

## MEMORANDUM

FORMAL ACTION  
MEETING OF October 27, 2022

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner

Date: October 21, 2022

**Re: Recommendation to TPZ for proposed construction yard at  
240 Oakwood Drive**

### **Attachments:**

**Conservation Commission February 24, 2022 meeting minutes (relevant portion)**

### **Proposal**

The applicant seeks recommendation to the Town Plan and Zoning Commission concerning the proposed construction yard with a truck scale, small shop, material processing & stockpile areas and equipment storage at 240 Oakwood Drive. The plan includes installation of a storm water basin and a sediment basin.

### **Review**

The 3.23 +/- acre property is located within the Planned Commerce Zone. The property is not encumbered by a conservation easement. The town soils map does not locate wetland soils or watercourses on or within 100 feet of the property. The property is not identified as an area of interest in the December 2021 edition of the Natural Diversity Database.

The Commission informally discussed the proposal at the February 24, 2022 meeting where the applicant was advised to complete the following:

- A Beneficial Use General Permit
- Identify the rock type and rule out arsenic
- Detailed lighting plan
- Detailed plan on stabilizing the slope and other slopes that are being regraded
- Construction pad
- Blast volume
- Planting plan to stabilize the slope
- Erosion control blanket
- Address Town Engineer memo

The applicant provided a memo from Guy Hesketh P.E., dated April 9, 2022, addressing the DEEP permitting requirements.

The landscaping plan reflects the addition of red oak (*Quercus rubra*) to be planted with the 'October Glory' red maple along the eastern edge of proposed basin #2.

The revised plan includes erosion control blankets (sheet 7) on regraded slopes.

The lighting plan (sheet 10) depicts the lighting will be focused in the yard area east of basin #2 and west of basin #1.

The applicant's representatives will provide testimony at the October 27, 2022 meeting on the rock type identification, arsenic and blast volume.

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

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Special Permit for a proposed construction yard with a truck scale, small shop, material processing & stockpile areas and equipment storage at 240 Oakwood Drive, in accordance with plans entitled "Proposed Material Processing Yard, 240 Oakwood Drive, Glastonbury CT, Dated February 7, 2022, Revised October 21, 2022" 17 Sheets, and Landscaping Plan Dated October 21, 2022 with the following recommendations:

1. Erosion controls shall be installed correctly and maintained in proper working condition and shall be repaired and replaced as needed until the site is vegetatively stabilized.
2. The temporary stockpile area (TSA) shall be encircled with silt fence and shall be seeded if the soil is planned to remain for longer than 21 days.
3. The erosion control blankets shall be installed within 3 days of establishing final regrade on the slope.
4. The Construction Sequence, Erosion Control Notes and Maintenance Schedule shall be adhered to.

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