

## STAFF REPORT

## OFFICE OF COMMUNITY DEVELOPMENT

<b>Application:</b>	4304	<b>Submittal Date:</b>	July 28, 2022
<b>Meeting Date:</b>	September 6, 2022	<b>Date of Receipt:</b>	August 9, 2022
<b>Agenda Item:</b>	Public Hearing #1	<b>Application Type:</b>	Section 4.11 Flood Zone Special Permit

**Applicant/ Owner:**

Michael Weiss/Town of Glastonbury

**Proposal:** Installation of a subsurface stormwater management system in the FEMA Flood Zone A.

**Proposal Address:**  
30 Mountain Road

**Zone:**  
Rural Residence

**Existing Land Use:**  
Single Family Residence

**Prior Reviews/ Permits:**

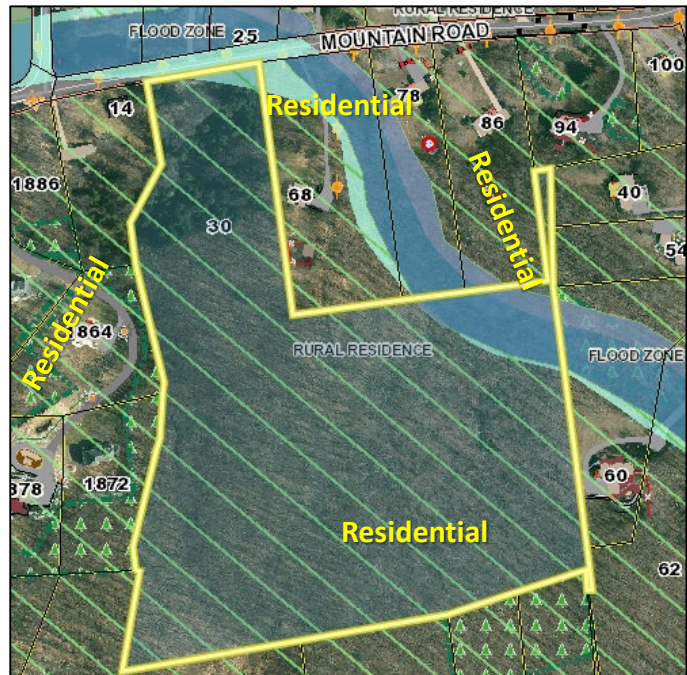
- Plans Review Subcommittee – 08/18/2022
- Conservation Commission – 2/24/2022 (Informal) and 7/28/2022 (Formal)

**Attached for Review:**

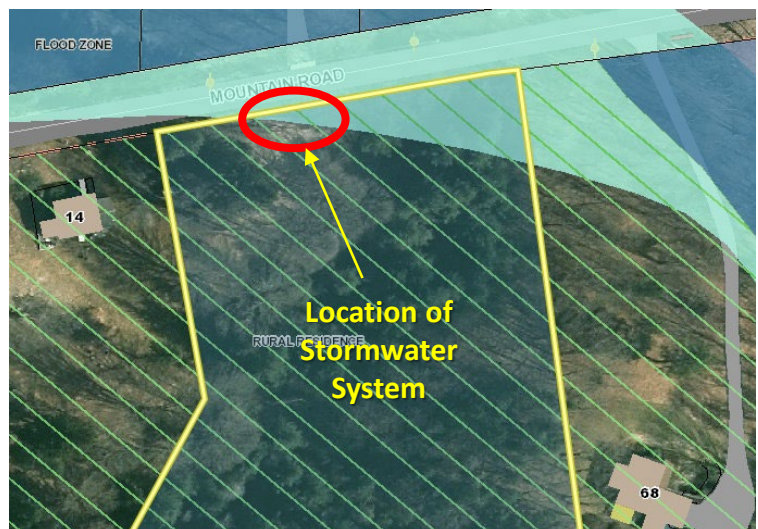
- Site plans
- Town of Glastonbury staff memoranda
- Minutes from previous meetings
- Draft motion

**Executive Summary**

- Proposal is to install a subsurface stormwater management system at 30 Mountain Road in an area designated as FEMA Flood Zone A.



Site location, zoning and land uses



## **Site Description**

The subject property is 22 acres located on the north side of Mountain Road. The northwest corner of the lot was cleared as part of the construction of a single family home. The lot slopes moderately to steeply up from the Mountain Road. There is a temporary sediment basin on the west side of the driveway installed by the site contractor to prevent sediment run-off onto Mountain Road.



**Existing Conditions at 30 Mountain Road.**

**Left – Temporary Drainage Swale Right- location of proposed stormwater management system**

## **Proposal**

The applicant proposes to install a subsurface detention system consisting of 6, 4-foot wide concrete galleys that will capture stormwater runoff from the site. The system will direct the runoff to a catch basin installed by the applicant on the south side of Mountain Road. From there, the water will travel through a 12-inch diameter pipe installed by the applicant under Mountain Road and outlet into the drainage swale on the north side of Mountain Road. The stream bottom and sides will be lined with hand-placed, modified riprap 20 feet down stream to the west to prevent erosion in the stream bed. The Town of Glastonbury has agreed to allow the applicant to install a portion of stormwater system, the catch basin, the drainage pipe and outlet structure in the Town right-of-way. The Town is also a co-applicant for this proposal.

## **Planning and Zoning Analysis**

A portion of the applicant's property and all of the area in the Town right-of-way where the stormwater detentions system is to be installed is located in FEMA Flood Zone A. The applicant has submitted an environmental and flood area impact statement confirming that the proposed work will not have a significant adverse impact upon the environment or on the flood storage capacity or flow. The proposed drainage system will prevent runoff and sedimentation on 30 Mountain Road and has been designed to ensure zero increase in peak rate of runoff from the site during storm events.

## **Consistency with the Plan of Conservation and Development**

- **Town-wide Policies:**

- **Stormwater Management**

- Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity.
    - Ensure that all new developments adhere to Town policies regarding the State of Connecticut General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 General Permit)

APPLICANT/OWNER: MICHAEL WEISS &  
STACEY RIZZETTA  
4202 FLANAGAN DRIVE  
GLASTONBURY, CT 06033

FOR: 30 MOUNTAIN ROAD -  
DRAINAGE  
IMPROVEMENTS

MOVED, that the Town Plan & Zoning Commission approve the application of Michael Weiss for a Section 4.11 Flood Zone Special Permit concerning drainage improvements for stormwater management – 30 Mountain Road – Rural Residence & Flood Zones, in accordance with plan set entitled “Stormwater Management Plan” prepared by Trinkaus Engineering, LLC dated 12-3-21 revised 9-1-2022, and:

1. In compliance with:
  - a. The standards contained in a report from the Fire Marshal, File #22-022, plans reviewed 8-30-22.
  - b. The conditions set forth by the Conservation Commission / Inland Wetlands and Watercourses Agency, in their recommendation for approval to the Town Plan and Zoning Commission and the Wetlands Permit issued at their Regular Meeting of July 28, 2022
2. In accordance with:
  - a. The Town Engineer’s memorandum dated August 29, 2022.
  - b. The Police Chief’s memorandum dated August 30, 2022.
3. All construction shall be performed in accordance with the following:
  - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended
  - b. The Connecticut Stormwater Quality Manual, as amended.
  - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b.
  - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended, the Town of Glastonbury Subdivision and Resubdivision Regulations, as amended, and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.
4. This is a Section 4.11 Flood Zone Special Permit. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION  
SEPTEMBER 6, 2022

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ROBERT J. ZANLUNGO JR., CHAIRMAN

August 29, 2022

**MEMORANDUM**

To: Town Plan and Zoning Commission  
Jonathan Mullen, Town Planner

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



Re: Section 4.11 Flood Zone Special Permit  
30 Mountain Road Drainage Improvements

The Engineering Division has reviewed the application materials for the proposed drainage improvements associated with the new residence that is currently under construction at 30 Mountain Road, last revised on July 15, 2022 prepared by Trinkaus Engineering LLC and offers the following comments:

1. The certified statement from the applicant's professional engineer confirms that there will be no net fill and no loss of flood storage within the floodplain as a result this project.
2. A right-of-way permit from the Town of Glastonbury Engineering Division must be obtained by the excavator who will be performing the installation of improvements within the Town right-of-way A waiver of claim form signed by the property owner is required for connection to the Town Drainage System and shall be provided at the time of right-of-way permit application.
3. Guiderail repair work shall be coordinated such that this work can be completed within 7 days of the guiderail being removed for installation of the proposed endwall and drainage pipe installation. Information regarding the contractor handling the guiderail repair work shall be submitted as part of the right-of-way permit application.
4. An improvement location survey of the completed improvements within the public right-of-way shall be prepared by a licensed land surveyor and submitted to the Town Engineering Division for review and acceptance.
5. Applicant shall provide a copy of final stamped and signed plans and drainage report in PDF form to the Town Engineer.



# *Town of Glastonbury*

## *Health Department*

### MEMORANDUM

Date: September 2, 2022

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian 

Re: Michael Weiss property #30 Mountain Road, Stormwater Management Plan

The Department has reviewed the stormwater management plan prepared December 3, 2021 (revised September 1, 2022) by Trinkaus Engineering, LLC.

The Department recommends approval of this proposal.

Revised 9-22-17

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GLASTONBURY POLICE DEPARTMENT

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TO: TOWN PLANNING AND ZONING COMMISSION

FROM: MARSHALL S. PORTER, POLICE CHIEF

SUBJECT: APPLICATION OF MICHAEL WEISS- 30 MOUNTAIN RD-  
SPECIAL PERMIT- DRAINAGE/STORM WATER MANAGEMENT

DATE: 08/30/2022


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Members of the Police Department have reviewed the application of Michael Weiss for a Section 4.11 Flood Zone Special Permit concerning drainage improvement for stormwater management- 30 Mountain Rd- Rural Residence and Flood Zones

The police department has no objection to this proposal provided that:

1. Contactor name and phone number needs to be provided to the Police Dispatch Center for issues that arise onsite during construction (24/7)
2. The contractor will coordinate with the Police Department to preplan for any traffic disruptions on Mountain Rd due to the construction.

  
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Marshall S. Porter  
Chief of Police



TOWN OF GLASTONBURY  
**FIRE MARSHAL'S OFFICE**  
SITE PLAN/SUBDIVISION REVIEW

PROJECT: **Jays & Tee LLC**

LOCATION: **2610 Main Street**

**XX** NEW CONSTRUCTION

CHANGE OF USE

**xx** SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: **Group R**

FILE # **22-021**

PROPOSED FIRE PROTECTION: **via MDC water main and the GFD**

ENGINEER'S PLAN: **153-20-1CS**

INITIAL PLAN

REVISED PLAN **7-28-22**

ENGINEER: **Megson, Heagle & Friend**

ADDRESS: **81 Rankin Road Glastonbury CT**

PHONE: **860-659-0587**

RECEIVED: **08-30-22** REVIEWED: **08-30-22**

COMMENTS:

**Building address numerals or designations will need to be posted at the front and rear entrances of each dwelling unit. An address sequence sign will need to be visible from the Main Street.**

**Fire Department connections ( if required ) will be located at locations approved by this office .**

**The south curb line of the entrance driveway (townhouse side) will need to be posted as a fire lane.**

REVIEWED BY:

**Deputy Chief Chris Siwy –Fire Marshal**

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cc: Applicant /File





**Trinkaus Engineering, LLC**  
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Southbury, Connecticut 06488  
203-264-4558 (phone & fax)  
E-mail: [strinkaus@earthlink.net](mailto:strinkaus@earthlink.net)  
<http://www.trinkausengineering.com>

August 25, 2022

Mr. Jonathan Mullen, Planner  
Town of Glastonbury  
2155 Main Street  
Glastonbury, Connecticut 06033

RE: 30 Mountain Road  
Glastonbury, Connecticut

Dear Mr. Mullen,

This is to confirm that no fill will be placed within either the floodway or 100-year flood plain of the stream located on the north side of Mountain Road. Therefore, there is no reduction of flood storage in either of these areas.

Respectfully submitted,  
Trinkaus Engineering, LLC



Steven D. Trinkaus, PE

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
*Portion of* MINUTES OF AUGUST 18, 2022 SPECIAL MEETING

*The meeting commenced at 8:00 AM through Zoom Video Conferencing.*

**Present:** Subcommittee Members Robert Zanlungo and Sharon Purtill; Jonathan E. Mullen, AICP, Planner

**30 MOUNTAIN ROAD - proposal for create underground piping to. allow stormwater outlet into stream on opposite side of the road - Rural Residence & Flood Zones - Michael Weiss, applicant**

The property owner Mike Weiss provided background details for the project. He said that there were initial deficiencies in the stormwater management plan for the site. Those deficiencies were compounded by heavy rain events in the summer of 2021. The proposal is to install a system of subsurface stormwater collection galleys at the bottom of the hill on the south side of Mountain Road. The galleys will detain stormwater runoff from the property, and then discharge it to a culvert under Mountain Road, to a swale on the north side of Mountain Road. Mr. Weiss noted that he and his engineer have consulted with the Environmental Planner and the Town Engineer on this proposal. Jonathan Mullen explained that some of the work will be on town property and that the Town will be a co-applicant.

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