

APPLICATION FOR A GROUNDWATER
PROTECTION PERMIT IN GLASTONBURY, CT

Groundwater protection provisions are now contained within Section 20 of the GLASTONBURY BUILDING ZONE REGULATIONS (the Town's zoning regulations). Certain uses, as specified in the tables within Section 20.16, require a groundwater protection permit when the proposed regulated use (either a new use or expansion of an existing use) is within a groundwater protection zone (there are two groundwater protection zones, namely GW-1 and GW-2, as shown on the Town's "Groundwater Protection Zones Map, 1995"). Please specifically peruse Sections 20.10 and 20.11 of the regulations and please select the appropriate use, use category and/or subcategory from the tables in Section 20.16 before attempting to complete this application. Feel free to contact Tom Mocko, Environmental Planner in the Town's Office of Community Development at (860) 652-7514 for assistance in completing this application.

A groundwater protection permit is a separate and distinct special permit issued by the Town Plan and Zoning Commission after a public hearing is conducted. Other permits and/or approvals (e.g. Wetlands, Section 12 Special Permit with Design Review, etc.) for your overall proposal may also be needed. At this time the Town does not require an application fee for a groundwater protection permit.

Also note that the Town's regulations for groundwater protection contain design standards and specifications that will have to be met if a groundwater protection permit is obtained. The design standards and specifications are contained in Sections 20.8 and 20.13 of the regulations and are quite comprehensive.

A minimum of three sets of completed application materials are to be submitted to the Town of Glastonbury's Office of Community Development, Glastonbury Town Hall, 2155 Main Street, Glastonbury, Connecticut, 06033. Once reviewed, additional copies of application materials may be requested for submittal.

The following information is to be completed and signed by an authorized representative of the business, company, corporation, workshop or facility applying for a groundwater protection permit.

Applicant: Amazon.com Services, LLC, c/o Amazon.com, Inc., 410 Terry Ave N, Seattle, WA 98109
Attn: NA Ops (DOB7)

- A. Business name Owner: WE 35 National Drive LLC, c/o Winstanley Enterprises LLC
- B. Location of subject site - street address 107 Eastern Boulevard, Glastonbury, CT
- C. General description of the intended use(s) at the subject site

The Site is developed as a motor freight transportation terminal or garage, and has long been used as such. The Site was most recently operated by Mondelez International. The Site is a legally nonconforming use under the Town's Groundwater Protection regulations section 20.5. This has been confirmed by Town staff. The applicant proposes to operate a motor freight transportation terminal or garage as a continuation and expansion of the existing use at the Site. Extensive environmental protections are incorporated into the project design.

- D. Please check whether the intended use at the subject site is a new use or an expansion of an existing use.

New use ____ Expansion of existing use X

E. From the tables within Section 20.16 of the regulations, please select the most appropriate use, use category and/or subcategory that corresponds with the intended use.

use: Motor Freight Transportation Terminal or Garage

use category: Transportation, communication, and utility uses

subcategory: _____

F. Please check which groundwater protection zone(s) applies to the intended use at the subject site.

GW-1 X GW-2 _____

G. Please check whether a sanitary sewer or an on-site septic system will serve the subject site.

Sewer X Septic system _____

H. Please check whether or not the intended use at the subject site will regularly or routinely utilize or produce hazardous materials or hazardous substances as defined in Section 20.4.1 of the regulations.

Yes ___ No X See attached supplement for additional information.

If checked yes, please reply to the following:

1. Does the intended use involve a large quantity of hazardous material, as defined in Section 20.4.0 of the regulations, or a small quantity of hazardous material, as defined in Section 20.4.t?

Large quantity _____ Small Quantity X

2. Is fuel for heating any building the only hazardous material related to the intended use at the subject site?

Yes ___ No X

3. As supplemental application materials, please provide the a) Inventory and Material Safety Data Sheets for all hazardous materials, and b) Emergency Release Response Plan, as required under Superfund Amendments and Reauthorization Act (SARA) regulations (40 CFR 370, 372). Label the top of each sheet of paper submitted as - "Hazmat Supplement H-3" along with the name of the business or project.

I. Please state the proposed heating source(s) for any building(s) including fuel type(s), storage tank(s), feedline type, and the locations of such components.

The building is served by natural gas for the heating operation. There are no proposed fuel or storage tanks associated with the redevelopment of the property

J. As supplemental application materials please provide a written narrative explaining the expected types and amounts of any discharges to a sanitary sewer or an on-site septic system, to or into the ground, and to a surface water. Label the top of each sheet of paper submitted as "Discharges Supplement J" along with the name of the business or project.

K. As supplemental application materials please provide descriptions for each indoor and outdoor storage area, including the expected types and amounts of materials to be stored. Label the top of each sheet of paper submitted as "Storage Supplement K" along with the name of the business or project.

L. Please check whether or not land areas cumulatively greater than two acres will be maintained at the subject site using fertilizers, pesticides or herbicides. If answering in the affirmative, then please provide, as supplemental application materials, a written description of the use of fertilizers, pesticides and herbicides, including their application rates and the expected number of applications and timing for applications. Label the top of each sheet of paper submitted as "Fertilizer Supplement L" along with the name of the business or project.

Yes ___ No X

M. As supplemental application materials please provide a dated and signed letter from the owner and/or the owner's authorized agent granting the Town Plan and Zoning Commission and/or its Authorized Agents the right of entry for purposes of inspection to verify compliance with the groundwater protection permit requirements.

N. As supplemental application materials please provide a topographic map at a scale of one inch equals one hundred feet or one inch equals two hundred feet indicating:

1. the subject site and the surrounding area;
2. the location of the nearest potable water wells to the subject site (identify such wells for all compass

directions around the subject site);

3. the type of each well as to whether it is a bedrock, stratified drift or shallow dug well and as to whether it is an individual, community or larger public supply well; and
4. the map scale, a north arrow, the names of the streets that appear on the map and an appropriate title block.

O. As supplemental application materials please submit a site plan of the subject site at a scale of one inch equals forty feet or at a scale of greater detail indicating:

1. the map scale, existing and proposed 2-foot contour lines a north arrow and an appropriate title block;
2. all existing and proposed provisions for stormwater runoff controls, including a detailed drainage plan with the design and location of parking lots, loading areas, and access roads, and with the locations of storm drains and their point(s) of discharge and the location and design details for any detention basins;
3. any existing and proposed sanitary sewers, sewage lift pump stations, force mains, and septic systems;
4. any existing and proposed subsurface drainage system;
5. any existing and proposed outdoor storage areas, along with their design and notations that a) correspond to Part K of this application, and b) specifically identify storage of hazardous materials;
6. any existing and proposed outdoor fuel storage tanks (both underground and aboveground) and their feedlines;
7. any existing and proposed outdoor underground and aboveground storage tanks for other hazardous materials and any supply and waste lines for said tanks;
8. any loading areas or docks used for the transfer of any materials and/or wastes;
9. any land areas greater than two acres that are earmarked for the application of fertilizers, pesticides or herbicides; and
10. any other information relevant to protection of the groundwater resources as specifically requested by the Town Plan and Zoning Commission or its Authorized Agents.

P. As supplemental application materials, please submit building plans using a detailed scale indicating:

1. all any existing indoor storage areas;

2. any existing and proposed indoor storage fuel or other hazardous materials and any associated distribution and/or collection lines (piped connections);
3. any existing and proposed floor drains and their destination; and
4. any other information relevant to protection of the groundwater resources as specifically requested by the Town Plan and Zoning or its authorized agents.

Q. Based upon a review of the submitted application, additional information may be required for evaluating an application for a groundwater protection permit. Such additional information may include, but is not limited to:

1. Any additional technical information that is currently available on the nearest potable water wells to the subject site (as identified by completing Part N-2 of the application). Such information may include the depth, groundwater elevation, rate of withdrawal, drawdown area and area of contribution for the wells.
2. A written narrative describing the designed components of the stormwater runoff controls (as indicated by completing Part O-2 of the application) and their response to groundwater protection concerns.
3. Geologic and/or hydrologic information such as existing well installations, logs of wells, and analyses of water quality, and hydrologic studies (impact assessment and monitoring provisions, etc.) involving existing and exploration wells and borings.

Matthew J. Buntin
Signature of Authorized
Representative Responsible for Completing
Application

Project Manager, BL Companies, Inc.
Title of Authorized
Representative

Date: 10/2/2020

Address: 100 Constitution Plaza
Hartford, CT

Telephone 860-760-1933