

**GLASTONBURY CONSERVATION COMMISSION  
(INLAND WETLANDS & WATERCOURSES AGENCY)  
REGULAR MEETING OF MINUTES THURSDAY, MAY 27, 2021**

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  
Kelsey Hawkins (logged in at 6:33 P.M.)  
William Shea

**Commission Members- Excused**

James Parry

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

**I. INFORMAL DISCUSSION**

**1. Proposed 3-lot Churchill Subdivision – 3 frontage lots including an existing house at 31 Hopewell Road (north side) on 0.94 acre – Village Residential Zone and Groundwater Protection Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Contrail, LLC (c/o Bradley Churchill), landowner/applicant**

Mr. Mark Friend, Professional Engineer and Soil Scientist from Megson, Heagle & Friend, C.E. & L.S., LLC, explained that they are proposing a 3-lot subdivision on a just under one acre lot (0.94 acres). The existing house will remain on Lot 1. Lots 2 and 3 are each over a quarter of an acre in size. Mr. Friend said that the site is in the Groundwater Protection Zone 1. The houses will utilize public water and sewer. Mr. Friend added that there are no wetlands on the site and the soils are well drained.

Mr. Friend explained that the site is moderately sloped and one area on lot 3 has a slope measuring 17 percent. The site is overgrown. Three rain gardens are proposed along Hopewell Road; Mr. Friend pointed these out on the detailed site plan. The houses' roof runoff will be directed into subsurface infiltration structure to promote groundwater recharging. Mr. Friend stated that they have met the nitrogen loading requirements. Mr. Friend remarked that the application is straightforward and they are looking for a recommendation to proceed to the Town Plan & Zoning Commission.

Vice-Chairman Temple noted that he did not see the clearing limits on the plan and asked if there were any notable trees on the site. Mr. Friend explained that there are large specimen trees located on the plans including a 30-foot beech that can be saved; he noted that he is not sure if the beech tree is in good health. Mr. Friend explained that a cluster of evergreen trees would have to come down. Vice-Chairman Temple said that he is concerned about the beech tree and the maple trees along the property line near Saint Augustine Church. Mr. Friend noted that the trees on the property line can stay. Vice-Chairman Temple asked Mr. Friend to commit to saving the beech tree. Mr. Friend remarked that it is a very reasonable request and agreed to save the beech tree.

Chairman Kaputa brought up the report written by Mr. Mocko and highlighted the section on tree species. Chairman Kaputa informed the Commissioners that many of the trees are not in good health. He remarked that it is great that the beech tree and maples on the property line will be kept. Chairman Kaputa asked Mr. Friend about the trees along the street. Mr. Friend noted that it is a challenge to save all of these street trees within the tight constraints of the site due to the proposed underground utilities (water and sanitary lines must be 10 feet apart), driveways and rain gardens on these small-sized lots. Mr. Friend said that he is open to suggestions on how to get the utilities in with the least amount of interruption to the root system. Chairman Kaputa noted that there are 5 maple trees on the site plan, but he is only seeing 4. He explained that one variety of maple (Norway) is invasive and can be cut down. Chairman Kaputa stated that the silver maple is not a great street tree and brought up Mr. Mocko's suggestion of involving the Tree Warden.

Vice-Chairman Temple inquired about the underground electrical utilities and the possibility of cutting through the road. Mr. Friend remarked that he does not have the answer to that. Vice-Chairman Temple noted that there are trees that would be in the way of electrical poles, and suggested proceeding with underground electrical utilities. Mr. Friend reiterated that he does not have the answer to this. Vice-Chairman Temple remarked that people talk about saving trees without considering the logistics of the utilities. Mr. Friend explained that it might take 6 months to get an answer from Eversource. He suggested that Town Engineer Dan Pennington may have an answer.

Vice-Chairman Temple noted that the site is sloping. Mr. Friend remarked that the steeper slopes occur on lot 3. Chairman Kaputa remarked that Tree Warden Greg Foran may determine that the existing trees on site are not great street trees and it may be best to remove them.

Secretary McClain remarked that the Commission advocates for a sidewalk whenever possible. Commissioner Davis agreed. Vice-Chairman Temple remarked that crossing the street in that area is dangerous and added that there is very little road shoulder. He noted that he is somewhat in agreement for a sidewalk but the steep slope makes it difficult to implement. Mr. Mocko explained that the Engineering Department favors the south side. Vice-Chairman Temple agreed with Mr. Mocko. He noted that the houses are set back farther and the area is fairly flat. Chairman Kaputa agreed and added that sidewalks are not typically put on both sides of the road. He also noted that sidewalk expense is something that a developer usually does not want to take on, but the cost should not be a factor. Secretary McClain said that having the sidewalk would

encourage more people to walk. Vice-Chairman Temple explained that the north side would require retaining walls because of the slope and the cost would go up significantly. Secretary McClain added that they should consider going with the option that puts in the sidewalk right away. Mr. Mocko explained that it is the Town Plan & Zoning Commission (TPZ) that makes the call and they may grant a waiver in this situation. Chairman Kaputa noted that historically the TPZ recommends a sidewalk. Mr. Friend stated that it is usually added as a condition of approval. Commissioner Davis agreed. Vice-Chairman Temple explained that he is very reluctant to make a sidewalk recommendation for the north side of Hopewell, adding that the situation is not ideal. Secretary McClain remarked that the sidewalk makes the area safer for walking. Mr. Friend suggested that the Commissioners add a sidewalk recommendation to the motion. Chairman Kaputa noted that the TPZ may reject the sidewalk recommendation.

Mr. Friend explained that there will be a discussion with the Town Plan & Zoning Commission requesting a waiver of sidewalks. He added that he spoke with Mr. Mocko earlier today and asked for a motion for recommendation to the TPZ tonight. Chairman Kaputa asked if the Commission has done this before, to which Mr. Mocko replied yes.

Commissioner Hawkins inquired about solar potential for the three homes. Mr. Friend said that he is not aware who will build the houses or whether there will be potential for solar. Secretary McClain commented they hear this all the time from developers.

Commissioner Davis inquired if any changes to the site plan would be made. Mr. Mocko explained that, in the standard condition of approval, the Office of Community Development and the Chairman of the TPZ must approve any changes. He also explained that, in this situation, because of the small site, things cannot really be changed. Mr. Mocko explained that, if the plans were changed, runoff may not get into the rain gardens. He added that there is not much wiggle room, except pushing the houses northerly. Mr. Friend agreed with Mr. Mocko's point and reiterated that the southwest corner of the lot is the only place to put the rain gardens. He recapped that the lots are small and there is not much room for flexibility.

Chairman Kaputa said that the Commission is in favor of preserving stone walls and inquired if it makes sense to change the property line. Mr. Friend said that he asked the same question and he further explained that property line adjustments are not possible because it would eliminate the plans for the garage placement on Lot 1.

Secretary McClain suggested putting in a condition for solar consideration. Chairman Kaputa noted that, if the street trees were to be removed, it would open the site up for solar. Vice-Chairman Temple said he is fine with recommending solar, and added that they cannot mandate it. After some discussion on the wording, it was agreed that, "where applicable, the developer/homebuilder shall explore the installation of solar options."

Vice-Chairman Temple inquired if sidewalks would be included in the motion. Mr. Mocko said that it is in the purview of the TPZ to deliberate on the sidewalk issue. Commissioner Shea questioned if they have to recommend a sidewalk. Mr. Mocko explained that a sidewalk does not have to be recommended. Vice-Chairman Temple reiterated that it is difficult to support a

sidewalk in that place. Chairman Kaputa stated that, if the Commissioners do not feel strongly about adding a sidewalk condition, it should be left out of the motion. He noted that it is up to the TPZ to discuss. No Commissioners spoke up in support of adding a sidewalk condition.

**Motion by:** Secretary McClain

**Seconded by:** Commissioner Davis

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission subdivision approval of Conrail, LLC's proposed 3-lot Churchill Subdivision located at 31 Hopewell Road, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. The site plans shall be revised to provide a more detailed detail of the three proposed driveways to each house. The revised detail(s) shall: indicate that each drive be cross-sloped to the west in order to maximize the amount of runoff into the designed rain gardens from land areas uphill/ east of the drive on each lot; and to state/note that no curbing or driveway crown be constructed that would divert runoff onto Hopewell Road. Such revision shall be reviewed by the Environmental Planner or Assistant Town Engineer for their approval prior to the submission of a complete subdivision application to the Town Plan & Zoning Commission.
2. The plot plan required for building permit application shall contain and comply with these conditions of approval. If construction including limits of clearing is proposed in areas other than the indicated locations on these plans, the Office of Community Development shall be notified and the Office of Community Development and the Chairman of the Town Plan and Zoning Commission are hereby authorized to approve or deny the alternative. Each plot plan shall indicate the limits of vegetative clearing, existing and proposed contours, soil erosion and sediment controls, all subsurface drainage, all stockpile areas, and temporary and permanent vegetative stabilization measures, including details of seedbed preparation, seed mix selection, application rates, seeding dates and mulching requirements. Vegetative clearing for stockpiling shall be minimized and subject to the approval of the Environmental Planner.
3. 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.
4. Dry wells shall be designed and installed to facilitate the roof runoff in order to attenuate increased flows to downgradient receiving water and provide recharge to the groundwater. Such dry well design shall appear on the site plan submitted for a building permit. An as-built statement from the contractor that constructed the dry wells shall be required for obtaining a certificate of occupancy.
5. Tree stumps and blasted rock material shall not be buried at the site.
6. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.

7. 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.
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. Where applicable, the homebuilder shall explore opportunities to incorporate solar energy options.

**Discussion:** Vice-Chairman Temple inquired if there were any members of the public; none were present.

**Result:** Motion passes unanimously. (6-0-0)

Mr. Friend thanked Mr. Mocko and the Commissioners.

## **II. APPROVAL OF MINUTES - Meeting of May 13, 2021**

Chairman Kaputa said that he found some minor issues with the minutes. On page 5, the first paragraph about tier 2 refers to the vernal pool and not egg masses.

On page 8, there was some discussion about the section "Attorney Hope asked the Commissioners if they wanted to revise the plan to replace the culvert. Chairman Kaputa replied no and thanked the applicants." Chairman Kaputa said that he will ask IT to provide the recording of the meeting.

Chairman Kaputa noted that for the purpose of accuracy, it should be noted when Commissioners arrive late. Commissioner Hawkins was 1-2 minutes late, this will be reflected in the minutes once they are approved, corrected and or amended.

Most of the Commissioners did not read the minutes and it was agreed that approval of the minutes would be deferred for the next meeting.

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

## **IV. OTHER BUSINESS**

### **1. Chairman's Report**

Chairman Kaputa updated Vice-Chairman Temple that the purpose of conducting a tree harvest on Town land that formerly belonged to the MDC is for open space. Chairman Kaputa noted that he did not receive the watershed survey. Secretary McClain said that she will forward the information to the Commissioners. Chairman Kaputa stated that he will send information regarding ethics training to Commissioners. Secretary McClain informed the Commissioners that there is a virtual CACIWC conference in June and she will send that information to them as well.

Commissioner Shea asked about the status of the gifts for former commissioners. Commissioner Davis stated that he is coordinating with Commissioner Hawkins. Commissioner Hawkins apologized for being late and explained that it has been busy at the State Capitol and likely to be busy for the next few weeks. Commissioner Davis thanked Commissioner Hawkins for her time and told her it is not a problem. The other Commissioners agreed.

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

Mr. Mocko stated that a list of staff-administered wetlands approvals had been emailed. He also informed Commissioners that, beginning on June 10, their meetings will return to in-person. Mr. Mocko said that he will email the new guidelines.

Mr. Mocko explained the MS4 requirements have not been met for some of the projects that need to return for formal actions. He stated that updated plans from Saint Paul's Church include a major building addition. The proposal will be slated for another informal hearing. Mr. Mocko informed the Commission that a complicated proposal involving expansion of an orchard and creation of a farm pond between Matson Hill Road and Chatham Hill Road will be reviewed at the June 10 meeting.

Several Commissioners expressed that they prefer having *ZOOM* meetings. Secretary McClain stated that she will research what other towns are doing and they can come up with a collective statement on their position.

With no other business to discuss, Chairman Kaputa adjourned the meeting at 7:36 P.M.

Respectfully Submitted,

**Nadya Yuskaev**

Nadya Yuskaev  
Recording Secretary