

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
REGULAR MEETING MINUTES OF THURSDAY, JULY 28, 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
Mark Temple, Vice-Chairman
Kim McClain, Secretary
Brian Davis
Anna Gault Galjan

Commission Members – Excused

James Parry
William Shea

Chairman Kaputa called the meeting to order at 6:31 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

Chairman Kaputa asked Mr. Weiss to update the Commission on the changes. Mr. Weiss explained that the two changes include the installation of 12-inch riprap and proper staking on the western side of the property. Chairman Kaputa asked Ms. Simone whether the Town Manager signed off on the application. Ms. Simone replied yes and explained that the application will go before Town Plan and Zoning Commission (TPZ) for flood zone approval. She also noted that additional calculations were requested by the Engineering Department and will be looked over by TPZ. Ms. Simone explained that the document submitted by the applicant had interchangeable crushed stone and the Engineering Department wanted to make sure that the 8 to 12-inch riprap will be put in. Mr. Kaputa remarked that riprap installation is a condition of approval. Ms. Simone noted that TPZ will review the application in August. She added that the runoff issues need to be corrected before winter and ice make the situation worse. Vice-Chairman Temple explained that plantings need to be established to prevent erosion.

Motion by: Secretary McClain

Seconded by: Vice-Chairman Temple

MOVED, that the Inland Wetlands and Watercourses Agency grants an inland wetlands and watercourses permit to Michael Weiss for stormwater management at 30 Mountain Road, in accordance with plans entitled “Stormwater Management Plan, Prepared for Michael Weiss, 30 Mountain Road, Glastonbury, CT., Dated December 3, 2021, Revised July 15, 2022”, 6 Sheets, and in compliance with the following stipulations:

1. Permittee is responsible for the proper installation and consistent monitoring of the sediment and erosion controls and stabilization measures. Permittee or designee shall inspect the sediment and erosion controls and stabilization measures a minimum of once a 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. Necessary repairs shall be conducted within 48 hours of inspection.
2. Erosion controls shall be maintained in proper working condition and shall be replaced as needed until the site is vegetatively stabilized. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures as warranted by field conditions. The Erosion and Sediment Control Measures (Sheet 6) shall be stringently adhered to.
3. The Sequence of Construction (Sheet 6) shall be stringently adhered to and shall include the survey and staking of the western property boundary prior to commencement of site work.
4. The erosion control pad installed in the watercourse at the terminus of the pipe shall be comprised of 8” to 12” riprap.
5. The Permittee is required to obtain a right-of-way permit from the Town of Glastonbury prior to the commencement of work within the road or watercourse.
6. The permit is valid for 5 years from date of issuance, and shall expire on July 28, 2027.

Result: Motion passes unanimously. (5-0-0)

Motion by: Secretary McClain

Seconded by: Commissioner Davis

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 4.11 (Flood Zone) Special Permit for Michael Weiss for stormwater management at 30 Mountain Road, in accordance with plans entitled “Stormwater Management Plan, Prepared for Michael Weiss, 30 Mountain Road, Glastonbury, CT., Dated December 3, 2021, Revised July 15, 2022”, 6 Sheets, and in compliance with the following recommendations:

1. Permittee is responsible for the proper installation and consistent monitoring of the sediment and erosion controls and stabilization measures. Permittee or designee shall inspect the sediment and erosion controls and stabilization measures a minimum of once a 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. Necessary repairs shall be conducted within 48 hours of inspection.
2. Erosion controls shall be maintained in proper working condition and shall be replaced as needed until the site is vegetatively stabilized. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures as warranted by field conditions. The Erosion and Sediment Control Measures (Sheet 6) shall be stringently adhered to.
3. The Sequence of Construction (Sheet 6) shall be stringently adhered to and shall include the survey and staking of the western property boundary prior to commencement of site work.
4. The erosion control pad installed in the watercourse at the terminus of the pipe shall be comprised of 8” to 12” riprap.
5. The Permittee is required to obtain a right-of-way permit from the Town of Glastonbury prior to the commencement of work within the road or watercourse.

Result: Motion passes unanimously. (5-0-0)

2. Formal recommendation to the Town Plan & Zoning Commission concerning subdivision approval, subdividing a 5.4-acre property into 2 parcels, with one, <1-acre lot containing existing house – 15 Dickinson Road Rural Residence Zone – Todd Clark, Surveyor – Paul J. Gondek, applicant

Surveyor Todd Clark stated that he will be presenting on behalf of the applicant. Mr. Clark said that the applicant has no intention of building at this time. He explained that they need to show that the lot has a feasible location and that the schematic of the septic and well fit. Lot 1 is 0.918 acres; Lot 2 is 4.466 acres. Mr. Clark stated that there are no wetlands on site. He noted that they received a letter from CT DEEP Natural Diversity Data Base (NDBB) which indicates several species on the endangered list are present. Mr. Clark stated that the applicant will adhere to the specified conditions during future construction.

Ms. Simone informed Mr. Clark that the applicant will need to reapply to the NDBB if construction does not occur within the one-year period. Mr. Kaputa noted that he did not see a copy of the NDBB report; Ms. Simone noted that this information was not submitted and asked for it to be submitted. Commissioner Davis wanted to confirm that the applicant would not come back before this Commission if the application was approved with conditions. Mr. Kaputa noted that it is his understanding. Ms. Simone confirmed this and explained that a review is conducted

by Town staff to ensure that the applicants adhere to the specified conditions. Mr. Kaputa noted that the 4th item in the motion addresses the NDBB species of concern.

Vice-Chairman Temple asked if a conservation easement was considered in the rear portion of the site. Ms. Simone explained that it was discussed at the administrative review meeting and it was determined that the area would be protected as a meadow. Mr. Temple wanted to confirm that the area would be mowed once a year and invasive species would be controlled. Ms. Simone replied yes. Mr. Davis read out a portion of the memorandum that details the control of the invasive plants. Mr. Kaputa informed the Commission that in the Nayaug/Old Maids Lane area there is conservation easement that is maintained as a meadow. Ms. Simone thanked the Chairman for the information.

Secretary McClain asked if a condition could be added that incorporates solar energy. She noted that the wording can include “incorporation of solar will be fully explored and included in future permit applications.” Ms. McClain remarked that it is just one house and added that solar implementation has to start somewhere. She explained that the applicants must address why they can or cannot incorporate solar. The Commission further discussed the language and wording of the condition regarding solar implementation. Mr. Kaputa asked Mr. Clark his thoughts on the condition. Mr. Clark agreed with adding the condition and added that the applicant will consider it. The Commission agreed to add the following condition to the motion: “The applicant will provide documentation that solar was fully considered in the development of the site at the submission of the plot plan.”

Commissioner Gault Galjan had a question about the wording on the plans which state “invasive plants have been eradicated.” She noted that different varieties of invasive plants can develop in the area years later, and asked Mr. Clark to explain the statement. Mr. Clark explained that the area is a beautiful meadow and noted that in the future he does not know what invasive plants will establish. Ms. Gault Galjan asked Mr. Clark what invasive plants were observed at the site. Mr. Clark stated that he did not observe any invasive plants and reiterated that the area was a beautiful meadow. Ms. Gault Galjan wanted to confirm that this Commission strongly discourages chemical treatment to target invasive plants. The Commissioners discussed best management practices and acceptable ways to remove invasive plants, including targeted removal with chemicals in certain situations. The Commissioners agreed that the word “eradicated” that is listed on the plans was not the best word choice. They noted that, because the wording is not listed in the motion, it can be left on the plan as is. Mr. Temple asked which invasive plants could establish in a meadow. Ms. Simone replied mugwort and explained that this invasive plant establishes in dry soils and open areas.

Motion by: Secretary McClain

Seconded by: Commissioner Davis

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a subdivision, in accordance with plans entitled “Subdivision Plan #15 Dickinson Road and Mott Hill Road, Glastonbury CT, Dated March 17, 2022, Revised June 27, 2022” 2 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. The Construction Sequence (Sheet #2) shall be adhered to.
4. The best management practices provided by the CT DEEP NDDDB in support of species protection shall be stringently adhered to.
5. Trees identified to remain in the landscape (hickory and maple), as detailed in the above referenced plans, shall be preserved and protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
6. The applicant will provide documentation that solar was fully considered in the development of the site at the submission of the plot plan.

Result: Motion passes unanimously. (5-0-0)

II. APPROVAL OF MINUTES - Regular Meeting of July 14, 2022

The minutes were accepted as presented. (4-0-1)

(Vice-Chairman Temple abstained because he was not at the meeting.)

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

IV. OTHER BUSINESS

1. Chairman's Report

Chairman Kaputa noted that he received an email from Ms. Simone which suggests pushing meetings with one agenda item to a later date. The Chairman noted that he is in favor of having a meeting with one agenda item and added that this would ensure a shorter meeting. Mr. Temple brought up the point that 1 or 2 members miss the meetings, and this may be the case with increased meetings. He noted that it is not a bad thing and explained that he missed a meeting two weeks ago because he could not get back from the field in time. The Vice-Chairman noted that he likes the idea of shorter meetings. Ms. Simone thanked the Commissioners for detailing their preferences and explained that pushing a one item agenda meeting to a later date was done in the past by Mr. Mocko. Mr. Davis noted that some applications would be shorter than others and pointed out that there is no set rule. He noted that some applicants may prefer being on the agenda sooner for various reasons. Mr. Davis asked Ms. Simone to consider the factors and

make the decision. Ms. McClain stated that she has no preference and added that Commissioners do miss meetings and explained that very rarely has this led to a cancellation. Mr. Temple appreciated Ms. Simone's suggestion of sending out an email to find out which Commissioners will be in attendance. Ms. McClain noted that this would solve the attendance issue. Ms. Gault Galjan asked if there was a particular season when there are more applications. Mr. Temple explained that, from an engineer's standpoint, the spring and summer are about 20-25 percent busier than winter. Mr. Kaputa noted that everyone shared their preferences and added that they would be okay with the decision that Ms. Simone makes.

The Chairman noted that he saw his second rattlesnake of the season in the Thompson Street area. The Commissioners had a brief discussion on rattlesnakes.

2. Environmental Planner's Report

Ms. Simone noted that, based on the discussions initiated by Ms. McClain, she has started speaking with developers about the requirement to evaluate solar energy into site plans. She explained that they would be required to provide a narrative about why it would or would not work. This narrative will be included with the application materials. Ms. Simone also noted that lighting was discussed. She explained that thoughtful details will need to be included in the narrative of each application. Ms. Simone said that once a month the Town conducts an administrative review which provides the developers with the standard protocols to ensure that they are aware of expectations. Ms. Simone asked the Commissioners to let her know if there is anything else that they would like the developers to address. Mr. Temple stated that geo-thermal energy should be considered in the rural parts of town where there is no access to natural gas. He also noted that Eversource has raised their rates. Secretary McClain agreed with the Vice Chairman's suggestion and noted that geo-thermal energy costs much less. She noted that as of January 1, 2023, EV charging stations will be required for new multi-family residential buildings with 30 or more parking spots. Ms. McClain stated that she will send the information to Ms. Simone.

Ms. Simone updated the Commissioners on the conservation easement violation in the Thompson Street area. The Commissioners discussed the next steps which include the implementation of a planting plan that includes pine trees and witch hazel trees as well as the removal of the bittersweet invasive plant. The next meeting is scheduled for August 18, 2022.

With no other business to discuss, Chairman Kaputa adjourned the meeting at 7:23 P.M.

Respectfully Submitted,

Nadya Yuskaev

Nadya Yuskaev

Recording Secretary