

**FORMAL RECOMMENDATION (AGENDA ITEM #3)
JUNE 16, 2022 MEETING**

**DRAFT RECOMMENDATION TO
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a CGS Section 8-30g application for the construction of an apartment building containing 74 units, with parking and other site improvements at 1199 Manchester Road, in accordance with plans entitled "1199 Manchester Road, Prepared for Manchester/Hebron Ave LLC, Glastonbury CT.", Dated November 8, 2021, Revised Sheets as Noted" 13 Sheets:

1. Erosion controls shall be installed and maintained in proper working condition and shall be repaired and replaced as needed until the site is vegetatively stabilized.
2. Permittee shall hire an engineer to conduct inspections and provide written reports regarding the erosion control and stabilization measures to the Community Development Office a minimum of once per week and within 24 hours prior to a forecasted rain event, and within 24 hours of the end of a weather event producing a rainfall amount of 0.5 inch or greater, to be conducted throughout the construction phase and until the site is vegetatively stabilized. Written reports shall be submitted within three days of inspection.
3. The Construction Sequence and Erosion Control Notes shall be adhered to.
4. The planting plan is calculated to be 81% native species, this percentage shall not be reduced in the event the planting plan is modified.
5. Trees identified to remain in the landscape, as detailed in the above referenced plans, 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.
