

MEMORANDUM

**FORMAL ACTION: AGENDA ITEM #4
MEETING OF December 8, 2022**

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner 

Date: December 1, 2022

**Re: TPZ Recommendation for proposed multifamily development (Affordable Housing
CT. General Statute 8-30g):
51 Kreiger Lane**

Proposal

The applicant seeks approval for a multifamily development, submitted to TPZ as an Affordable Housing application (CT. General Statute 8-30g).

Review

The 0.93 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 mostly cleared of vegetation with a few remaining trees in the north portion of the property.



State-Listed Species

The property is identified as an area of interest in the June 2022 map of the Natural Diversity Database. The applicant is required to submit a request to the CT DEEP NDDB.

Water Quality

The stormwater management will consist of underground Stormtech units.

Low Impact Design

The site development plan includes the construction of a four-story building, housing 48 single bedroom units. The building incorporates Low Impact Design with high rated insulation panels and roof mounted solar array, designed to consume as much energy as is captured.

The outdoor lighting will be operated via solar power and has the potential to operate via motion sensor, according to the specifications. The application indicates the lights are also Dark Sky compliant.

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

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a site plan for a 48 unit apartment building at 51 Kreiger Lane, in accordance with plans entitled "Vessel Multi-Family Housing, 51 Kreiger Lane, Glastonbury CT, Dated November 10, 2022," 12 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 Soil Erosion and Sedimentation Control and Site Management Notations (Sheet #8) shall be adhered to.
4. The best management practices provided by the CT DEEP NDDB in support of species protection shall be stringently adhered to.
