

**GLASTONBURY CONSERVATION COMMISSION  
(INLAND WETLANDS & WATERCOURSES AGENCY)  
AMENDED#2 SPECIAL MEETING OF MINUTES THURSDAY, FEBRUARY 11, 2021  
(corrected by removing duplicate Kaputa name)**

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**

Frank Kaputa, Chairman  
Mark Temple, Vice-Chairman  
Kim McClain, Secretary  
Brian Davis

**Commission Members- Excused**

(None)

*Secretary McClain has recused herself from the first agenda item.*

Chairman Kaputa called the meeting to order at 6:30 P.M. and explained the Commission's process to the applicants and members of the public.

**I. FORMAL ACTION & RECOMMENDATION**

- 1. 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**

Mr. Matthew Bruton, Engineer for BL Companies, began the presentation. Mr. Bruton displayed a revised site plan and recapped that the project parcel is comprised of approximately 12.5 acres and is located at the northeastern corner of the intersection of National Drive and Eastern Boulevard.

Mr. Bruton highlighted the tree line and the Eversource utility easement. He explained that they had planned to add 25 parking spots in that area but was told by Eversource that the plan is not feasible. The topography is steep and Eversource will require continued access to clearing and maintaining the area. The 25 parking spots will not be replaced. Mr. Bruton put up a parking

chart and noted that there will be 117 standard car spaces and 208 over-sized spaces for delivery vans.

Mr. Bruton explained that along the northern area of the site they conducted additional test pits numbered 7, 8, 9 and 10. The soil findings were a mixture of silt and silt with sand. The soil was damp at the high elevation. Mr. Bruton noted that they did not encounter a lot of water and explained that these factors indicate that it will be a poor site to provide infiltration.

Mr. Bruton stated that he has addressed the comments of the Town Engineering Department. He further explained that a 24-inch perforated pipe will receive water from a portion of the parking lot to store and seasonally recharge the groundwater. He also noted that they put in an underdrain that will further address the water quality volume; the water in the system will leak out slowly. The stormwater management system in place meets the MS4 requirements as well as the Town Engineering Department requirements. On the eastern boundary, an open bottom system is in place that will retain the water quality volume. Mr. Bruton stated that they will provide and install isolator row chambers for water quality. The proposed catch basins, underground storage structures, perforated pipe and groundwater recharge are the ways they are mitigating the peak flows.

Mr. Bruton moved on to the landscape plan. He reviewed the planting list. He explained that they have dramatically increased the landscaping on site. Disturbed areas near the Eversource utility easement boundary will be seeded. The number of trees in the revised plan will be 63 (24 in the previous plan). The shrubs on the site will be 126 (22 in the previous site). Mr. Bruton stated that the invasive Norway maples on National Drive will be replaced.

Mr. Bruton moved on to the photometric plan and explained that, due to the safety and security of patrons and employees, they have selected 13-foot light poles. The lighting will be suitable for security cameras. Mr. Bruton also noted that the light fixtures are LED and dark-sky compliant.

Commissioner Davis remarked that they have eliminated 25 spaces and inquired whether it was an arbitrary reduction in the number of spots or a decision based on the zoning requirements. Mr. Bruton reiterated that the 25 spots that were removed were located in the Eversource utility easement area. He noted that they would have preferred to keep the 25 spaces but had to remove them. Mr. Bruton also highlighted that they were unable to replace the spots anywhere else on the site.

Commissioner Davis inquired where pedestrians would cross from and if they had a path. Mr. Bruton stated that there are 217 associate parking spots and the site has parking islands. Most van drivers will simply walk from their personal vehicles directly to their delivery van and proceed to the van loading area. Commissioner Davis inquired if trees would be included in the parking island landscaping. Mr. Bruton stated that there is mostly shrubbery on the islands and no trees.

Vice-Chairman Temple informed the applicants that there is a correction needed on sheet GN1 in the notes section. Note 105 incorrectly lists the sanitary sewer system as MDC. It should be changed to Town of Glastonbury.

Vice-Chairman Temple asked the applicants about their plans for snow storage. Mr. Bruton stated that there are a variety of landscaped islands throughout the site and they would put snow in those locations as well as on the edges of the pavement. He noted that they would avoid snow storage within the upland review area in order to protect the small wetland. Mr. Bruton stated that, if there is an excessive amount of snow, they would have a truck remove it. The other possibility was to temporarily store snow in one of the parking areas. Vice-Chairman Temple explained that he does not have a problem with their snow removal plans but wanted to report on the record that the snow should not be stored in the upland review area and the small corner of wetlands. Mr. Bruton agreed and added that when the snow melts they would want it treated by the storm water system. Vice-Chairman Temple directed the applicants to stay away from the northwest corner; Mr. Bruton agreed.

Vice-Chairman Temple asked the applicants if they had presented their landscaping plans to the Beautification Committee. Mr. Bruton stated that the Beautification Committee would like them to come back in March. He explained that more plantings were requested. Vice-Chairman Temple noted that many of the trees on the landscaping plan were similar. He asked if the Beautification Committee suggested adding different varieties. Attorney Thomas Cody explained that the Beautification Committee made the same comment. He informed the Commission that, along with the zelkova serrata (green vase), they will mix in a second tree species. Vice-Chairman Temple remarked that it is fantastic that they are on the same page. He explained that having diversity is important, and added that it would help prevent total tree loss in case of an insect infestation or other disease.

Chairman Kaputa inquired how the Commission would ensure the plantings proposed by the Beautification Committee were not problematic. Mr. Cody stated that the Beautification Committee addressed the same point and instructed that native trees should be selected over non-native species. Chairman Kaputa noted that this has not always been the case and pointed out that the planting list contains many exotic varieties. Mr. Mocko explained that, after this Commission grants approval, the application is presented to the Beautification Committee. Mr. Mocko suggested adding a condition to TPZ outlining that the final planting plan is reviewed by the Chairman of the Conservation Commission. The other suggestion was attending the meeting to review the planting list. Chairman Kaputa informed the Commission that he will attend the Beautification Committee meeting and no added condition is needed. Mr. Mocko suggested that the final landscape plans be sent digitally to Chairman Kaputa for review. Chairman Kaputa thanked Mr. Mocko for the suggestion.

Commissioner Davis asked the applicants if solar was ever considered. Mr. Bruton explained that it is a future consideration. He also stated that they have plans to install concrete pads and a conduit for the future installation of EV charging stations. Mr. Michael Keleher from Amazon explained that such upgrades are 5 to 10 years out; he added that most of the site's prime use is at night and they would have to get the technology correct first.

Chairman Kaputa stated that he noticed a typo on the plans which is written as “proposed wetlands” and it should read “existing wetlands.”

Chairman Kaputa stated that a possible conservation easement was discussed and noted that, due to the utility easement, it is not possible.

**Motion by:** Commissioner Davis

**Seconded by:** Vice-Chairman Temple

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.
4. Adherence to the Town Engineer’s memorandum dated February 10, 2021.

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

**Motion by:** Commissioner Davis

**Seconded by:** Commissioner Shea

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.
10. Adherence to the Town Engineer's memorandum dated February 10, 2021.

#### **Discussion:**

Mr. Mocko suggested adding a condition about reviewing the planting list. Chairman Kaputa noted that he will attend the Beautification Committee meeting and indicated that a condition is not needed. He also added that he does not expect any problems. Vice-Chairman Temple agreed.

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

*Secretary McClain rejoined the meeting.*

## **II. APPROVAL OF MINUTES**

### **1. Regular Meeting of November 12, 2020**

Vice-Chairman Temple stated that he will abstain from the vote because he was not at the meeting.

The minutes were accepted as presented.

### **2. Regular Meeting of January 14, 2021**

The minutes were accepted as presented.

### **III. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS - NONE**

### **IV. OTHER BUSINESS**

#### **1. 2021 Meeting Schedule**

The 2021 meeting schedule was approved.

#### **2. Chairman's Report**

Chairman Kaputa informed the Commissioners that a representative is needed for the Great Pond Preserve Stewardship Committee which meets once a year. The Commissioners decided to table the issue for a later date.

The Commissioners discussed ways to thank the newly retired members for their longtime service.

#### **3. Environmental Planner's Report**

Mr. Mocko noted that he emailed a lengthy list of staff-administered wetlands permits. He remarked that, in the spring and summer, it was all pools and lately it is mostly generator requests.

Mr. Mocko informed the Commission that representatives are needed for the Great Pond Preserve Stewardship Committee and the Salmon River Watershed Partnership. The Commissioners indicated that they will choose representatives at a later date.

The Commissioners discussed the vacancies and nominees. Chairman Kaputa informed the Board that one nominee has a meeting with the Town Manager.

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

Respectfully Submitted,

**Nadya Yuskaev**

Recording Secretary