

MEMORANDUM

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner 

Date: May 5, 2022

Re: Recommendation to the Town Plan & Zoning Commission concerning a CGS Section 8-30g application for the construction of an apartment building containing 74 units, with parking and other site improvements – 1199 Manchester Road - Planned Business & Development Zone and Rural Residence Zone

Attachments

Engineering Department Review, Dated April 26, 2022
Murtha Cullina (Town Attorney) Presentation: '*Municipal Planning for Affordable Housing, What Connecticut Municipalities and Their Officials Need To Know*'

Information Provided By Applicant:

Existing Conditions Survey Map, Revised December 20, 2021
Site Layout Plan, Revised March 5, 2022
Site Grading Plan, Revised March 6, 2022
Erosion and Sedimentation Control Plan, Revised March 5, 2022
Landscape Plan, Revised March 25, 2022
Notes and Details Plan, Revised March 5, 2022
Project Narrative, Dated April 18, 2022
Welti Geotechnical Report, Dated March 8, 2022
CT DEEP NDDDB Review, Dated April 6, 2022
Stormwater Management Report, Revised February 1, 2022

The Project Narrative references tabbed sections of the application, and is viewable on the town website Events Calendar:

<https://www.glastonburyct.gov/Home/Components/Calendar/Event/29037/18>

Proposal

The applicant seeks approval from the Town Plan and Zoning Commission to construct a multi-story apartment building at 1199 Manchester Road, at the intersection with Hebron Avenue. The plan includes excavation and grading, building construction, installation of a stormwater management system and landscaping. The proposal is submitted under the provisions of the Affordable Housing Appeals Act Connecticut General Statute 8-30g. State law mandates the TPZ review and decide on this application within 65 days from receipt of application.

Review

The 2.4 acre property is located in the Planned Business and Development Zone and Rural Residence Zone. Town records indicate no wetland soils or watercourses on the parcel. The nearest wetland area is located approximately 300 feet to the east.

State-Listed Species

The property is identified as located within an area of interest in the December 2021 edition of the Natural Diversity Database (NDDB). The CT DEEP NDDB provided a determination letter (attached) stating the proposed work is not anticipated to negatively impact State-listed species within the general area.

Drainage

The site is currently wooded with a mix of evergreen and deciduous trees and shrubs. The elevation of the site ranges from 406 feet in the southwestern corner and descends down slope to 356 feet along Hebron Avenue and 372 feet along Manchester Road. The proposed stormwater management system (Sheet SP-2) includes underground infiltration with hydrodynamic separator (to remove debris and sediment before entering the underground galleries). The monitoring and maintenance schedule is detailed on Sheet SP-11.

The proposal does not incorporate above ground stormwater management structures, such as rain gardens. The long-term effectiveness of the underground system is dependent upon regular maintenance.

Erosion Controls

The geotechnical narrative (dated March 8, 2022) identifies stabilization measures that may be utilized during excavation, without providing information on how and when the preferred measure will be determined. The plan lacks details on the temporary slope retention measures: soldier piles with wood lagging and soil nailing.

The plans identify extensive excavation and regrading, and retaining wall construction. Erosion control matting is proposed along the western and southern slope to stabilize after final grading (Sheet SP-5).

The notes and details (Sheet SP-11) identifies that the temporary stock pile will be seeded and secured with silt fencing. Silt sacks are proposed to be located within existing street catch basins. The notes specify that the erosion controls will be monitored at intervals consistent with the 2002 CT Erosion and Sediment Guidelines.

The site is proposed to have construction access on Manchester Road and Hebron Avenue, with stone tracking pads (Sheet SP-5). The temporary silt trap is to be located in the northeast corner of the property, with site grading directing surface water into the excavated depression to retain transported soil on site during construction.

Landscape Plan

The landscape plan (Sheet SP-6) identifies 252 individual plants to be incorporated into the site design. The species categories are: 47 perennials (two species), 15 deciduous trees (four species), 19 evergreen trees (two species) and 171 deciduous and evergreen shrubs (11 species). Thirteen Fraser firs are proposed at the top of the slope behind the proposed building along the property boundary in the Rural Residence Zone.

Snow storage (Sheet SP-1), is proposed along the northwest side of the building. Red cedar trees are proposed to be planted at the top of the slope in this area. The location of the snow storage does not conflict with the overall landscape plan, stormwater management area or sight line entering/exiting the property.

April 26, 2022

MEMORANDUM

To: Town Plan and Zoning Commission
Rebecca Augur, Director of Planning and Land Use Services

From: Daniel A. Pennington, Town Engineer/ Manager of Physical Services

DAP

Re: 1199 Manchester Road – 74 Unit Residential Building

The Engineering Division has reviewed the plans for the proposed 74 unit residential building located at 1199 Manchester Road, last revised on March 5, 2022, and the related Stormwater Management Report last revised February 1, 2022 prepared by Wentworth Civil Engineers, LLC and offers the following comments:

1. The Engineering Division has reviewed the traffic impact study provided and finds the methodologies utilized to be in line with industry standards. Peak hour impacts to level of service at the adjacent signalized intersection and roadway network in general are expected to be minimal. No mitigation measures are recommended for implementation.
2. Design of the stormwater management system is generally in conformance with Town standards. Applicant should provide additional water quality volume retention for the driveway to Hebron Avenue.
3. A designated pull-off area for delivery/moving vehicles that does not block normal traffic flow through the site should be provided based on the number of units and associated resident movement.
4. A note or short narrative shall be added to the plans requiring the snow storage area on the west side of the building to be kept clear of material storage of any type.
5. Provide 5 foot-wide concrete sidewalk across the entire frontage of the parcel with 8" thick reinforced sidewalk through the driveway per Town standards.
6. Given the 74 residential unit proposal and its proximity to the nearby public park and commercial market, it is recommended that the applicant consult with the State Department of Transportation concerning inclusion of a true pedestrian phase within the Hebron Avenue /Manchester Rd traffic signal cycle. This signal is owned and maintained by the Department of

Transportation, and at present includes only a pedestrian push button calling the side street green phase. The Engineering Division believes that consideration of a concurrent or exclusive pedestrian phase with appropriate pedestals, crosswalk pavement markings and necessary controller modifications is warranted. Documentation of the recommended consultation shall be provided to the Town Engineer and any Department required improvements implemented.

7. Revise the proposed sanitary sewer extension in accordance with the attached memo from the Town Engineer to Gregory Mahoney dated April 1, 2022 and per any additional conditions of approval from the WPCA. Applicant shall also adhere to all requirements outlined in the attached March 15, 2022 letter from Gregory Mahoney regarding 1199 Manchester Road – Proposed Residential Apartment Development Sanitary Sewer Report.
8. The proposed excavation procedure described in the geotechnical report prepared by Welti Geotechnical, P.C. requires supporting diagrams and phased Erosion and Sediment Control plans for proper implementation during construction. Separate E&S plans for each phase of construction should be provided to clarify the proposed construction sequence and the necessary sediment controls during each phase outlined in the narrative. Cross sections of the site during each phase should also be provided as part of these plans to clarify intent of phasing narrative and specific controls required during each phase. The construction sequence and project specific erosion and sediment control narrative on Sheet SP-11 should be relocated to the E&S Plan Sheet SP-5. Adherence to these requirements will help to insure worker safety during the large scale excavation operations.
9. Reverse slope benches are required for the proposed 2:1 slopes on the west and south sides of the site for consistency with the 2002 CT Guidelines for Erosion and Sediment Control and to avoid long term erosion problems due to the length and height of the slope.
10. The proposed temporary silt trap shown on Sheet SP-5 overlaps into the area of the proposed underground chambers and should be adjusted in order to preserve integrity of soils in that area.
11. Silt sacks are required on Sheet SP-5 to protect the drainage system inlets on Hebron Avenue and Manchester Road downhill of the proposed driveway entrances.
12. Additional spot grades are necessary for the proposed sidewalk that abuts the ADA parking spaces on the north side of the proposed building in order

to ensure compliance with ADA regulations. Precast concrete parking bumpers should be provided where there is no curb.

13. Additional spot grades should be provided at the top and bottom of all retaining walls to clarify proposed grading.
14. The proposed top of wall grades for the retaining wall along the Hebron Avenue frontage of the property appear to be lower than the abutting parking lot pavement at certain locations and should be raised to support the abutting pavement. Guiderail or other suitable barrier is recommended along the top of this wall to prevent errant vehicles from driving over the wall during parking maneuvers. A scaled cross section / detail through this wall should be provided to demonstrate that the proposed wall envelope, barrier, and light poles can be constructed within the limits of the subject property.
15. The proposed stormwater maintenance plan on Sheet SP-11 should be relocated to the utility plan Sheet SP-3 for ease of reference.
16. The Town standard MS4 tracking table and Engineering Division Inspection note should be provided on Sheet SP-3.
17. A suitable geotextile fabric should be added to the construction details for the underground detention systems to protect the washed stone envelope around each system. Inspections ports should be provided for each row of the system to check system function and need for maintenance.
18. The Town standard details for concrete sidewalk, sanitary sewer trench, and sanitary sewer manhole should be added to the plan set.
19. An encroachment permit will be required from the CT Department of Transportation for work within the State Right-of-way of Hebron Avenue (Route 94) and Manchester Road (Route 83). A copy of the permit shall be furnished to the Town prior to the start of construction.
20. Applicant shall provide a copy of final stamped and signed plans, stormwater management report, and traffic report in PDF form to the Town Engineer.



Town of Glastonbury

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March 15, 2022

Mr. Richard Hayes, Jr.
Manchester/Hebron Avenue, L.L.C.
1471 Pleasant Valley Road
Manchester, CT 06042

Re: 1199 Manchester Road- Proposed Residential Apartment Development
Sanitary Sewer Report

Dear Mr. Hayes,

This is to advise you that at its meeting on March 9, 2022, the Water Pollution Control Authority ("WPCA") approved the Sanitary Sewer Impact Report, prepared with respect to the above property by Wentworth Civil Engineers, L.L.C., dated January 19, 2022, and submitted by 1199 Manchester Hebron Avenue, L.L.C. ("Applicant") subject to the terms and conditions stated below.

Inasmuch as the report indicates that the applicant's estimated sanitary sewer discharge would be in excess of 150 % of the flow allotted to the parcel by the Town of Glastonbury ("Town") Master Sewer Plan, the Applicant agrees that the excess flow fee established by the Authority be levied in lieu of the installation of equipment (holding tanks, pumps and timers) for the retention and discharge of sewage during off-peak hours.

The fee will be based upon the Applicant's verbal estimate, provided at the Authority's meeting, of \$50,000.00 as the cost to install said equipment. Excess flow is defined as the anticipated daily flow from the proposed development above that which is provide for this parcel by the Town's Master Sewer Plan.

The WPCA and the Applicant have agreed that discharge monitoring shall be performed during the first year of operation once a minimum of 80% occupancy level has been achieved to determine the actual sewage flow, vs the sewage flow calculated under the Master Sewer Plan, in order to determine the actual excess flow mitigation fee. All sewer discharge flow monitoring and documentation shall be the responsibility of the Applicant, and shall be certified as correct by a professional civil engineer registered with the State of Connecticut.

The Applicant shall submit a proposed Agreement between the Applicant and the WPCA, containing terms acceptable to the WPCA for its approval, and which, upon the WPCA's approval shall be executed by the Applicant and the Town.



Town of Glastonbury

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Simultaneous with execution of the Agreement, the Applicant shall deposit with the Town the sum of \$50,000.00, pending calculation to the Town's satisfaction of the actual excess flow, from which the actual excess flow fee shall be determined. In the event that the actual excess flow mitigation fee exceeds the sum of \$50,000.00, the Applicant shall promptly pay to the Town the amount by which said fee exceeds the sum on deposit with the Town. Conversely, in the event that the excess flow fee is less than said deposit amount, the excess payment by the Applicant shall be reimbursed to the Applicant by the Town.

If you have any questions, please call me at (860) 652-7742.

Sincerely,

Gregory J. Mahoney

Senior Engineering Technician

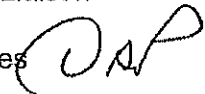
C: Rebecca Augur, Director of Planning and Land Use Services
Timothy S, Hollister, Esquire Hinkley Allen

April 1, 2022

MEMORANDUM

To: Gregory J. Mahoney, Senior Engineering Technician/WPCA Staff Liaison

From: Daniel A. Pennington, Town Engineer/Manager of Physical Services



Re: 1199 Manchester Rd – Proposed Sanitary Sewer Extension

I have reviewed the Sanitary sewer extension plan and profile submitted by the Engineer representing the applicant for the above referenced development and offer the following comments for consideration by the Water Pollution Control Authority:

1. The Engineering Division takes no issue with the general concept of Sanitary sewer extension to the subject property, however, there are technical design items which should be addressed prior to approval.
2. The proposed Sanitary sewer pipe profile should maintain a minimum of 4' of cover throughout per Town standard. There are no extenuating circumstances such as utility elevation conflict associated with this situation which would require reconsideration of this requirement.
3. The proposed horizontal alignment of the sewer extension should be configured such that #2088 Hebron Avenue could connect in the future without conflicting with existing underground utilities. This can be accomplished without undue burden to the Developer.

cc: Michael J. Bisl, Superintendent of Sanitation
Stephen M. Braun, Assistant Town Engineer

DAP/dl