harper called the meeting to order at 7:00 P.M. and explained the public hearing process to the applicants and members of the public.

I. FORMAL ACTION & RECOMMENDATION

Application of TrueNorth Inc. for: an inland wetlands and watercourses permit; and a Section 12 Special Permit with Design Review concerning The Offices At Addison Square project (four proposed office buildings) at 219 Addison Road (north of Eastern Boulevard) involving a mix of medical and general offices – Planned Employment Zone & Groundwater Protection Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Alan Lamson, FLB Architecture & Planning, Inc. – 219 Addison Road, LLC, landowner – TruNorth Construction, Inc., applicant

Mr. Jonathan Sczurek, P.E., with Megson, Heagle & Friend, began a slideshow presentation. He explained that the site is comprised of 2.41 acres located in the Planned Employment Zone. Mr. Sczurek also stated that there is a wetland in the northwest corner of the site.

Mr. Sczurek explained that they will construct 4 buildings with a mix of general and medical offices. The total number of units will be 18. He stated that they will utilize best management practices for the proposed stormwater system. He explained that the runoff would be directed to a detention basin or into infiltration structures. Mr. Sczurek also stated that the required water quality volume will be treated. He stated that a water quality swale is along the westerly portion of the site, behind building D.

Mr. Sczurek continued, saying that the site will be served by MDC water supply and sanitary sewers. He explained that the sewers will connect to the existing sewer on Eastern Boulevard. Mr. Sczurek also stated that the site will be heated with natural gas. He noted that sidewalks will be constructed along Eastern Boulevard.

Mr. Sczurek explained that they plan on having 116 parking spaces, which is 4 more than required. He then stated that there is a 13.8% building coverage which amounts to 14,552 square feet. Mr. Sczurek noted that 44.6% of the site is open space and 41.6% is impervious coverage. He then explained that the site is also comprised of 14,803 square feet of upland review area and noted that the only activity in that area will be the construction of the detention basin and a portion of the parking lot.

Mr. Sczurek stated that a bike rack will be located near building C. Mr. Sczurek also noted that the plans they have detailed provide vehicular access to Addison Road. He also explained that the proposed monument sign will be located at the entrance to the site and will be utilize down-lit lighting.

Mr. Sczurek explained that their proposal includes native plantings, shade trees in parking islands, street trees along Addison Road and wetland plantings in the detention basin. He also noted that, with consultation from the Engineering Department, the pine row along Eastern Boulevard will be removed for sidewalk installation. Mr. Sczurek explained that the roots of the pines trees will cause damage to the concrete.

Mr. Sczurek presented a rendering of the units and building exterior and reiterated that there will be 4 new office buildings with 18 units total. He also explained that each of the buildings will contain units on the first and second floors and one unit being just one story tall.

Mr. Sczurek moved on to discussing the project's compliance with the POCD (Plan of Conservation & Development). He noted that they will improve pedestrian circulation with the bikeways and sidewalks. Mr. Sczurek stated that the proposal will minimize light spillage and is dark sky compliant. He also stated that the proposal will adhere with the Salmon Brook Master Drainage Study and will incorporate Low Impact Development (LID) techniques. It will attenuate peak runoff, incorporate stormwater Best Management Practices (BMP), treatment of Water Quality Volume (WQV), and infiltration of roof runoff.

Sustainable design features were discussed next. He explained that the exterior will have a high efficiency parking lot utilizing LED lighting that is dark sky compliant. He explained that the exterior building materials will be free of maintenance and stated that the plants are also low maintenance. Mr. Sczurek stated that the addition of the bicycle rack, storage and recycling area are additional sustainable design features. He then explained that the interior sustainable design features include LED lighting throughout each office, high efficiency heating and cooling, Anderson Windows 200 series, and blown-in insulation in attics and in between units.

Mr. Sczurek stated that he would like to recap the presentation. He reiterated that there is 14,803 square feet of upland review activity. Mr. Sczurek stated that 55% of the impervious coverage

will be mitigated with roof infiltration and a detention basin. He also explained that the proposal meets the Nitrogen Loading Standards within Section 20 of the Building-Zone Regulations (3.23 mg/L).

Commissioner Davis inquired about the area of vegetation along Eastern Boulevard. Mr. Sczurek replied that those are pine tree rows that will become a lawn area due to the proposed construction of sidewalks. He also noted that the pine tree rows are located within the Town right-of-way.

Commissioner Temple inquired if the Town is comfortable with nothing being replaced in that area. Mr. Sczurek explained that the area is currently a buffer of trees that the Town planted to appease the former owner of the property when Eastern Boulevard was connected to Addison Road.

Commissioner Davis inquired about the setback to Eastern Boulevard. Mr. Sczurek stated that the right-of-way is wider than the standard 50 feet right-of-way. Commissioner Davis noted that the wetland area is on the north side and inquired why the plans were not shifted south to avoid the wetlands. Mr. Sczurek explained that they do not own that land to the south, which is part of the wider-than-usual right-of-way.

Secretary McClain wanted to confirm if the proposed buildings would be a condominium office facility. Mr. Sczurek replied yes. Secretary McClain stated that she maintains her position that there should be a maintenance fund. She noted that boards change and explained that property managers must be licensed to manage a condominium in the State of Connecticut.

Mr. Jeff Sawyer of TruNORTH Construction explained that they have over \$250,000 set aside for maintenance. He also noted that business condominium owners differ from residential condominium owners. Secretary McClain reiterated her point that management changes and noted that the site seems perfect for solar. She also stated she is glad that the light fixtures are dark sky compliant. Secretary McClain explained that there are too many parking spots and, in keeping with sustainability and environmental protection, the amount of asphalt needs to be limited. She also noted that the proposed development will be fine with fewer spots.

Commissioner Davis inquired about the reason for exceeding the amount of parking spots in the zoning requirements. Mr. Sczurek stated that they do not know the exact mix of office and medical, and needed additional spots to ensure that they have wiggle room to potentially allow for more medical offices being part of the maximum total of 18 units.

Secretary McClain explained that parking lots in medical offices are usually under utilized. She also informed the applicants that they can ask for a waiver or for deferred parking. Kurt Potter stated that they would like a waiver, but explained that there are requirements set by TPZ. Secretary McClain explained that The Casle Corporation's Gateway complex had less parking than the requirement. Mr. Sczurek stated that he can speak with the Town in obtaining a waiver. Secretary McClain asked him to reference The Casle Corporation.

Commissioner Davis suggested that they do some car counts in the Gateway complex to get an idea of the parking numbers. Mr. Potter explained that because of Covid-19 the count will not be accurate. He also noted that it will not be a true reality until 1-5 years from now. Commissioner Davis also stated that, in the past, he designed a certain number of parking spots and only a percentage was used. He also noted that the area is already designated for parking, in case there is ever a need for more spots. Mr. Sczurek stated that this is deferred parking and they can defer the spaces closer to the detention basin. Commissioner Davis stated that he would support this plan.

Mr. Potter stated that they do not want any delays and the application should not be held up over the parking spots. Secretary McClain recommended that Mr. Mocko add another condition. Mr. Sawyer explained that they have done less parking at a project located on Naubuc Avenue and it worked out fine. He also noted that they never needed to add additional spots. Mr. Sawyer then explained that he would rather see more green space, which might include picnic tables.

Commissioner Temple asked Mr. Mocko to include the parking wavier in the motion and explained that the proposed infiltration trench is still needed because the parking lot is not curbed.

Commissioner Davis inquired about the siding material. Mr. Sawyer explained that it will be board-and-batten vinyl siding. He also explained that they will reuse materials and salvage the granite slabs which will be made into benches and placed near the bike path. Commissioner Davis stated that is terrific.

Mr. Sawyer inquired from Mr. Sczurek about the number of spots that will be taken away. Mr. Sczurek replied 6. Mr. Sawyer proposed removing 12 instead. Commissioner Davis appreciated the solution.

Motion by: Secretary Kim McClain

Seconded by: Commissioner Brian Davis

Moved, that the Inland Wetlands and Watercourses Agency grants an inland wetlands and watercourses permit to TruNorth, Inc. for activities (construction of detention basin and parking areas) solely limited to the upland review area concerning the proposed, The Offices at Addison Square at 219 Addison Road, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. The landscape plan and planting schedule shall be revised to definitively make certain that "TUP" on said plan refers to the species *Nyssa sylvatica* a.k.a. Tupelo a.k.a. Black gum listed within said schedule.
2. A complete maintenance schedule for the proposed stormwater drainage system shall be devised and added to the site plans to the satisfaction of the Town Engineer.
3. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by

the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.

4. Tree stumps and blasted rock material shall not be buried at the site.
5. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
6. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
7. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
8. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.
9. Material shall not be stockpiled in wetland areas.
10. The Permittee shall be fully responsible for damages caused by all activities undertaken pursuant to this permit that may have a detrimental effect on wetlands and/or watercourses, and all such activities that cause erosion and sedimentation problems.
11. It is highly recommended that the applicant and the Town Plan & Zoning Commission strive to reduce the total number of parking spaces through a waiver or deferment process, and said reduction occur closest to the proposed stormwater detention basin (within the wetlands-regulated upland review area), and that the surface runoff be directed into a slightly relocated stone infiltration trench.

Discussion:

Mr. Mocko added item number 11 to the motion: "It is highly recommended that the applicant and the Town Plan & Zoning Commission strive to reduce the total number of parking spaces through a waiver or deferment process, and said reduction occur closest to the proposed stormwater detention basin (within the wetlands-regulated upland review area), and that the surface runoff be directed into a slightly relocated stone infiltration trench."

Commissioner Davis stated that the applicants can reconfigure the design to get back 3 or 4 more spaces.

Mr. Potter inquired what would happen if TPZ had an issue. Mr. Mocko explained that he used the wording “highly recommended.” Mr. Potter replied thank you.

Commissioner Davis suggested informing TPZ about the proposal likely overestimating the parking needs. Mr. Sczurek replied that deferment is the way to go and noted that they can build more if the need comes up.

Motion by: Secretary Kim McClain

Seconded by: Commissioner Mark Temple

MOVED, that the Conservation Commission recommends approval to the Town Plan and Zoning Commission for a Section 12 Special Permit with Design Review concerning TruNorth Inc.’s proposed The Offices at Addison Square at 219 Addison Road, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. The landscape plan and planting schedule shall be revised to definitively make certain that “TUP” on said plan refers to the species *Nyssa sylvatica* a.k.a. Tupelo a.k.a. Black gum listed within said schedule.
2. A complete maintenance schedule for the proposed stormwater drainage system shall be devised and added to the site plans to the satisfaction of the Town Engineer.
3. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee’s responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee’s responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.
4. Tree stumps and blasted rock material shall not be buried at the site.
5. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
6. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.

7. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
8. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.
9. It is highly recommended that the applicant and the Town Plan & Zoning Commission strive to reduce the total number of parking spaces through a waiver or deferment process, and said reduction occur closest to the proposed stormwater detention basin (within the wetlands-regulated upland review area), and that the surface runoff be directed into a slightly relocated stone infiltration trench.

Discussion:

Commissioner Davis asked Commissioner Temple his opinion of the project. Commissioner Temple stated that the length of the swale is important for removing hydrocarbons. He also noted that he agrees with everything Mr. Mocko had written in his summary. Commissioner Temple reiterated that the length of the swale leading up to the detention system is really important.

Secretary McClain stated that it was a great question to ask. She also inquired if they should include a transmittal letter to TPZ along with the statement that Commissioner Temple had made.

Mr. Mocko stated that it would not hurt to explain the actions. Commissioner Temple agreed with this point and inquired who would write the letter to TPZ. Mr. Mocko stated that he will write the letter.

Mr. Mocko stated that the Commission will need to consider the public comment before voting. He explained that members had been emailed an attachment containing the public comment from Mr. Roger Emerick.

Chairman Harper asked if Mr. Emerick is present for public comment. There was no reply. Chairman Harper asked for a volunteer to read out Mr. Emerick's comment.

Mr. Mocko read the comment from Mr. Emerick:

"219 Addison Road looked so much nicer with the old houses and barns that were there. So I will not give a thanks to your continued support of human procreation and consumption of our historic and natural environment. And I've recently spent a great deal of time slicing up huge hemlocks in my swimming hole that collapsed into Roaring Brook from your endless storm sewer approvals. Yeah, you are so present day human happiness. Let development roar on, then get your car washed at the new Oak St facility across from StopNShop. So glad the old house and

barn are gone. Right? What's that you say Little Johnny? ... "Yea Right". And I look forward to the ecological destruction that will probably occur downstream into Cotton Hollow after the unnecessary removal of the Slocumb mill dam."

Chairman Harper asked if anyone would like to respond.

Commissioner Davis stated that he appreciates the comment, but as a Commission they need to keep it in context. Secretary McClain explained that, if one does not own the land, they must work within the construct of zoning regulations. She then noted that the reduced parking was an example of that. Chairman Harper stated that her heart goes out to Mr. Emerick. She explained that with development, the Town loses some historic tokens. Chairman Harper asked that the comment is put on the record.

Result: Motion passes unanimously (4-0-0)

Mr. Potter stated that the property will be constructed with a farm concept. He also stated that he hopes Mr. Emerick will come to appreciate it.

Commissioner Davis stated that he appreciates the sensitivity towards the site and noted that the project was put together nicely. Commissioner Davis thanked the applicants for being comprehensive.

Commissioner McClain thanked the applicants.

II. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS - NONE

III. APPROVAL OF MINUTES - Regular Meeting of September 10, 2020

Minutes were approved as presented.

IV. OTHER BUSINESS

1. Chairman's Report

Chairman Harper informed the Commissioners that her term is expiring at the end of the year. She also noted that Commissioner Davis's term is expiring as well. Commissioner Harper inquired if Commissioner Davis is willing to continue serving. Commissioner Davis stated that he would be honored to stay on. Chairman Harper explained that former Vice-Chairman Dennis McInerney preempted the expiration of his term by resigning. Chairman Harper explained that she will retire and will let her term expire. She asked the Commission to find one of each, a Democrat and a Republican candidate, to replace the outgoing Commissioners.

Chairman Harper explained that in the first meeting of January, the Commissioners will need to elect officers and a nominating committee. Chairman Harper explained that she would like Secretary McClain to lead the nominating committee because of her years of service and

experience. Chairman Harper stated that she appreciates the Commissioners taking this on early to ensure a smooth transition. She also noted that she does not know if there was ever an Independent candidate for a Commissioner position.

2. Environmental Planner's Report - NONE

With no other business to discuss, Chairman Harper adjourned the meeting at 7:47 P.M.

Respectfully Submitted,

Nadya Yuskaev

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Recording Secretary