

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, JULY 14, 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
Anna Gault Galjan
James Parry
William Shea

Commission Members – Excused

Mark Temple, Vice-Chairman

Chairman Kaputa called the meeting to order at 6:30 P.M. and explained the public meeting process to the applicants and members of the public.

I. FORMAL ACTIONS & RECOMMENDATIONS

1. Application of Michael Weiss for: an inland wetlands and watercourses permit; and recommendation to the Town Plan & Zoning Commission for a Section 4.11 Flood Zone Special Permit concerning drainage improvements for stormwater management at 30 Mountain Road – Rural Residence and Flood Zones – Trinkaus Engineering, LLC

The applicant, Michael Weiss, introduced himself and informed the Commission that Mr. Steven Trinkaus, Civil Engineer, will lead the presentation. Mr. Trinkaus explained that his involvement with the project began after much of the site work had been done on Mr. Weiss's property. He said that a contractor had advised Mr. Weiss to locate the house higher on the slope to take advantage of the nice views. The original zoning and building permit was not updated to reflect the location change of the house. Mr. Trinkaus added that the contractor had suggested putting in a berm to address the water discharge. He stated that the soils on the site consist of silt and loam, which have a reddish-brown appearance. Mr. Trinkaus noted that he met Mr. Weiss on the property and conducted an updated survey. He said that the contractor did not put in any drains at the top of the slope. Mr. Trinkaus added that, according to the DOT, the existing culvert located under Route 83 is undersized and not adequate to fully convey the flows from the stream on the north side of Mountain Road. He explained that they propose to put in a berm and curtain drain to intercept the water and added that the slope will be stabilized. The catch basins will be modified and the runoff will be discharged into the underground detention system located

near the driveway. Mr. Trinkaus stated that the underground galleries will be connected to the watercourse by a proposed pipe located under Mountain Road.

Mr. Trinkaus pointed out the FEMA mapping of the watercourse. He explained that a few years ago, Mr. Jim Dutton conducted a hydraulic analysis to change the flood line put in by FEMA. Mr. Trinkaus noted that FEMA does not revise the maps regularly, and this change has not been updated. He said that riprap will be installed in the bottom of the stream channel and added that no fill will be deposited into the stream. Mr. Trinkaus noted that peak flows will be reduced in accordance to Town of Glastonbury and DOT requirements. Mr. Trinkaus said that they will address the Town Engineer's memorandum. He explained that even if the applicant's house was placed in the original position, the drainage issues would still happen because there is no pipe connecting to the stream. Mr. Trinkaus stated that he has been in communication with Ms. Simone and Mr. Braun and has addressed most of the concerns. He noted that only minor issues remain and will be addressed.

Commissioner Gault Galjan noted that she visited the site and remarked that the degree of clear cutting is dramatic. She asked the applicant to outline the plans to revegetate the site. Mr. Weiss stated that the site used to be a Christmas tree farm. He explained that they planned to keep at least 15 trees on the property and were surprised to see that only 2 trees were kept. Mr. Weiss noted that he and his wife were upset and will replant the area. The area in the northeast, where the galleries are to be located, will be a meadow. A standard meadow mix will be used and the area will not be mowed. Mr. Weiss said that trees will be planted on the property. Commissioner Shea asked if the memorandum from the Town Engineer will be incorporated into the final plans. Mr. Trinkaus replied yes and added that they have no objections. Mr. Trinkaus stated that the erosion control measures will be addressed. He added that the water in the road has been minimized and they are now working on the finalized plan and the issues will be corrected.

Commissioner Parry remarked that he has seen progress at this site. He noted that two major floods happened and the erosion was out of control. Mr. Parry added that the site has come a long way and is heading in the right direction. Chairman Kaputa noted that the remaining issues are with the Engineering Department comments and the Town signing the application for work on town property. The Chairman asked Ms. Simone to confirm this. Ms. Simone replied that it is correct and added that she will keep working with the applicant. Ms. Simone noted that, once the Town Engineer memorandum is addressed, the application will go to the Town Manager for application signature. She explained that approval from the Town Manager is needed because the discharge drains onto Town property. Ms. Simone added that a draft motion will be available at the next meeting. Mr. Trinkaus stated that he will get the engineering comments addressed next week.

2. Formal recommendation to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review for a 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, Principal Civil Engineer of Megson, Heagle & Friend, C.E. & L.S., LLC, noted that the lot is just under an acre in size and located in the Planned Commerce Zone. He stated that the soils are a deep, sandy soil with a deep groundwater table. Mr. Friend explained that they propose a contractor's storage yard and an employee parking lot which will be an extension of the existing operation. He said they propose recycled asphalt for the 15-space parking lot. Mr. Friend pointed out the 2 access points and the stormwater management system and noted that the entire site drains into the basin. He stated that they propose 6 concrete bins which will be similar to what Mr. Pell has across the street. Mr. Friend explained that the bins will contain mulch, stone and other items. The equipment storage area was indicated.

Mr. Friend explained that the sheet flow will be directed into the stormwater management system. He noted that the water quality will be improved by adding water quality where none currently exists and added that the system is very similar to the one located at Central Rock Gym. Mr. Friend explained that the system has a stone bottom and underdrain which promotes infiltration. He stated that the nitrogen loading calculations are 3.21 parts per million, which is in the acceptable range. Mr. Friend explained that they will utilize best management practices for erosion control and added that the site is fairly easy to control because it is flat. He noted that their plans include silt sacs and a catch basin to ensure the sediment is captured. Mr. Friend explained that they will also put in erosion control matting and a construction entrance. Mr. Friend explained that selected plants will provide screening. A chain link fence is also proposed. The look will be similar to what was done across the street. Mr. Friend noted that additional plants for screening will be put in along the perimeter. Mr. Friend stated that he has received the comments from the Town Engineering Department and they will be addressed. He noted that the comments are minor and will be incorporated into the site. Mr. Friend stated that he has received a letter regarding the Natural Diversity Database and the project will not cause harm to protected species.

Mr. Kaputa noted that the concrete curb stops and the two curb cuts have not been changed on the plans. Mr. Friend explained that the applicant, Mr. Pell, has experience in these materials and the bituminous curbing requires much more maintenance than concrete. Mr. Friend explained that 2 curb cuts are needed for the turning radius of large trucks and other vehicles. He stated that it is not possible for a truck to turn and exit from the same entrance and added that 2 exits are needed for traffic circulation. Mr. Parry agreed that concrete curb stops are easier to repair, but noted that in many cases they do not get repaired. Mr. Friend stated that Mr. Pell is pretty meticulous and this should not be a problem. Commissioner Davis noted that at an Architectural and Site Design Review Committee (ASDRC) meeting the Committee asked the applicant to get rid of the concrete. Mr. Friend reiterated that bituminous curbing also breaks and is more difficult to maintain. He remarked that he does not like the curb stops which can interrupt the sheet flow off the parking lot. Mr. Davis agreed with Mr. Friend's comments. Mr. Parry suggested bollards instead of curb stops. Mr. Davis noted that large stones can be used. Mr. Parry remarked that he likes the suggestion of the stones even more than the bollards. Mr. Davis asked if everyone was in agreement about the large stones. Mr. Kaputa noted that this would prevent a car from damaging the stormwater system. The Commissioners were in agreement. Mr. Davis thanked the Mr. Friend for the additional planting along the perimeter. Mr. Kaputa noted that the plants are mostly native. Mr. Friend thanked the Commission.

Motion by: Secretary McClain

Seconded by: Commissioner Parry

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Special Permit for a contractor's storage yard and parking lot with water quality enhancement at 121 Kreiger Lane, in accordance with plans entitled "121 Kreiger Lane, Prepared for General Landscaping, LLC, Glastonbury CT, Dated February 18, 2022, Revised June 29, 2022" 5 Sheets, with the following recommendations:

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. The Construction Sequence and Erosion Control Notes shall be adhered to.
3. 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.

Result: Motion passes unanimously. (6-0-0)

- 3. Formal recommendation to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review for two multi-family townhomes (10 units total); one new, 5- unit building and 5 units in existing house with additions – 2610 Main Street - Town Center Zone – Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC – Architect Jack Kemper, Kemper Associates – Attorney Joseph P. Jaconetta for Jays & Tee, LLC, applicant**

Mr. Jonathan Sczurek, Project Engineer, Megson, Heagle & Friend, C.E. & L.S., LLC, said the site is 0.71 acres and located in the Town Center Zone. The proposal entails 10 townhome units. Building 1 will include 5 units with 2 stories. Building 2 will include 5 units with 3 stories. The site plan includes driveway access to Main Street with interconnection to New London Turnpike. The plans also include pedestrian access to Main Street sidewalks.

The stormwater management system is designed to take advantage of the sandy soils and to infiltrate a 10-year storm with overflow to town drainage in Main Street. The system is also designed to exceed the water quality volume. The proposed dumpster enclosure will have a white vinyl fence. The lot area is 31,346 square feet (0.71 acres); the lot frontage is 151 feet; the front yard setback is 23 feet; the side yard setback is 8.4 feet; and the rear yard setback is 20.3 feet. The proposed Floor Area Ratio (FAR) is 15,334 square feet. The proposed open space is 33 percent of the site (10,400 square feet). The total parking for the site is 29 spaces. Mr. Sczurek noted that they meet the parking requirements and the zoning standards of the TC/TCVD Zone.

Mr. Sczurek said that the existing house will be preserved, and there will be carriage shed-style carports. Mr. Sczurek went over the ASDRC changes to Building 1. The changes include the north unit gable, larger windows, simplified trim, carriage-style garage doors, and showcasing

the prominent features of the existing house. Mr. Sczurek then went over the ASDRC changes to Building 2. The changes include a lowered roofline and the addition of a dormer to unit 9, creating more definition between the units, adding sunrooms to the 2nd floor of units 6 and 10, changing the deck railing to half walls, adding carriage-style doors and enlarging the north and south side windows. Mr. Sczurek put up a slide detailing the ASDRC landscape changes which include adding 2 shade trees behind the sidewalk, adding 6 large shrubs and 3 columnar oaks to screen the street view of the south garage on Building 2, substituting “sea oats” grass for daylilies at the eastern property line and adding a lattice screen at the eastern property line for interest. The utility meters are to be located on the south side of Building 1 and will be screened with lattice.

The pole height was changed to 10 feet tall which reduces the “hot spots” under the lights. The proposed lights will be a traditional luminaire and International Dark-Sky Association (IDA) dark sky approved. The site is located 1,200 feet from the Hebron Avenue/ Main Street intersection. The proposed townhomes are walkable to the Town Center shops, restaurants and Whole Foods. Mr. Sczurek noted that there is an adjacent residential use on Newberry Lane. He stated that this development supports the establishment of a variety of residential opportunities. The stormwater will be treated and the project adheres to the Salmon Brook Master Drainage Study. Mr. Sczurek stated that the project also conforms to the 2020 Shared Vision Plan recommendation for multi-family housing in the Town Center. Mr. Sczurek noted that they worked really hard to make the existing house the central feature. He stated that he has no issues with the Town Engineer comments and only minor issues remain.

Mr. Davis noted that this proposal came before the ASDRC twice. He explained that the project is efficient and represents a great effort from all the participants including the developer and designer. Mr. Davis remarked that he is proud of how the project is turning out. (*The audio broke up briefly.*)

Mr. Kaputa asked for the pre-development and post-development impervious coverage numbers. Mr. Sczurek replied that he will look for those. Mr. Kaputa noted that it looks like an invasive tree was removed from the planting plan and replaced with a locust variety. Mr. Sczurek replied yes; he then provided the impervious calculations. The pre-development number is 0.111 acres. The post-development number is 0.456 acres. Secretary McClain asked how solar will be utilized. Mr. Sczurek stated that at this time there is no plan to put solar on the building. He noted that the architect could not be here and added that the developer can look into this. Ms. McClain noted that the building has south exposure and added that solar should be an option and that developers should not wait to be told to implement solar.

Mr. Davis explained the amount of roof area facing south is actually very minimal. Mr. Sczurek stated that the roof actually faces west. Mr. Davis explained that from a design review standpoint, the existing antique home was the driving force behind the design. He remarked that they looked at it and solar was not appropriate for the site. Ms. McClain noted that projects should start with looking to see if solar is an appropriate fit. Mr. Davis agreed and added that everyone should address whether solar is possible. Ms. McClain noted that EV charging stations will be required as of October 1, 2022 for new multi-family residential buildings constructed on

or after January 1, 2023. Mr. Sczurek remarked that currently there are no plans for charging stations. Ms. McClain noted that the new law will be in effect and it is better to address it now. Mr. Davis asked if they should add a condition of approval to include the EV charging stations. Ms. McClain noted that it will be required by law and reiterated that it is best to address the issue now. Mr. Sczurek stated that he will discuss this with the developer. Ms. McClain noted that multi-family residences are included in the bill. Mr. Davis noted that EV charging stations can be put in the carriage houses. He remarked that it is the right thing to do.

Mr. Parry noted that the plans propose 28-foot width of pavement to create the driveway. He explained that it is wasted pavement and will increase the runoff. Mr. Sczurek explained that they are required to have a 24-foot width for moving vehicles and for the garbage truck to load and unload. Mr. Parry noted that he prefers a narrower road. Mr. Sczurek stated that they can look to narrow the area to 22 feet, which is the Town minimum. Mr. Parry noted that over-paving is built into the regulations unnecessarily. Mr. Kaputa asked the applicants to address the Town Engineer memorandum and the EV charging stations. Mr. Sczurek noted that the project will be built after the new EV law takes effect and they will put in the EV charging stations if it is required. Mr. Davis remarked a law is not necessary to do the right thing. Ms. McClain agreed with Mr. Davis.

Motion by: Secretary McClain

Seconded by: Commissioner Davis

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Special Permit for two multi-family townhouses at 2610 Main Street, in accordance with plans entitled “Site Plan, 2610 Main Street, Prepared for Jays & Tee LLC, Glastonbury CT, Dated April 19, 2022, Revised June 2, 2022” 10 Sheets, with the following recommendations:

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. Erosion controls shall be inspected 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.
3. Modifications to the planting plan should favor native plant species.
4. 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.

Result: Motion passes unanimously. (6-0-0)

II. APPROVAL OF MINUTES - Regular Meeting of June 30, 2022

Chairman Kaputa directed the Commissioners to page 1, paragraph 1 in the middle. The sentence reads “The runoff will be directed toward Ash Swamp Road and away from the

property owner's barn." The Chairman noted that, while the sentence is not incorrect, it is confusing. He explained that runoff towards the barn only occurs in excessive rain events. Mr. Kaputa said that the information is repeated again and explained in more detail in the following paragraph. It reads: "in case there is a clog or a stormwater event that exceeds the capacity of the system, the overflow will come out to Ash Swamp Road." The Chairman suggested removing the sentence on page 1, paragraph 1, from the minutes. The Commissioners were in agreement.

The minutes were approved as corrected. (5-0-1)

(Mr. Parry abstained because he was not at the meeting.)

III. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS - NONE

IV. OTHER BUSINESS

1. Chairman's Report - NONE

2. Environmental Planner's Report

Ms. Simone updated the Commissioners on the information she received from the Parks Department regarding Cotton Hollow. The Parks Department is in the process of addressing the hemlock. Ms. Simone noted that testing was done and the report indicates that beneficial insects released on the property are improving the health of hemlocks. Ms. Simone then updated the Commission regarding the tree cutting and conservation easement violations at 210 Thompson Street. Ms. Simone noted that she and Chairman Kaputa met with the property owner and discussed a planting plan. She noted that she took a look at the area and they will also discuss invasive plant removal. Ms. Simone explained that there is dense bittersweet and this Commission will need to look at whether a targeted herbicide application can be used. The Commissioners discussed the conservation easement violations and the next steps. Ms. Simone noted that she will pass along information once she receives a planting plan from the property owners at 210 Thompson Street.

With no other business to discuss, Chairman Kaputa adjourned the meeting at 7:48 P.M.

Respectfully Submitted,

Nadya Yuskaev

Nadya Yuskaev
Recording Secretary