

**GLASTONBURY CONSERVATION COMMISSION  
(INLAND WETLANDS & WATERCOURSES AGENCY)  
REGULAR MEETING MINUTES OF THURSDAY, MARCH 10, 2022**

The Glastonbury Conservation Commission (Inlands 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  
Kim McClain, Secretary  
Brian Davis  
James Parry

**Commission Members- Excused**

Mark Temple, Vice-Chairman  
Kelsey Hawkins  
William Shea

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 DISCUSSIONS**

**1. Proposed contractor's storage yard and parking lot in conjunction with operations at 100 & 116 Kreiger Lane – 121 Kreiger Lane - Planned Commerce Zone – Megson, Heagle & Friend, C.E. & L.S., LLC – Jeff Pell, General Landscaping, applicant**

Mr. Mark Friend, Civil Engineer with Megson, Heagle & Friend C.E. & L.S., LLC began the presentation. He informed the Commission that the applicant, Mr. Jeff Pell of General Landscaping, LLC, is also in attendance and available to answer questions. Mr. Friend is requesting a favorable recommendation from the Conservation Commission to the Town Plan & Zoning Commission for a Flood Zone Special Permit. Mr. Friend reported that the Oak Street subdivision was built in the 1980s. The site is approximately 0.90 acres in size and located in the Planned Commerce Zone. Mr. Friend noted that the site has little slope and is mostly a flat lot. The test pits indicate sandy soils, as well as a deep groundwater table.

Mr. Friend explained that General Landscaping, LLC operates at 100 and 116 Krieger Lane, located directly across the street. This proposal is intended to be an extension of the business. The proposal entails a 15-space paved parking lot and landscape materials storage area. Mr. Friend said that the proposed parking area will be paved with recycled asphalt. Storage bins are required to separate the different materials, such as mulches and stone. The paved area will drain to a stormwater management basin. Mr. Friend indicated the stormwater basin on the site plans. The entire site will drain into this stormwater basin. He explained that this system is similar to the one at Central Rock Gym, and that the system was designed to reduce increases in peak

runoff. The Nitrogen Loading Calculations are within the acceptable range. Mr. Friend reported that they will utilize Best Management Practices for the erosion controls. Mr. Friend stated that most of the rain infiltrates the ground. Mr. Friend explained that the basin is constructed early in the process and, once it is stabilized, the contractors put in the stone. Mr. Friend added that he does not anticipate any problems with this stormwater management system. The proposed basin will meet the requirements in the Connecticut Stormwater Quality Manual. They will put in erosion control blankets which will help establish the vegetation.

Mr. Friend noted that a landscape plan was developed, and the proposed plantings will benefit the wildlife. Some of the plantings mentioned include deciduous shrubs, winterberry varieties, and arborvitae. Mr. Friend explained that the landscape plan was developed with visual screening in mind. He noted that a chain link fence will further screen the site. Mr. Friend said that they received minor comments from the Town Engineering Department, which will be addressed. He informed the Commission that they have received a response from the National Diversity Database and nothing further is required from them.

Commissioner Davis remarked that there are many storage areas on-site that will sort the different kinds of mulches and gravel. He asked if any additional measures were needed to keep the basin clear. Mr. Friend noted that crushed stone and mulch do not move around much. He said that the existing lot does not have any problems with the mulch or the stone clogging the basin. Commissioner Davis asked why two curb cuts are proposed. Mr. Friend stated that two curb cuts are needed for the circulation of vehicles on the site. The vehicles come in one curb cut to deliver and unload materials and exit from the curb cut. Commissioner Davis remarked that the two curb cuts do not make much sense. He noted that the delivery vehicles can use either entrance and added that the curb cuts are not attractive. Commissioner Davis also asked about the landscaping plan. Mr. Friend asked Mr. Pell to address the questions. Mr. Pell said that two entrances are needed because of the larger trucks that enter the site. He explained, that with the storage bins and employee parking, the site does not have enough room for larger vehicles to turn. Commissioner Davis noted that the curb cut does not provide enough radius. Mr. Friend said that they will look into this. Commissioner Davis thanked the applicants for looking into the issue.

Commissioner Parry said that the proposed concrete curb stops require a lot of maintenance and may not survive the snow plowing. He explained that he is a fan of bituminous curbing and added that, in his experience, the concrete curb stops have many problems. Mr. Friend stated that they will look into this and the two curb cuts. He noted that they have used bollards in the past. Secretary McClain noted that she liked Commissioner Davis' suggestion of one curb cut. Chairman Kaputa asked the applicants if they addressed the erosion controls that were brought up in Ms. Simone's memorandum. Mr. Friend responded that silt sac and silt fence were mentioned. He noted that these are good suggestions and he will add them to the erosion control plan. Mr. Friend added that they can also add a silt fence to the stockpile area. Chairman Kaputa asked the applicants if they have addressed the Town Engineer's comments. Mr. Friend responded that they will.

The Commission asked the applicants to complete the following:

- Erosion control measures
- One curb cut on-site
- Bituminous curbing
- Address Town Engineer memorandum

## II. FORMAL ACTION

### 1. **Formal recommendation to the Town Plan & Zoning Commission concerning a Section 4.11 Flood Zone Special Permit for Franca Filomeno’s proposed house renovations and additions at 203 Cotton Hollow Road – Flood Zone and Rural Residence Zone – Jonathan Sczurek, Megson, Heagle & Friend, C.E. & L.S., LLC**

Mr. Jonathan Sczurek, Professional Engineer, of Megson, Heagle & Friend C.E. & L.S., LLC began a PowerPoint presentation. He informed the Commission that there was an error in the submitted plans. The site is 3.38 acres and not 0.97 acres in size. The property is in the Rural Residence and Flood Zones. There is an existing house and detached garage on the property. The northerly portion of the property has steep slopes. There are flatter slopes between the house and Roaring Brook; Roaring Brook borders the southern portion of the property. Mr. Sczurek indicated that the property is the last lot on Cotton Hollow Road. He noted that stone ruins are behind the proposed house addition. Mr. Sczurek noted that the house will be reconstructed. The additions will be placed on the rear of the house (above the existing retaining wall) outside the Flood Zone. The existing basement will be made “floodable” by installing flood vents. The proposed flood storage will increase to 220 cubic yards.

Soil testing was performed by the Health Department. A suitable septic system replacement area was found north of the proposed driveway (75 feet further from the brook than the existing system) however, the existing septic was inspected and found to be functioning and in good working condition; therefore it is not proposed to be replaced. Site grading and land disturbance will all occur to the rear of the house. Sediment barriers will be placed downgradient of construction activity. A stockpile area will be located outside of the flood zone and ringed with sediment barriers on the downhill side. All living space will be above elevation 62.7 (more than 3 feet above the 500-year flood elevation). New construction will be slab on grade. There will be no basement for the addition of the house. All mechanicals will be above the 500-year flood elevation.

Mr. Sczurek has requested NDDDB review by the CT DEEP for the proposal. The response is forthcoming. Mr. Sczurek said that they are requesting a recommendation to Town Plan & Zoning Commission for the Section 4:11 Flood Zone Permit associated with this proposal.

Commissioner Davis inquired if making the lower level floodable is required by regulation. Mr. Sczurek explained that the flood zone regulations require reconstructed properties to be in compliance with new construction, which has to be above the 500-year flood elevation. The living space below has to be removed and the area made floodable with the installation of flood vents. Commissioner Davis then inquired if there are any issues with the detached garage. Mr. Sczurek responded that it is a permitted structure and allowed within the Flood Zone.

Commissioner Davis questioned the stone walls. He asked if they are retaining walls or walls from the mill. Mr. Sczurek replied that it appears that they are retaining walls. He noted that he has photos. Commissioner Davis said that he has photos as well and remarked that the walls have a great deal of value. He inquired if there was a plan to restore the walls. Mr. Sczurek responded that the walls will remain; the area behind the new addition will need to be regraded and it should not affect the walls. Commissioner Davis remarked that there is a historic value to the walls. Mr. Sczurek reiterated that there is no plan to remove the walls.

Commissioner Davis inquired if the Commission can write a condition of approval to ensure that the walls are conserved in perpetuity. Chairman Kaputa noted that this type of condition is used in an easement approval. Commissioner Davis inquired if historical preservation falls under the Commission's purview. Ms. Simone suggested that the Commission make a recommendation to TPZ to preserve the walls. Ms. Simone noted that TPZ can evaluate it. Chairman Kaputa asked if this would be part of the recommendation. Ms. Simone suggested keeping them separate.

Ms. Simone suggested that the Commission write a recommendation that states, "protection of the retaining wall either through easement or through other protective means." This would be voted on and become part of the official record. The Chairman asked for clarification on the letter of transmittal. Ms. Simone explained that it is a report that she provides to the TPZ summarizing the agenda actions of the Conservation Commission and Inland Wetlands and Watercourses Agency. She noted that she will provide a report to TPZ, summarizing the action. Commissioner Davis suggested for the wording to include "protect" and "conserve". He said that he looks at this as a conservation issue and it is marginally associated with the Commission's purview. Chairman Kaputa noted that the Commission can use the Plan of Conservation and Development as a guide, as covers more than just natural resources.

The Chairman asked Mr. Sczurek for the before and after impervious calculations. Mr. Sczurek responded that he will calculate the numbers quickly. Chairman Kaputa noted that he is looking for the net change. Homeowner Dan Filomeno agreed about the location and noted that he met with the Town Manager and the Town Engineer. He stated that they plan to create a natural-looking structure that will fit in with the surrounding area. Commissioner Davis congratulated Mr. Filomeno. Mr. Filomeno said that the old retaining walls and bordering easement will remain forever. The Town will have access to service any parts of the mill. Mr. Filomeno noted that there are also some old foundation walls that are the remains of the former homes of the factory workers. At one point there were 30 to 35 homes; only one of those homes remain, on Cotton Hollow Road, bordering the brook. Mr. Filomeno said that some of the walls are not stable and are in danger of falling over; their intent is to leave the walls as they are, but reiterated that some of the walls need maintenance.

Mr. Sczurek noted that the increase of impervious coverage for the building footprint is around 2,700 square feet. The impervious coverage of the driveway will be is around 2,200 square feet. Commissioner Davis confirmed that a portion of the existing house would be demolished? Mr. Sczurek replied correct. Chairman Kaputa asked Mr. Sczurek to confirm that the total would be 4,900 square feet. Mr. Sczurek confirmed it would be roughly 4,900 square foot of area. Commissioner Davis noted that they also have to deduct the area that is being torn down. The Chairman asked Secretary McClain and Commissioner Parry if they had any comments or

questions. Commissioner Parry noted that he looked at the Engineering Report and knows the flood regulations. He remarked that, between the two regulations, the site development is restrictive enough.

**Motion by:** Secretary McClain

**Seconded by:** Commissioner Parry

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 4.11 (Flood Zone) Special Permit for Franca Filomeno's proposed house renovation and addition at 203 Cotton Hollow Road, in accordance with the plan (two sheets) dated May 19, 2021 and revised February 24, 2022, completed by Megson, Heagle and Friend Civil Engineers & Land Surveyors, LLC. The Commission also recommends to the Town Plan and Zoning Commission the requirement that the old mill walls be preserved in perpetuity to protect and conserve this historic feature.

### **III. APPROVAL OF MINUTES - Regular Meeting of February 24, 2022**

Commissioner Parry directed the Commission to page 8 of 14. The sentence reads, "Vice-Chairman Temple stated that he likes the idea of the concrete pad". Commissioner Parry noted that this sentence was misinterpreted and it actually refers to an anti-tracking pad maintenance system. He suggested changing the sentence to "Vice-Chairman Temple likes the idea of the approach to restoring the anti-track pad." The Commissioners were in agreement.

Chairman Kaputa directed the Commission to page 5. The sentence reads, "Vice-Chairman Temple stated that it is important to make sure it is not arsenic." Chairman Kaputa suggested changing the sentence to "Vice-Chairman Temple stated that it is important to make sure it is not gneiss which may contain arsenic." The Commissioners were in agreement.

Chairman Kaputa directed the Commission to page 8. The sentence reads, "Attorney Hope stated that their client has over 35 years of experience in the carwash industry." He noted that the word "collective" should be added before "35 years of experience." The Commissioners were in agreement.

Chairman Kaputa directed the Commission to page 10. The sentence reads, "Vice-Chairman Temple asked the applicants to provide scaled 24' by 36' plans." He suggested correcting the sentencing by writing out "inch" or putting in double quotations. The Commissioners were in agreement.

The Minutes were accepted as corrected.

**Result:** Motion passes unanimously. (4-0-0)

### **IV. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS - None**

### **V. OTHER BUSINESS**

#### **1. Chairman's Report - None**

## 2. Environmental Planner's Report:

Ms. Simone noted that approvals were emailed to Commission members. She informed the Commission that she received a notification from the CT DEEP for an application to apply pesticides in an aquatic area. The applicant is required to get a state permit. Ms. Simone noted that part of that process is that the state notifies the municipality about the request and offers the Town approximately 20 days to reply. This is a request to control phragmites at Sunquist Pond on Coldspring Crossing. Ms. Simone stated that she will scan the contents of the letter and email it out to the Commissioners tomorrow. She asked the Commissioners to notify her if there are any questions or concerns. She would then notify the State. Ms. Simone noted that this does not require a motion. Commissioner Davis asked Ms. Simone if she had any concerns. Ms. Simone said no, and added that it appears fairly standard. She explained that licensed pesticide applicators are regulated by the State. The State regulates the materials. There is a certain time period in which the pesticide application can be used. Secretary McClain asked if the area was near the reservoir. Ms. Simone replied that she is not sure. Chairman Kaputa noted that there is a reservoir in that area and added that he is not sure of the exact location either. The Chairman remarked that they can find out when they receive the email.

With no other business to discuss, Chairman Kaputa adjourned the meeting at 7:24 P.M.

Respectfully Submitted,

*Nadya Yuskaev*

Nadya Yuskaev  
Recording Secretary