

August 27, 2021

## MEMORANDUM

### FORMAL ACTION & RECOMMENDATIONS MEETING OF 09-02-21

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Tom Mocko, Environmental Planner

Re: Application of **JS Advisors, LLC** (c/o Jonathan Sullivan, Member) for: an inland wetlands and watercourses permit; and the transmittal of an environmental impact statement to the Town Plan & Zoning Commission – **Warehouse 38**, a proposed residential conversion project involving 31 apartments – **38 Hubbard Street** – Residential A Zone (requiring change to Adaptive Redevelopment Zone) and Flood Zone – Alter & Pearson, LLC – Dutton Associates, LLC, C.E. – Robert Schechinger, Jr., LA

**PROPOSAL:** To redevelop or convert the former non-residential property at 38 Hubbard Street into 31 residential condominium units in a similar, but reduced intensity that was approved by the Inland Wetlands and Watercourses Agency, recommended by the Conservation Commission, and approved by the Town Council during the 2013-2014 time period. This current proposal involves: 31 residential units on just the second and third floors, (earlier approval was for 40 units on all three floors); 50 parking spaces (versus the earlier 63 spaces); nearly full compliance of the current stormwater quality (or MS-4) mitigation measures for treating the project's runoff; and less impervious surfaces coverage (68%) than before (70.1%) in 2013). The current impervious coverage is at 57.2 percent. Sanitary sewers and MDC public water supply will serve this site and project.

**REVIEW:** Much detailed information has previously been presented and discussed during 2013 and 2014 for the earlier, more dense proposal; immediately following this memorandum and elsewhere within your packet materials are such past information.

The current set of site plans and more recently submitted information also follow this memorandum or are elsewhere within your packet.

Here are a few suggestions to ease your review of the current site plans within your packet:

- a. The **landscape plan** (sheet L.1 or inferred "sheet 9" that is sandwiched between sheets 8 and 10 of the plan set of your packet) **is still being revised** (per Beautification's earlier review comments) and **will be emailed to you** next week once it is revised and submitted.

- b. The storm drainage (or sewer) plans and details appear on sheets 5, 6, 13 and 14. The proposed season maintenance plans and schedules also appear on sheets 5 and 6. Please note that the proposed soil med/matrix indicated within the "Rain Garden Notes" on sheet 13 need to be revised to state "50% sand, 30% topsoil and 20% peat or leaf mulch".
- c. Four **test pits** were dug and evaluated for determining the **characteristics of the soils** back in **2013** as indicated on sheet 12. Their locations are shown on sheets 2 and 5. This information was reviewed in detail by staff in evaluating the project's designed stormwater drainage system, including all of the proposed water quality mitigation measures; the proposed drainage system design works adequately based upon the past subsurface soils investigations.
- d. Sheets 8 and 12 provide the details of the **soil erosion and sedimentation control plan** and **are well-devised, except** for the apparent omission of providing a sediment barrier along the entire western side of the 38 Hubbard Street property.
- e. The **lighting plans** appear on sheets 10 and 11 and appear to be generally acceptable, but staff could not determine if the outdoor lighting was fully dark-sky compliant. Subsequently the lighting consultant provided **additional information** which follows this memorandum and now demonstrates compliance.
- f. Sheet 15 provides the **previous approval motions** and their assigned conditions of approval issued back in **2013** (Wetlands) and **2014** (Zone change to Adaptive Redevelopment Zone by Town Council).

A **memorandum** from the **Town Engineer** is forthcoming early **next week** and **will be emailed** to you once it is received. I have been informed that there should be no major problems, but will require further revision of the submitted plans and reports/analyses.

Please note that the **cross-country route** for the proposed **underground piping of the project's drainage** across the Housing Authority's land (directly abutting 38 Hubbard Street to the south) was staked-out and labeled according to the "stake-out" plan (single 8"x11" sheet of paper) that also is within your packet.

There also may be comments forthcoming from the Tree Warden or the Parks & Recreation Director pertaining to the proposed disturbances on the Glastonbury Housing Authority's land relative to potential injury to the vegetation that exists on the Housing Authority's land.

**Two draft motions** (for the wetlands permit and a recommendation to Town Plan & Zoning Commission for a Flood Zone Special Permit) will be **emailed next week** prior to the meeting.

TM:gfm

**WAREHOUSE 38  
DRAFT MOTION FOR A WETLANDS PERMIT**

MOVED, that the Inland Wetlands and Watercourses Agency grants an inland wetlands and watercourses permit to JS Advisors, LLC for the construction and maintenance of a stormwater drainage pipe and outfall within wetlands and their regulated upland review area, and adjacent to a manmade intermittent watercourse with respect to the proposed Warehouse 38 redevelopment project at 38 Hubbard Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to the Town Engineer's memorandum dated August 26, 2021.
2. 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.
3. 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.
4. 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.
5. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
6. 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.

**DRAFT MOTION TO TRANSMIT  
AN ENVIRONMENTAL IMPACT STATEMENT**

MOVED, that the Conservation Commission transmits an environmental impact statement of the proposed Warehouse 38 project located at 38 Hubbard Street to the Town Council and Town Plan and Zoning Commission; the Commission's statement is as stated within the previously submitted Environmental Impact Report for Warehouse 38 On The Green, 38 Hubbard Street, Glastonbury, Connecticut, prepared for LAC Group, LLC submitted by John P. Ianni, Professional Soil Scientist, of Highland Soils, LLC, dated October 31, 2013. Furthermore the Commission is in agreement with said report and its conclusions that this project should not result in any significant adverse impact upon the natural resources and environment.