

TO: Conservation Commission (Inland Wetlands & Watercourses Agency)

FROM: Alter & Pearson, LLC

DATE: August 5, 2021

RE: Narrative for Warehouse 38 – Application for an Inland Wetlands & Watercourses Permit and Transmittal of Environmental Impact Statement under the Adaptive Redevelopment Zone – Change of Zone from Residence A to Adaptive Redevelopment Zone and Final Site Development Plan - 38 Hubbard Street and 1906 Main Street (Residence A and Flood Zones)

Permitting History

- **12/19/2013:** Conservation Commission approved the transmittal of an Environmental Impact Report to the Town Plan & Zoning Commission and Town Council regarding the conversion of the former consolidate cigar warehouse located at 38 Hubbard Street to 40 residential units (rental). The Inland Wetlands & Watercourses Agency approved an application for regulated activity at 1906 Main Street, which property abuts 38 Hubbard Street to the south. The regulated activity consisted of the installation of a drainage pipe and outfall area within both the wetland and upland review area. *The wetland permit expired on 12/19/2018.*
- **04/29/2014:** Town Plan & Zoning Commission made a favorable recommendation to the Town Council on the Change of Zone from Residence A to Adaptive Redevelopment Zone for 40 residential units and issued a §4.11 Flood Zone Special Permit, which permit is recorded with the Glastonbury Town Clerk and remains valid.
- **06/24/2014:** The Town Council approved the Change of Zone from Residence A to Adaptive Redevelopment Zone and a Site Development Plan, with several conditions, including eliminating all units from the lower level and limiting the total number of units to 31 to be located on the upper two floors.
- **07/15/2014:** The Approval was appealed to the Superior Court by the Applicant.
- **08/12/2015:** Judge Marshall K. Berger issued a Memorandum of Decision dismissing the appeal in part, and remanding the appeal in part. Judge Berger remanded the matter back to the Town Council for consideration as to the condition restricting construction of units on the lower level. The Town Council never reconsidered the condition as directed by the Court.

Current Proposal

The Applicant J S Advisors, LLC, is the contract purchaser of the property, and is proposing to covert the existing Consolidated Cigar warehouse into 31 condominium units located on the upper two floors of the existing building, consistent with the Town Council's 2014 approval. The below changes were made to the Site in accordance with the conditions of approval imposed by the Town Council in its 2014 approval:

- 31 condominium units located on the upper two floors of the existing warehouse
- 8 tandem spaces were converted into 2 single parking spaces and an open area in the southeast corner of the parking lot
- Total of 50 parking spaces for the project
- Carport structure was deleted

The property is 1.209± acres (52,690± s.f.) and located on the south side of Hubbard Street (the "Site") in the Residence A Zone, and contains the former Consolidated Cigar Warehouse which is a three-story wood framed building with an existing footprint of 18,446 s.f., and several additions. A small garage is located in the southeast corner of the Site. The Site is generally flat and slopes less than 3% from the north to the south. No regulated wetland soils or watercourses are located on the Site.

Abutting the Site to the south is 1906 Main Street which is owned by the Town of Glastonbury Housing Authority as part of the Village Green Apartments at Knox Lane, and contains athletic fields. The field has been in existence since 1934, used as an athletic field since the 1970's, and has been altered by grading, filling, installation of a sewer

line and groundwater control drains. The Site's landowner has rights to drain within a 20-foot drainage easement as shown on the plans. The Applicant is proposing to install a 15" HDPE overflow drainage pipe from the southwest corner of the Site, across the playing fields to a riprap plunge pool adjacent to an existing intermittent watercourse which conveys surface runoff from the Village Green development. Wetlands and upland review areas are located within the drainage easement, 3,334± s.f. of wetlands and 13,011± s.f. of upland review area will be disturbed to install the pipe and outflow structure.

The stormwater management plan has been revised. The pervious pavement in the parking lot has been eliminated and replaced with two rain gardens (one on the north side of the building and one at the southwest corner of the building), together with an ADS unit located in the southwest corner of the Site. The plan continues to have 9 ft. tall, LED, full cut off light fixtures. Conduit is proposed so that each unit owner would be able to install an electric car charging station in a designated parking spot, for a total of up to 31 electric car charging parking spots. High efficiency heating/cooling units are proposed to be installed on a white roof which will cut down on solar heat gain and help reduce the cooling load in summer months. The Applicant will be repurposing much of the interior wood planking for ceilings and walls.

Submitted with this Narrative, please find the following:

1. 2021 Wetland Application Materials:

- Wetland Application with Application Fee (14 Pages)
 - Wetland Application Form
 - DEEP Reporting Form
 - Landowner Consent Letters

2. Previous Wetland Application Materials:

- Wetland Permit (2 Pages)
- Wetland Application (42 Pages)
 - Application Form
 - DEEP Reporting Form
 - Letter re no reduction in Flood Storage
 - USGS Map
 - Landowner Consent Letter
 - Environmental Impact Report
 - Letter from DEEP re NDDB
 - Letter from John Ianni re NDDB
 - Recorded Drainage Easement
 - Flood Storage Calculations
 - Regulated Activity Impact Map
 - Alternate I
 - Alternate II
 - Application Fee
- Memo from Alter & Pearson, LLC re Sustainable/Green Aspects of Project (1 Page)
- Chester Environmental Remediation Action Plan (2 Pages)
- HRP Associates, Inc. – Phase I Environmental Site Assessment (78 Pages)
- Plan Set (14 Sheets)
- Snow Storage Plan (1 Sheet)

3. Other Approvals and Court Decision:

- Section 4.11 Flood Zone Special Permit, recorded at Volume 3297, Page 128 of the Glastonbury Land Records (1 Page)
- Town Council Approval Letter with attachments (14 Pages)
- L.A.C. Group, LLC v. Town Council of the Town of Glastonbury et al. Memorandum of Decision (14 Pages)



DUTTON ASSOCIATES, LLC

July 21, 2021

Mr. Thomas Mocko, Environmental Planner
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

RE: 38 Hubbard Street Flood Zone Permit Application

Dear Tom:

We are writing to confirm that no changes or modifications to any activity within the Flood Zone from the previously approved plan. All modifications to the plan occur within the site itself. All Flood Zone activity occurs within the drainage easement through the Town of Glastonbury property south of the site.

I have attached information from the previous application for your use. Please do not hesitate to call or email if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'James W. Dutton', with a large, stylized flourish extending to the right.

James W. Dutton, LS
Principal