

**GLASTONBURY CONSERVATION COMMISSION  
(INLAND WETLANDS & WATERCOURSES AGENCY)  
SPECIAL MEETING MINUTES THURSDAY, FEBRUARY 10, 2022**

The Glastonbury Conservation Commission (Inland Wetlands & Watercourses Agency), along with Ms. Suzanne Simone, Environmental Planner, in attendance held a Meeting via ZOOM video conferencing.

**ROLL CALL**

**Commission Members-Present**

Frank Kaputa, Chairman  
Mark Temple, Vice-Chairman  
Kim McClain, Secretary  
William Shea

**Commission Members- Excused**

Brian Davis  
Kelsey Hawkins  
James Parry

*The Chairman also noted that Commissioner Davis might log in later.*

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. ELECTION OF OFFICERS**

See the end of these minutes.

**II. INFORMAL DISCUSSIONS**

**1. Proposed 3,000 square foot addition to building at 52 National Drive with parking modifications and water quality enhancements – Planned Employment and Flood Zones – Dutton Associates, LLC – Claudio Vecchiarino, New England Traffic Solutions, applicant**

Mr. Jim Dutton of Dutton Associates, LLC, explained that his client, New England Traffic Solutions, is in the process of purchasing 52 National Drive. The site is comprised of approximately 2.5 acres. Much of the site (1.65 acres) is wetlands (65.8 percent of the site.) Salmon Brook crosses the property and a conservation easement measuring 1.991 acres is located towards the rear portion of the site. Mr. Dutton explained that his client is looking for warehouse space. They are proposing a 3,000-square foot warehouse addition to the existing building on the south side. They propose a wood and steel frame building. Mr. Dutton noted that the site was built in the early 1980s. The wetlands were flagged by Ms. Cynthia Rabinowitz,

Soil Scientist. Mr. Dutton said that based on their findings, they believe at one point the entire site was wetlands. The existing parking on site contains sufficient parking spaces. He added that no parking or pavement will be added to the site plan.

Mr. Dutton explained that his client, New England Traffic Solutions, assembles and sells traffic control boxes and signals. He said that no manufacturing occurs on-site and there are no hazardous materials involved. Mr. Dutton noted that the parking lot is not in the best shape and they plan to mill and overlay it. They also plan on extending the sidewalk near the main entrance of the building. The plan includes updating the handicap spaces and removing some of the unnecessary pavement. Mr. Dutton pointed out the areas of pavement that will be removed. The refuse containers will be updated, enclosed and sit on a concrete pad. All work will be done within the regulated area. The existing impervious coverage is 18,637 square feet. The proposed impervious coverage is 19,790 square feet. An increase of about 1,153 square feet (6 percent) was added, mostly due to the construction of the addition.

Mr. Dutton said that they do not propose any clearing. He then explained that currently, the water from the roof drains down into the wetlands. All of the water from the parking lot also drains into the wetlands, which are about 10 to 15 feet away. The proposed stormwater system consists of a stone infiltration area with a level spreader-sized for the capacity to handle exceeding the water quality treatment volume. The system is located along the edge of the existing parking area. They have dug test pits and the soils are the Limerick variety. The existing curb along the edge of the parking area will be removed to allow sheet flow into the stone infiltration area. The roof drains from the existing building will be piped into a concrete leaching chamber located within the infiltration area. Members reviewed a diagram showcasing a series of cross sections of the water quality treatment system, with a red line representing the groundwater elevation. Mr. Dutton noted that the grade will be raised a little once the parking area is milled. The sheet flow into the infiltration basin will improve the water quality of 63 to 65 percent of the site.

Mr. Dutton explained that the new addition will have roof drains and gutters that will discharge into the concrete leaching galley system. He said that they will monitor the infiltration system for sediments as it is being constructed. Mr. Dutton then explained that the stormwater will flow into the riprap or stone trench. He added that they do not have the elevation or grade to do a lot of different things. They are proposing bollards to prevent cars from driving into the stone trench or grass. Mr. Dutton commended Ms. Simone's staff report and her suggestions regarding the accumulation of sediment in the stone area, and he will tweak the design. He noted that they can remedy the situation by laying a piece of filter fabric, placing it near the top, which will trap the sediment in the upper edge of the stone. Adding the filter fabric would also allow the stormwater quality system to last longer.

Mr. Dutton said that they have conducted a field survey and they are confident about the grades. He noted that the diagram showcasing a series of cross sections of the water quality treatment system is true to scale. Mr. Dutton stated that there will be no modifications to the lighting. Mr. Dutton summarized: They will remove the unneeded pavement; the proposed addition will be a steel and wood clad, insulated building; they are extending the sidewalk of the main entrance;

and there will be parallel parking on the westerly edge of the site. Stormwater runoff will get into the stone trench. Mr. Dutton stated the proposal is relatively simple and added that he is happy to answer any questions.

Vice-Chairman Temple inquired about the elevation of the level spreader. Mr. Dutton replied that it is the same level. Chairman Kaputa added the elevation is 63 feet. Mr. Dutton agreed that 63 feet is correct and added that it varies. He explained that on the downhill side there is about 6 inches of exposure. Mr. Dutton pointed to the details of the cross sections detailing the water quality treatment system. He explained that a bit of concrete curb comes up and added that the maximum exposure is about 6 inches.

Vice-Chairman Temple inquired whether they looked at traditional ways to handle the water quality volume. Mr. Dutton said that there is not enough room. He explained that 1,560 cubic feet of space is required. Mr. Dutton noted that this is a retrofit and they are working with 991 cubic feet of space. He referred to a sheet detailing the concrete galley and roof drain and added that, if needed, they can increase the storage to hold more water. Mr. Dutton explained that this will be an improvement to what exists. He believes that their proposal is the easiest way and added that he does not see a rain garden working in this situation. Vice-Chairman Temple remarked that he thinks it is a fairly elegant solution. Vice-Chairman Temple noted that his first thought was to put in more chambers, but explained that it would lead to water overflowing.

Mr. Dutton stated that stone will have more friendly bacteria to help break down organic matter. He noted that the soils on-site are very poor and added that a rain garden will not work under the conditions. Mr. Dutton said that there is a concern with cars parking near a steeper slope and pointed out section A-A, which details the cross section of the water quality treatment system. He shared that cars and trucks can leave 8-inch deep indentations which is the reason for the milling and overlay. Mr. Dutton explained that, in designing the plans, he tried to keep vehicles away from the stone. He added that the fabric will prevent soil migration.

Vice-Chairman Temple said that it would be nice to widen the grassy area but questioned if that would hinder vehicle access in the parking lot. Mr. Dutton noted that the width of the parking lot and ramp is 24 feet, which is what is needed to back in and out. Mr. Dutton researched to make sure a forklift can traverse that. He noted that the business does not get many deliveries. The business assembles individual pieces and delivers them. The business also has space for office use, sales, assembly and storage. Mr. Dutton noted that they do not have room for a tractor trailer to back in and out. He that the building cannot be shifted to the east. Mr. Dutton stated it is more difficult to retrofit a water quality system when one was never done.

Vice-Chairman Temple thanked Mr. Dutton for the explanation. He inquired if the bump out island is going to be parking. Mr. Dutton said they will make the island bigger and remove the unneeded pavement. The entrance will be much wider than it needs to be. Vice-Chairman Temple thanked Mr. Dutton again.

Commissioner Shea noted that the cleaning of the stone section is of concern. He added that there does not seem to be a maintenance plan in place. Mr. Dutton said that leaves, sticks and

that kind of debris is easy to clean up. In terms of sediment, they are going to add a layer of filter fabric. It will be evident when the system is clogged. Mr. Dutton explained that the process would entail removing 8-10 inches of stone and added that the fabric will allow the system to last much longer. He reiterated that a benefit of the filter fabric is that it becomes evident sooner that the system is clogged and needs maintenance.

Commissioner Shea asked who would maintain it. Mr. Dutton stated that the landowner would maintain the system. He explained that a mini excavator will scoop the stone carefully without disturbing the level spreader. Mr. Dutton noted that, if the galley is full of water, there is a problem. He reiterated that the process entails scooping out the contaminated stone and replacing it.

Commissioner Shea inquired how the Commission would insure that the property owner takes care of the system over time. Mr. Dutton remarked that this issue is everywhere. He explained that sand is very rarely mixed in with salt-spreading applications. Mr. Dutton noted that 100 percent salt results in less sediment moving into those water quality systems. He said that the salt will be washed into the stone and not clog it. Mr. Dutton added that removal of sediment will not be that much of an issue. He noted that Ms. Simone or anyone can go out there and see if a system has not been maintained in 20 years. Mr. Dutton added that an unmaintained system would be full of trees and no stone. Commissioner Shea stated that he understands the issue and added that the applicants might not maintain it. Mr. Dutton said that he does not have an answer for that.

Chairman Kaputa noted that Mr. Mocko has said that he would rather have a system work for a few decades than not work at all. Secretary McClain suggested for the Commission to add a maintenance plan as a condition of approval. This would ensure that a cleaning would happen. Commissioner Shea agreed with Secretary McClain's suggestion.

Mr. Dutton explained that this system has the advantage of being visible. He noted that other systems can be very contaminated and there is no way of knowing unless it is opened. Mr. Dutton stated that the technology is visible and easy to maintain. He reiterated that, if no stone is visible and it is overgrown with trees, the system has not been maintained.

Chairman Kaputa noted that the plans do not show the fabric. Mr. Dutton stated that he will add it to the plan. He thanked Ms. Simone for the great idea and added that the fabric is not expensive.

Secretary McClain noted that the word *enhancement* has been used to describe the proposal. She believes that National Drive is bland and ugly and added that the site plan can be enhanced with plantings and landscaping in between the bollards. Secretary McClain added that plantings should be added to mitigate the temperature increase due to the asphalt. Mr. Dutton said that plantings are not successful on the edge of asphalt. Secretary McClain remarked that there is nothing there now and this is an opportunity to put in plantings. She also noted that the employees will ask for EV charging stations.

Chairman Kaputa said that the area in front of the wetlands is an opportunity to put in some plantings. He noted that there are plantings that would work. Mr. Dutton asked if the Commission wants plantings by the lawn, which Vice-Chairman Temple explained was going to be put in. Mr. Dutton said plantings can be added there and placed in the southwestern edge of the building as well. Vice-Chairman Temple noted that the curb area is being taken out which also allows for plantings. He explained that native shrubs could be put in and added that he agrees with Secretary McClain's points. Vice-Chairman Temple feels that the property can be enhanced for not very much money.

Chairman Kaputa asked Mr. Dutton to update the drawing and to add a maintenance plan. Vice-Chairman Temple suggested that, instead of a maintenance plan, inspection might be better. He explained that maintenance comes after an inspection. Vice-Chairman Temple suggested inspections at some interval. Secretary McClain and Commissioner Shea suggested both an inspection and a maintenance plan.

Mr. Dutton noted that he found the storm sewer maintenance plan. He remarked that Mr. Mocko was a stickler for these agreements. Mr. Dutton said that he will edit the document to better address this proposal.

Chairman Kaputa stated that the site plan addresses the water quality treatment of 63 percent of the water on site, an improvement over existing conditions. He noted that, in existing developments, the applicant is only required to hit 50 percent. Mr. Dutton replied correct.

Chairman Kaputa noted that he was at the site this morning and added that this plan is an improvement. The Chairman asked Mr. Dutton to add an inspection and maintenance plan and asked him to update the drawing to reflect the addition of the fabric filter. Vice-Chairman Temple asked Mr. Dutton to add some landscaping to the plans. Chairman Kaputa asked the Commissioners if they had any additional suggestions or questions. Secretary McClain asked Mr. Dutton to add EV charging to the site plan.

*Mr. Matthew Almond of 94 Stevens Lane* asked if the filter fabric would hold up in extreme weather conditions and in times of torrential downpour. Mr. Dutton replied yes. He explained that all of that water will go back into the ground. During a one-inch rain event the water will begin to overtop, and during a biblical flood, the stone will fill up and spill over the curb. Mr. Dutton does not anticipate erosion and added that the outflow is spread out over a wide area. He explained that the watershed is quite small and the water will simply drain to Salmon Brook. Mr. Dutton noted that the water levels will not displace the stone. Chairman Kaputa pointed out that there is not enough grade to cause the stone to move downgradient. Mr. Dutton noted that, if someone damaged the system, there might be concentrated flow in an area. He stated that this system has a very limited watershed.

**2. Proposed 2-lot Subdivision of 470 Thompson Street – discussion on subdivision construction related to State-listed species on the Natural Diversity Database (NDDDB) – Rural Residence Zone - Wilmer Bustamante & Aremi Velarde, landowners - Christopher Switalski, applicant**

The applicant was not in attendance, so discussion was tabled.

### **III. APPROVAL OF MINUTES - Regular Meeting of November 18, 2021**

Chairman Kaputa found 2 minor issues with the minutes. On page 2, the first paragraph, the third line in, the passage reads: “Mr. Pennington said that it was determined that the construction of the subdivision altered the Zola pond’s groundwater flow pattern;” Chairman Kaputa said he does not remember exactly how Mr. Pennington phrased it and noted that later on in the meeting he explained that it was not necessarily determined but they made a guess that the development happened and the groundwater levels dropped. Commissioner Shea remarked that is how he recalls it, the same way Chairman Kaputa had described it. Commissioner Shea explained that the development happened and they made the connection. Chairman Kaputa said that Mr. Pennington might have used the word “determined.” He noted that it is minor and he will move on to the second issue. Secretary McClain agreed to move on, as long as they are not bound by the legality of the word.

Chairman Kaputa pointed out page 3, paragraph one: “Chairman Kaputa inquired if the pond existed before the house at 407 Ash Swamp Road was built.” The Chairman stated that he does not remember asking this question. He added that he would not have asked that because he looked at the aerial photos. He asked the Commission if this should be removed from the minutes. Vice-Chairman Temple said the he thinks it should be removed from the record and added that there is also a video recording. The Commissioners were in agreement about removing the sentence from the minutes.

Chairman Kaputa asked the Commissioners if they believe the word “determined” was correct. After some discussion, Commissioner Shea suggested replacing the word “determined” with “suspected.” The Commissioners were in agreement with Commissioner Shea’s suggestion. The Chairman asked the Commission to vote to approve the minutes as corrected.

The 1<sup>st</sup> correction is to replace the word “determined” with “suspected” on page 2, paragraph 3 of the minutes.

The 2<sup>nd</sup> correction is to remove the sentence “Chairman Kaputa inquired if the pond existed before the house at 407 Ash Swamp Road was built” from page 3, paragraph 1.

Vice-Chairman Temple notified the Commission that he has to abstain because he missed that part of the meeting.

Ms. Simone stated that the approval of the minutes can be put on the agenda for the next meeting. The Commissioners were in agreement.

### **IV. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS**

*Mr. Matthew Almond of 94 Stevens Lane* thanked the Commissioners for having him at the meeting. He said that he plans on attending more meetings in the future. Mr. Almond noted that he appreciates the explanations. Chairman Kaputa mentioned that he met Mr. Almond in November. Mr. Almond spoke about his interests in getting involved with environmental issues

in Town. The Chairman informed Mr. Almond that the meetings are open to the public and asked him to come and comment.

## **V. OTHER BUSINESS**

Chairman Kaputa asked if the meeting schedule came in the packet. Ms. Simone replied yes. Chairman Kaputa asked if the Commission has to vote on approving the meeting schedule. Ms. Simone replied yes. Secretary McClain said that she does not remember having to vote on the meeting schedule every year. Chairman Kaputa remarked that he does not remember there being any issues with approving the meeting schedule in his years on the Commission. He noted that all the dates are fine with him; Commissioner Shea agreed.

The Commission voted in favor to approve the January 1, 2022 through January 31, 2023 meeting schedule. **The vote was unanimous (4-0-0).**

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

Chairman Kaputa discussed the Zola's pond and conservation easement violations. He noted that he regrets not pushing the issue more. The applicants violated the conservation easement for years. The applicants might have unknowingly committed these violations. Chairman Kaputa explained that the Commission had an opportunity to get that easement to where it should have been. The Chairman noted that, moving forward, he will push such issues a little harder and force a discussion on conservation easement violations. Chairman Kaputa stated that, coincidentally, Ms. Simone called him out to a site this morning to discuss a conservation easement issue. The Chairman noted that this item is not on the agenda and the Commission can discuss easement violations at the next meeting.

The Chairman updated the Commission on the gift for former Chair Judy Harper. He noted that someone may have to take minutes if more members than a subcommittee are present at the gift giving. Vice-Chairman Temple noted that no one took the minutes when they all went to see Mr. Mocko. The Chairman said that it is a gray area, and added that it should be mentioned. Vice-Chairman Temple suggested that they can say on the record that there will no discussions on applications. He explained that it is simply a meeting to present a gift to a longtime Commission member. Chairman Kaputa noted that most likely there will be no issues if the entire Commission were to meet up. Secretary McClain noted that it is always better to err on the side of safety. Vice-Chairman Temple said that it should just be put on the record. The Commission discussed dates and times for the meeting. After some discussion, Vice-Chairman Temple suggested having the meeting at Town Hall.

Commissioner Shea asked if they were doing anything for former Vice-Chairman Dennis McInerney. The Commissioners continued their discussion about the gifts for the retired Commissioners and spoke about dates and the next steps.

Chairman Kaputa gave an end of year summary for the year 2021. He noted that 11 application proposals were approved. Nothing was denied. No wetlands were lost to development. The Commission added approximately 5.37 acres of conservation easement. Approximately 6.08

acres of impervious surface was added. Chairman Kaputa stated that only 3 of the 8 Commission/Agency members have completed reviewing of the ethics video. He explained that the procedure has changed and now a commissioner needs to sign an acknowledgment form and return it to the Town Clerk. Vice-Chairman Temple said that he has sent his sheet to the Town Clerk. Secretary McClain remarked that she has sent hers as well. Some of the Commissioners inquired if the ethics training would have to be done every 2 years. Ms. Simone stated that she can check on that.

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

Ms. Simone stated that information was sent out regarding the wetlands agent approvals that were issued. She noted that the list goes back from September to the end of January. The majority of approvals were for generators. She added that her office continues to get a lot of inquiries for generators and inground pools.

Ms. Simone asked the Chairman about the first agenda item, election of officers. Secretary McClain noted that there is a quorum and asked if the Commission wanted to change things up or keep it the same. Commissioner Shea said that he would like to keep things the same. Secretary McClain agreed and noted that she did not think the election of officers took place every year. Chairman Kaputa agreed; he also does not think the elections took place yearly.

After further discussion, Secretary McClain asked Ms. Simone if she can have Glynis McKenzie look over the Commission's charter.

The Commissioners voted to keep the officers as they are.

**The vote was unanimous (4-0-0).**

The Chairman asked if there would be a meeting in 2 weeks. Ms. Simone replied yes.

With no other business to discuss, Chairman Kaputa adjourned the meeting at 7:41 P.M.

Respectfully Submitted,

*Nadya Yuskaev*

Nadya Yuskaev  
Recording Secretary