

February 5, 2021

MEMORANDUM

FORMAL ACTION & RECOMMENDATION MEETING OF 02-11-21

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Tom Mocko, Environmental Planner

Re: **Application of WE35 National Drive, LLC** (c/o Winstanley Enterprises LLC) for: an **inland wetlands and watercourses permit**; and **recommendations to the Town Plan & Zoning Commission** for a Section 12 Special Permit with Design Review and a Section 20.11 Groundwater Protection (Special) Permit concerning **proposed redevelopment/modifications** (building, parking areas, stormwater management systems, site lighting, sidewalks and landscaping) at **107 Eastern Boulevard** (former Nabisco warehouse) **to facilitate a Motor Freight Transportation Terminal or Garage** – Planned Employment Zone and Groundwater Protection (overlay) Zone 1 – BL Companies, Architecture, Engineering, Environmental, Land Surveying consultants

Wetlands: The small, isolated pocket of wetlands on the site will remain and not be directly disturbed by the project. Minor land regrading and construction of a 30-foot wide access drive (to the proposed van parking area) are proposed as close as 18 feet away from the wetlands; gentle land slopes and use of soil erosion and sediment controls should readily protect them from any transport of sediment into the wetlands. From the Lighting Plan (sheet LP-1), there is a wee bit of light spillage into the wetland, but of no concern to staff. Is a conservation easement desired to encumber this wetland and a short distance beyond it at this time to assure its long-term protection? The project's plans do not indicate any proposed conservation easements due to the existing maintained utility corridor and easement that exists just north of the nearby proposed expansion of paved parking for the delivery of paved parking for the delivery vans. The plans should be revised to represent a 100-foot upland review area as opposed to the 150-foot one shown.

Existing Vegetation and Landscape Plans: It appears that the four existing non-native and invasive Norway maples along National Drive are being removed and five sugar maples are to be planted within the area of the existing Norway maples. Many more trees and shrubs are proposed by the revised landscape plans; much more shade/cooling of runoff should occur now that a total of 53 trees are proposed (up from the 24 initially shown). The revised plans also indicate 104 more shrubs (including 88 evergreens) to be planted. The Community Beautification Committee will review the landscape plan on February 10, 2021.

The **impervious surfaces coverage** is currently at 37.5 percent and will increase to 67.3 percent upon completion of the project.

The State-listed **Eastern Box Turtle** is known to be present along the maintained utility corridor along the northern limits of the site. Effective conservation provisions for these turtles are specified on plan sheet EC-2 (in lower right corner).

The **soil erosion and sedimentation control plans** (beginning on sheet EC-1) are comprehensive and generally well done. However, due to the predominance of the site's soils being predominantly fine-textured (fine sands and silts), staff prefers not using perimeter silt fencing, but recommends alternative sediment barriers (e.g., silt sox, properly installed staked hay bales, etc.) in order for such barriers to more effectively trap any sediment being transported by runoff. A condition of approval is contained within the draft motions provided.

Outdoor Site Lighting: The plans indicate dark-sky LED light fixtures mounted on 13-foot high poles. The project engineer confirmed that the proposed lighting levels are enough for security camera operations. Staff did not detect any proposed lighting within the site signage details within the plans; a condition of approval will be assigned within the draft recommendation motion to prevent any up-lighting onto the signs.

Solar Panels and EV Charging Stations are not a part of the current proposal, but are future considerations at this time. Concrete pads and electrical conduits for future EV charging are proposed at this time for the easy completion of any EV stations at a later date. Rooftop solar panels can be added later without any excavation into the project's hard-scape elements proposed at this time.

Responses to the Environmental Planner's comments (within his November 6, 2020 memorandum) were provided by the project engineer within Mr. Bruton's letter dated December 16, 2020, which is within the packet.

Additional test pit observations were conducted by the applicant's consultants to the satisfaction of staff. Now, staff can conclude that: there is no opportunity for meaningful infiltration of runoff on the north side of the site's building; and the site predominantly consists of underlying fine-grained stratified drift that is saturated.

Responses to most of the Engineering Department's previous comments were provided by the project engineer within his response letter dated January 20, 2021 to the Assistant Town Engineer. Currently, there are some remaining Engineering Department comments that yet need to be resolved to their satisfaction. It is fair to say that their remaining concerns will be fully addressed before the Commission's meeting and a final memorandum from the Town Engineer will be available for the meeting.

The application for a Groundwater Protection Permit should be a non-issue or of little concern

because:

- a. Both the test pit data and the boring logs from the limited geotechnical report (prepared by GEI Consultants dated June 5, 2020 which is within your packet) indicate the predominant soil textures beneath the site are largely fine sand and silt. The criteria for being in a Groundwater Protection Zone 1 (GW-1) is that the underlying soils are deep, coarse-grained stratified drift deposits; thus, staff raises the point that this site could be removed from GW-1 Zone via a zone change process.
- b. The use at the site is grandfathered (Section 20.5 of the Building-Zone Regulations) since the use was established some 20 years prior to the establishment of the Groundwater Protection Regulations,
- c. The nitrogen loading computations yielded a very low level (1.62mg/l), somewhat based on the very low infiltration potentials of the underlying soils.
- d. There are and will be no underground fuel tanks or servicing of fleet vehicles other than changing a tire.
- e. The only hazardous materials to be stored, for only a short time, are small quantity items that Amazon sells and delivers primarily to residential occupants.

TM:gfm

MOVED, that the Inland Wetlands and Watercourses Agency issues an inland wetlands and watercourses permit to **WE35 National Drive, LLC** for land regrading and construction of a portion of a parking lot, along with the related infrastructure, within the wetlands-regulated upland review area at 107 Eastern Boulevard, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. 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.
2. Alternative, more effective sediment barriers shall be used where silt fences are shown in order to trap more of the site's fine-grained soils and to prevent the transport of such soils further downgradient.
3. 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.

Optional/additional condition for a conservation easement just over the wetland:

A private conservation easement shall be established as directed by the Wetlands Agency and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recording by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Environmental Planner, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 feet intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal posts with easement signs attached shall be used. Such placement of signs shall be performed prior to land-clearing or earth-moving activities and notice shall be provided to the Environmental Planner upon its completion.

**DRAFT MOTION FOR A RECOMMENDATION TO
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 12 Special Permit with Design Review and a Section 20.11 Groundwater Protection Permit for WE35 National Drive, LLC's proposed redevelopment of a motor freight transportation terminal or garage facility at 107 Eastern Boulevard, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
2. 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.
3. Alternative, more effective sediment barriers shall be used where silt fences are shown in order to trap more of the site's fine-grained soils and to prevent the transport of such soils further downgradient.
4. Tree stumps 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. Any outdoor signage shall not be up-lit, but dark-sky compliant down-lighting and/or internally lit signage shall be allowed.
8. 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.
9. 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.