COVER SHEET TO BE LEGIBLY COMPLETED AND SUBMITTED ALONG WITH ALL OTHER APPLICATION MATERIALS (Parts I, II, II and IV as applicable)

1. **Applicant's name:** Saints Isidore and Maria Parish Corporation
   c/o Father Mark Suslenko, Community of Ss. Isidore and Maria Main Office - 2577 Main Street, Glastonbury, CT 06033
2. **Title of project:** Community of Ss. Isidore and Maria Building Addition and Parking Lot Expansion

3. **Address or descriptive location of proposed project or regulated activity:**
   2577 Main Street and Lot W-38A Main Street (D5/4140/W0038A)

4. **Please check/indicate all that apply with regard to the application being submitted:**

Circumstance	**check**	**requirements**
• application for only a regulated activity	X	complete Part I
• application also involves a proposed subdivision, **special permit** or planned area development	X	complete Part II
• application also involves a "significant" impact activity (see definition)		complete Part III
• application for renewal or time extension for or amendment to an issued permit		complete Part IV

5. **Certification by applicant**

By my signature I hereby certify that:

i. the applicant is familiar with all of the information provided in the application and is aware of the penalties for obtaining a permit by deception or by inaccurate or misleading information; and

ii. the Agency members and their designated agents are authorized to inspect the property, at reasonable times, both before and after a final decision has been issued, and after completion of the project.

Signature of Applicant: **Date:**

Rev. Mark S. Suslenko — 7.13.22

Saints Isidore and Maria Parish Corporation
By: Father Mark S. Suslenko
Its: Duly Authorized Representative

PART I

All applications to authorize proposed regulated activities shall legibly include the following information in writing and on maps and plans or drawings:

A. The applicant's name, home and business mailing addresses and telephone numbers; if the applicant is a Limited Liability Corporation or a Corporation the managing member's or responsible corporate officer's name, address, and telephone number. **Saints Isidore and Maria Parish Corporation, c/o Father Mark Suslenko, 2577 Main Street, Glastonbury, CT 06033 (860)633-9419.**

B. The landowner's name, mailing address and telephone number and a signed written consent letter from the landowner if the applicant is not the owner of the land upon which the subject activity is proposed. **N/A, landowner is Applicant.**

C. The applicant's interest in the land. **Landowner.**

D. Using the appropriate United States Geological Survey quadrangle topographic map, a location map at a scale of 1 inch = 2,000 feet identifying the geographical location of the land which is the subject of the proposed activity. ***See Attached*** **Part I.D.**

E. A description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands or watercourses to be disturbed by the proposed regulated activity, soil type(s), and wetland vegetation. ***See Attached*** **Part I.E.**

F. A written narrative on the purpose and a description of the proposed regulated activity. ***See Attached*** **Part I.F.**

G. The proposed erosion and sedimentation controls and other management practices and mitigation measures, such as but not limited to, any measures to detain or retain stormwater runoff or recharge groundwater, any plantings for habitat improvements, and any other measures proposed to mitigate the potential environmental impacts, which may be considered as a condition of issuing a permit or license for the proposed regulated activity including, but not limited to measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance, and create productive, functional wetland or watercourse resources. ***See Plan Set.***

H. A map at a scale of 1 inch equals 100 feet identifying the topographical features of the property to be affected by the proposed activity, adjacent lands, adjacent regulated areas, such as upstream and/or downstream areas as may be identified by the Agency or its designated agent, and other pertinent features including, but not limited to, existing and proposed property lines, roads, and drives, existing and proposed buildings and their utilities, topography, soil types, the limits of inland wetlands, watercourses and upland review areas, existing and proposed lands protected as open space or by conservation easements, and types of vegetative cover. ***See Plan Set.***

I. A site plan at a scale that provides sufficient detail showing existing and proposed measures to mitigate the potential environmental impacts, including, but not limited to dedicated open space areas, along with their computed land area(s), and areas protected by conservation easements or restrictions, along with their computed land area(s). ***See Plan Set.***

J. A site plan showing the existing and proposed impervious surfaces, along with their computed land area(s), and the existing and proposed management practices that serve to mitigate the hydrologic, thermal and other adverse effects caused by such impervious surfaces. ***See Plan Set and*** **Hydrology and Hydraulics Engineering Report prepared by Megson, Heagle & Friend C.E. & L.S., LLC.**

K. A site plan showing the proposed activity and existing and proposed conditions in relation to wetlands and watercourses and upland review area(s) and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses. ***See Plan Set.***

L. A title block and legend of symbols used for each plan or map or drawing indicating the name of plan or map or drawing, date prepared and subsequent revision dates, and scale. ***See Plan Set.***

M. Names and addresses of abutting property owners as shown in the records of the tax assessor of the municipality as of a date no earlier than thirty (30) days before the date the application is submitted to the Agency. ***See Attached*** **Part I.M.**

N. Certification by the applicant that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a license or permit through deception or through inaccurate or misleading information. ***See Cover Page, No. 5, i.***

O. An alternative to the submitted application which would cause less or no environmental impact to wetlands or watercourses and why the alternative as set forth in the submitted application was chosen; all such alternatives shall be diagramed on a site plan or drawing. ***See Attached*** **Part I.O – Alternatives.**

P. The calculated (1) total area (square feet) of wetlands and watercourses on the subject property and (2) total area (square feet) of regulated area that would be potentially disturbed by the proposed regulated activities. **(1) total area of wetland or watercourses = 55,000± s.f.; (2) total area of potential disturbance in the wetlands 1,920± s.f. & upland review area is 58,000± s.f.**

Q. Authorization for the members and designated agent(s) of the Agency to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the license or permit. ***See Cover Page, No. 5, ii.***

R. A completed CT DEEP reporting form (such form and instructions provided with these forms) whereby the Agency or its designated agent shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with Section 22a-39-14 of the Regulations of Connecticut State Agencies. **A completed CT DEEP Reporting Form is included with this Application.**

S. Submission of the appropriate filing fee based on the fee schedule established in Section 15-22 of Town Code of Ordinances (fee schedule attached). **A check is enclosed with this application, please see Fee Schedule page for fee calculation.**

T. The applicant shall certify whether:

a. any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality; ***No.***

b. traffic attributable to the completed project on the site will use streets within the adjoining

municipality to enter or exit the site; ***No.***

c. sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality; or ***No.***

d. water runoff from the improved site will impact streets or any other property within the adjoining municipality. ***No.***

U. If the Agency deems that a peer review of any information submitted by the applicant is warranted, the applicant will be required to pay the cost of that peer review prior to a final decision. Pursuant to Section 22a-22a(e) of the Connecticut General Statutes, the Agency may require a filing fee to be deposited with the Agency in an amount sufficient to cover the reasonable cost of reviewing and acting upon the application including, but not limited to, the cost of peer reviews of information submitted by the applicant.

V. Any other information the Agency deems necessary to understand exactly what the applicant is proposing.

PART II.

Any application involving a land use proposal subject to these regulations and **also subject to subdivision or special permit or planned area development** application shall be **required to contain the following additional information and to explain how the proposal meets the goals and objectives referenced in L and M within this Part II:**

A. All wetland boundaries on the property shall be identified by a soil scientist using blue survey tape and located by a Licensed Land Surveyor; the soil scientist shall consecutively number the survey tapes that mark boundary lines of all wetlands on the subject property; the survey tape shall be located by a Licensed Land Surveyor using field survey techniques and each tape location and number shall be plotted onto the site plan. ***See Plans, the wetlands have been identified by a soil scientist and located, the location of the boundaries has been placed on the plans.***

B. All watercourses identified on the property shall be located and accurately identified on the site plan to the satisfaction of the Agency or its designated agent. ***The ponded area located on the site has been identified and is shown on the Site Plan.***

C. In the situation where an upland review area may extend onto the subject property due to the likelihood of the presence of wetlands or watercourses on a neighboring property, then one of the following shall occur.

1. preferably, permission to identify and survey the wetlands boundary or watercourse limits from the neighboring landowner shall be sought by the applicant; in which case if permission is granted, then the wetlands boundary and/or watercourse identification processes as presented in A and B above shall apply; or

2. alternatively, a best-educated approximation method utilizing resource maps and other interpretive techniques shall be taken to approximate the wetlands boundary or watercourse limits on the neighboring property and the limits of the regulated area on the subject property; the person responsible for approximating such boundaries and limits shall provide a report on the rationale used in approximating such boundaries and limits.

D. A written report by the soil scientist that includes the names of the applicant and project, the location of and limits of the property investigated, the dates of the soil investigations, certification that the mapping of soil types is consistent with the categories established by the national Cooperative Soil Survey of the USDA Natural Resources Conservation Service, a description of each soil mapping unit investigated, the set of the consecutive numbers used on the survey tapes to identify the wetland boundaries, and a certified statement that the wetland boundaries and the mapping of soil types appearing on the site plan are, to the best of the soil scientist's knowledge, true and accurate. ***See attached*** **Part II.D.**

E. A map of sufficient scale shall be submitted indicating each surficial drainage area influencing each distinct wetland area or watercourse on the property. ***See*** **Appendix C & D within Hydrology and Hydraulics Engineering Report prepared by Megson, Heagle & Friend C.E. & L.S., LLC.**

F. A wetlands and/or watercourses report, prepared by a qualified person, that contains a written description for each distinct wetland area and watercourse on the subject property, including, but not limited to wetland and watercourse characteristics related to physical features, vegetation, wildlife, ecological communities, wetland/watercourse functions and values, its/their relationship to adjacent upland areas, and effects of the proposed activity on these wetlands and watercourse characteristics. ***See attached*** **Part II.F.**

G. A site plan at a scale of 1 inch= 40 feet, or at a scale that exhibits greater detail, prepared by a professional engineer, land surveyor, architect or landscape architect licensed by the state or by such other qualified person indicating the following: ***See* Plan Set.**

1. the location and limits of all wetlands, watercourses and upland review areas;

2. the proposed alterations and uses of wetlands, watercourses and upland review areas;

3. all proposed activities on the property (e.g. grading, filling and excavation of the land, removal of vegetation, surface and subsurface measures to manage the drainage of water, construction or placement of structures, landscaping, outdoor lighting) and existing and proposed conditions in relation to wetlands and watercourses, including activities and/or conditions located outside of
the regulated area(s) that may have an impact on wetlands and/or watercourses; the details of any
proposed outdoor lighting shall be shown on a separate lighting plan which also represents the estimated levels of light extending beyond the proposed source(s) of light;

4. the land contours;

5. the locations of other prominent features such as bedrock outcrops, stone walls, old woods roads, existing structures and drives, and trees deemed by the Agency or its designated agent to be of noteworthy value; and

6. the boundaries of land ownership for the subject land and for the abutting properties along with the names of all such landowners.

H. A written description of the alternatives considered and subsequently rejected by the applicant and why the alternative set forth in the application was chosen with all such alternatives diagrammed on a separate plan or drawing. ***See Attached* Part II.H – Alternatives.**

I. A written description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application and for each alternative. ***See Attached* Part II.I – Ecological Enhancements.**

J. A written description of the management practices and other measures designed to mitigate the impact of the proposed activity. ***See Attached* Part II.J – Management Practices.**

K. A written description of the intended or required physical and chemical characteristics of any fill material proposed within the regulated area. ***See Attached* Part II.K – Fill Material.**

L. Goals and objectives which shall be demonstrated in the application:

1. for just those targeted watersheds identified within subsection 1 under the definition of "upland review area" found within Section 2.1 of the regulations, the land use proposal related to the proposed regulated activity should not result in the effective impervious surface coverage exceeding ten (10) percent on the subject property; public road reconstruction projects within established public right-of-ways are exempt from the goal and objective within this subsection; and

2. the land use proposal should be brought into existence utilizing the following policy as expressed in the following hierarchy:

   a) avoid encroachment into all regulated areas;

   b) avoid encroachment into all wetlands and watercourses;

   c) avoid encroachment into any wetland and watercourse that exhibits multiple wetland and watercourse functions that are of high value;

   d) avoid encroachment into any wetland and watercourse that exhibits multiple wetland and watercourse functions that are of moderate value;

   e) avoid encroachment into any wetland and watercourse that exhibits one wetland and watercourse function that is of high value;

   f) avoid encroachment into any wetland and watercourse that exhibits one wetland and watercourse function that is of moderate value;

   g) avoid encroachment into any wetland and watercourse that exhibits one wetland and watercourse function of low value; and

   h) encroachments that cannot be avoided must be minimized.

M. A written summary of how the proposal complies with the environmental policies contained within the Town of Glastonbury's adopted and in-force Plan of Conservation and Development (http://www.glasct.org/index.aspx?page=122). ***See Attached*** **Part II.M – Plan of Conservation and Development.**

N. The Agency may require applicants and/or Permittees to develop and implement a water quality testing program (before and after development) that assesses the impacts or affects on downgradient wetlands and/or watercourses from the land use associated with the regulated activity; the results from such a required water quality testing program are solely intended for the collection and analysis of data for educational and scientific purposes.

PART III.

If the proposed activity involves a significant impact, as determined by the Agency, **then additional information** (in addition to all other information required within Parts I and II), based on the nature and anticipated effects of the activity, including but not limited to the following, **shall be required:**

A. A comprehensive written environmental impact statement report for the entire land use proposal, including, but not limited to a description of how the application will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application, and each alternative which would cause less or no environmental impact to wetlands or watercourses, and a description of why each alternative considered was deemed neither feasible nor prudent.

B. Maps and descriptions that identify downstream and downgradient regulated areas which are off-site and their condition, existing off-site structures on adjacent properties and watershed or drainage area boundaries which influence the subject regulated area.

C. Engineering reports and analyses and additional drawings to fully describe the proposed activity including any filling, excavation, drainage or hydraulic modifications to watercourses and the proposed erosion and sedimentation control plan.

D. Site specific, high intensity soils mapping that identifies the entire site's soil types consistent with the categories established by the National Cooperative Soil Survey of the United States Department of Agriculture's Natural Resources Conservation Service.

FEE SCHEDULE
for Applications pursuant to the
Inland Wetlands and Watercourses Regulations

Fee Schedule. Application fees shall be based on the following:

a) Permitted Uses as of Right and Nonregulated Uses (Section 4 of the Regulations) shall be at NO CHARGE.

b) Regulated Uses and Activities (Section 6 of the Regulations). The total fee shall be the cumulative amount of the following factors, when applicable:

1. the total wetlands and/or watercourses area (in square feet) on the subject property multiplied by the rate of $1.00 per 1,000 square feet; plus ***55,000 s.f. wetlands = $55.00***

2. the total regulated area (in square feet) to be disturbed by regulated activities multiplied by the rate of $10.00 per 1,000 square feet; plus ***1,920 s.f. wetlands +58,000 s.f. URA disturbed = $599.20***

3. $400.00 if the proposed activity is declared a significant activity by the Agency.

c) Map Amendment Petitions (Section 14.3 of the Regulations) shall be $200.00.

d) Renewals or Extensions of the Expiration Date to a previously issued permit (Sections 7.10 and 11.7 of the Regulations) shall be $100.00.

e) Amendment of a Previous Approval (Section 7.10 of the Regulations) that is not deemed a significant activity shall be the prescribed amount as determined in b.2 above.

f) Transfer or assignment of a previously issued permit (Section 11.8 of the Regulations) shall be $25.00.

g) Exemption. Boards, commissions, councils and departments of the Town of Glastonbury are exempt from all fee requirements.

h) Waiver. The applicant may petition the Agency to waiver, reduce or allow delayed payment of the fee required. Such petitions shall be in writing and shall state fully the facts and circumstances the Agency should consider in its determination under this section. The Agency may waive all or part of the application fee if the Agency determines that:

1. the activity applied for would clearly result in a substantial public benefit to the environment or to the public health and safety and the applicant would reasonably be deterred from initiating the activity solely or primarily as a result of the amount of the application fee; or

2. the amount of the application fee is clearly excessive in relation to the cost to the Town for reviewing and processing the application.

The Agency shall state upon its record the basis for all actions pertaining to a request for a waiver.

TOM MOCKO, ENVIRONMENTAL PLANNER 06-23-89

TOWN OF GLASTONBURY- OFFICE OF COMMUNITY DEVELOPMENT
STATE OF CONNECTICUT SIXTY DOLLAR ($60.00) ADDITIONAL FEE REQUIRED

In accordance with Public Act 09-03 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar ($60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

Special Permits
Subdivision and Resubdivision
Change of Zone
Planned Area Development Final Development Plan
Inland Wetlands and Watercourses Permit
Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars ($60.00 collected; two dollars ($2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars ($58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty dollar ($60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Please provide the following information and submit this form and the sixty dollar ($60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant Saints Isadore and Maria Parish Corporation

Address c/o Father Mark Suslenko, 2577 Main Street

Glastonbury, CT 06033

Name of Project Parking Lot Expansion (Phase I)

Address 2577 Main Street &

Lot W-38A (D5/4140/W0038A)

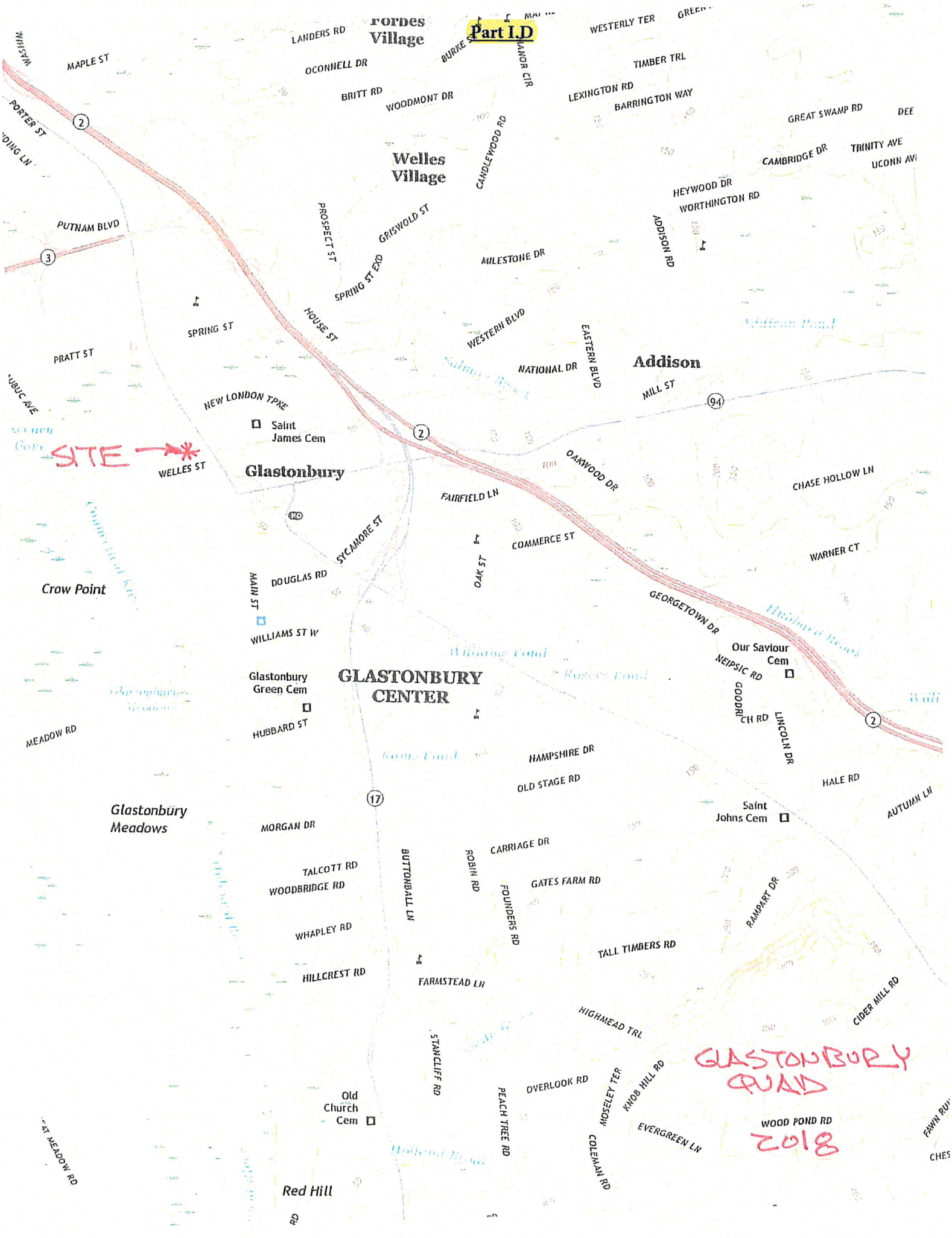
Type of Application:

Special Permit Section Number	§12
Subdivision and Resubdivision	
Change of Zone	
Planned Area Development	
Final Development Plan and/or Zone Change	
Inland Wetlands and Watercourses Permit	XX
Special Exceptions and Variances	

Date Fee Received _____ By _____

Project Number _____

Rev. 10/2009 per Public Act 09-03


Part I.D
Forbes Village
Welles Village
Addison
Glastonbury
GLASTONBURY CENTER
Crow Point
Glastonbury Meadows
Red Hill
Saint James Cem
Glastonbury Green Cem
Our Saviour Cem
Saint Johns Cem
Old Church Cem
SITE
GLASTONBURY QUAD
2018
LANDERS RD
MAPLE ST
OCONNELL DR
BRITT RD
WOODMONT DR
BURKE ST
MANOR CIR
WESTERLY TER
TIMBER TRL
LEXINGTON RD
BARRINGTON WAY
GREAT SWAMP RD
CAMBRIDGE DR
TRINITY AVE
HEYWOOD DR
WORTHINGTON RD
CANDLEWOOD RD
PROSPECT ST
GRISWOLD ST
SPRING ST EXD
MILESTONE DR
ADDISON RD
PUTNAM BLVD
PORTER ST
SPRING ST
HOUSE ST
WESTERN BLVD
EASTERN BLVD
NATIONAL DR
MILL ST
PRATT ST
NEW LONDON TPKE
WELLES ST
OAKWOOD DR
CHASE HOLLOW LN
FAIRFIELD LN
COMMERCE ST
WARNER CT
SYCAMORE ST
OAK ST
MAIN ST
DOUGLAS RD
WILLIAMS ST W
GEORGETOWN DR
NEIPSIC RD
GOODRICH RD
LINCOLN DR
HUBBARD ST
MEADOW RD
HAMPSHIRE DR
OLD STAGE RD
HALE RD
AUTUMN LN
MORGAN DR
CARRIAGE DR
TALCOTT RD
WOODBRIDGE RD
BUTTONBALL LN
ROBIN RD
FOUNDERS RD
GATES FARM RD
RAMPART DR
WHAPLEY RD
TALL TIMBERS RD
HILLCREST RD
FARMSTEAD LN
HIGHMEAD TRL
CIDER MILL RD
STANCLIFF RD
OVERLOOK RD
KNOB HILL RD
WOSELEY TER
PEACH TREE RD
COLEMAN RD
EVERGREEN LN
WOOD POND RD

PART I.E

Description of Land

The Site consists of two contiguous parcels of land located on the west side of Main Street totaling 315,674± s.f. (7.246± acres). The parcel with frontage on Main Street (2577 Main Street) is 170,151± s.f. (3.906± acres) and located in the Town Center Zone and Town Center Village District Overlay Zone, it contains the church, rectory, a three-car garage and the Knights of Columbus building. The second parcel, with frontage on Welles Street, Lot W-38A Main Street is 145,535± s.f. (3.341± acres) and located in the Town Center Zone and Flood Zone. The second parcel contains 55,000 s.f. of wetlands, a large area (6,000± s.f.) of invasive Japanese knotweed, a 25 ft. wide sewer easement in favor of the Town and an existing cell phone tower. The Site is bounded by Naubuc Green to the west, CVS to the north, Main Street to the east, and a former gas station, TD Bank drive-thru and Welles Street to the south.

There are 55,000± s.f. (1.27± acres) of wetlands on Site and the proposed development will disturb 1,920± s.f. (0.04± acres) of wetlands (none of which will be converted to impervious surfaces). The Applicant is proposing to enhance an area 26,136± s.f. (0.60± acres). There is 73,000± s.f. (1.68± acres) of the 100-foot upland review located on Site and the proposed development will disturb 58,000± s.f. (1.33± acres) of upland review area.

For a description of soil types please see the **Part II.D – Soil Scientist's Report**.

For a description of the wetlands and ponded area see **Part II.F – Wetlands/Watercourses Report**.

PART I.F

Purpose and Description of Proposed Regulated Activity

In recent years the congregation utilizing the Church's Main Street campus has grown due to local Church consolidation and general growth within the community, with the existing Parish Center and parking facilities no longer meet the needs of the congregation. The Applicant is therefore proposing a 2-story, 15,341 s.f. (main level: 8,355 s.f., lower level: 6,986 s.f.) building addition to the rear of the existing Church building. Approximately 1,020 s.f. of the existing structure will be demolished in order to make the building connection. The new addition will include new offices, classrooms, an assembly hall with kitchen, together with new bathroom facilities and a glass vestibule entry with elevator access to modernize and upgrade the facility. The Site is currently under parked by 39 parking spaces (192 parking spaces required per the Building-Zone Regulations, and 153 parking spaces existing on Site *see attached* Parking Chart). The Applicant is proposing to reconfigure and expand the existing parking lot along Main Street, and towards the west with the new construction of 106 additional parking spaces, for a total of 259 on-site parking spaces (please note that a 10.1% parking waiver will be requested from the Town Plan and Zoning Commission). Other proposed site improvements include a stormwater management basin with leaky berm, rain garden, parking lot islands with shade trees and the installation of full-cut off 16 ft. light pole mounted to a 2 ft. concrete base.

The proposed parking lot expansion includes activity within the wetland and upland review area. There are 55,000± s.f. (1.27± acres) of wetlands on Site and the proposed development will disturb 1,920± s.f. (0.04± acres) of wetlands (none of which will be converted to impervious surfaces). There is 73,000± s.f. (1.68± acres) of the 100-foot upland review located on Site and the proposed development will disturb 58,000± s.f. (1.33± acres). The Applicant is proposing to enhance an area of 26,136± s.f. (0.60± acres), in both the wetland and upland review area through several mitigation measures including planting plans for the stormwater management features and an invasive plant control plan. *For additional information, see Section 7.0 Mitigation Measures of the Wetland Impact Evaluation & Mitigation plan dated 10/29/2020 rev. 11-22-22 MWF and the site plans*

The Community of Saints Isidore and Maria at St. Paul Church Parking Chart

Existing Site Uses - 2022

Name	Use		Floor Area of Use for Parking Calculation	Parking Requirement	Parking Spaces Required	Parking Spaces Existing
Knights of Columbus	Club	1st floor	814 s.f.	§9.11.h - 1 sp. per 100 s.f.	8.14	
	Club	2nd floor	674 s.f.	§9.11.h - 1 sp. per 100 s.f.	6.74	
	Office	2nd floor	220 s.f.	§9.11.e - 1 sp. per 200 s.f.	1.1	
Rectory	Religious Quarters	Rectory Building	3 Beds	§9.11.c - 1 sp. per each 2 beds	1.5	
Church	Place of Worship	1st floor - nave	400 people (4,217 s.f.)	§9.11.i - 1 sp. per 4 seats	100	
	Place of Worship	1st floor - hall	180 people (1,984 s.f.)	§9.11.i - 1 sp. per 4 seats	45	
	Office	1st floor	2,238 s.f.	§9.11.e - 1 sp. per 200 s.f.	11.19	
	Conference Room	1st floor	214 s.f.	§9.11.e - 1 sp. per 200 s.f.	1.07	
	Office	Basement	879 s.f.	§9.11.e - 1 sp. per 200 s.f.	4.395	
	Public Assembly	Basement	40 seats (1,508 s.f.)	§9.11.f - 1 sp. per 3 seats in public assembly space	13.33	
				TOTAL	192	153

Proposed Addition

Name	Use		Floor Area of Use for Parking Calculation	Parking Requirement	Parking Spaces Required	Parking Spaces Proposed
Rectory	Religious Quarters	Rectory Building	3 Beds	§9.11.c - 1 sp. per each 2 beds	1.5	
Knights of Columbus	Club	1st floor	814 s.f.	§9.11.h - 1 sp. per 100 s.f.	8.14	
	Club	2nd floor	674 s.f.	§9.11.h - 1 sp. per 100 s.f.	6.74	
	Office	2nd floor	220 s.f.	§9.11.e - 1 sp. per 200 s.f.	1.1	
Church	Place of Worship	1st floor - sanctuary	400 people (4,217 s.f.)	§9.11.i - 1 sp. per 4 seats	100	
	Place of Worship	1st floor - wing	180 people (1,984 s.f.)	§9.11.i - 1 sp. per 4 seats	45	
	Office	1st floor	2,238 s.f.	§9.11.e - 1 sp. per 200 s.f.	11.19	
	Office	Basement	879 s.f.	§9.11.e - 1 sp. per 200 s.f.	4.395	
	Public Assembly	Basement	40 people (1,580 s.f.)	§9.11.f - 1 sp. per 3 seats in public assembly space	13.33	
Church Addition	Office	Lower Level	1,215 s.f.	§9.11.e - 1 sp. per 200 s.f.	6.075	
	Conference Room	Lower Level	241 s.f.	§9.11.e - 1 sp. per 200 s.f.	1.205	
	Classroom	Lower Level	2 Classrooms (1,554 s.f.)	§9.11.f - 3 spaces per classroom	6	
	Public Assembly	1st Floor	250 people (3,342 s.f.)	§9.11.o - 1 sp. per 3 seats	83.33	
				TOTAL	288	259*
						*10.1% Parking Waiver Required

PART I.M

Abutting Property Owners

2615-2639 MAIN STREET:
Glastonbury Retail, LLC
c/o Colvest Group Ltd.
1259 East Columbus Avenue, Suite 201
Springfield, MA 01105-2554

2584 MAIN STREET:
St. James Episcopal Church
2584 Main Street
Glastonbury, CT 06033-0206

2534 MAIN STREET
Litchfield Acquisition 1 LLC
P.O. Box 936
Glastonbury, CT 06033-0936

2510-2520 MAIN STREET
S2510 LLC
c/o Schwartz Realty
P.O. Box 773
Glastonbury, CT 06033-0733

2493 MAIN STREET & 105 WELLES STREET
Kinne A W and Son Inc.
c/o K. G. Ferrigno – Reid & Reige PC
One Financial Plaza 21st Floor
Hartford, CT 06103-2600

138 WELLES MAIN STREET
CAS ENTERPRISES LLC
43 Crown Ridge
Newington, CT 06111-4234

200 WELLES STREET and RANKIN ROAD
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

193 WELLES STREET
Glastonbury Interfaith Housing Corporation
c/o Barkan Management
121 W. Main Street
Rockville, CT 06066-3537

PART I.O

Alternatives

The Applicant considered multiple alternatives including parking around the cell phone tower and parking within a limited portion of the wetlands, which alternatives were explored at multiple Informal Meetings with the Agency. The current proposal causes less environmental impact as it does not propose a permanent wetland crossing and limits the disturbance to regulated areas that were previously disturbed by utility installations and areas with invasive vegetation, and results with no new impervious surfaces in the wetlands.

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

GIS CODE #: ____ ____ ____ ____ ____ ____ ____ ____ ____ ____
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street – 3rd Floor, Hartford, CT 06106

PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN: Year **Click Here for Year** Month **Click Here for Month**
2. ACTION TAKEN: **Click Here to Choose a Code**
3. WAS A PUBLIC HEARING HELD (check one)? Yes ☐ No ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:

   (type name) _____ (signature) _____

PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): **Glastonbury**

   Does this project cross municipal boundaries (check one)? Yes ☐ No ☒

   If Yes, list the other town(s) in which the action is occurring (type name(s)): _____, _____,

6. LOCATION (click on hyperlinks for information): USGS Quad Map Name: **53** or Quad Number: _____

   Subregional Drainage Basin Number: **4007**

7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): **Saints Isidore and Maria Parish Corporation**
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): **2577 Main St & Lot W-38A Main St**

   Briefly describe the action/project/activity (check and type information): Temporary ☐ Permanent ☒ Description: **Building addition and parking lot expansion together with associated site, stormwater management, lighting and landscaping improvements.**

9. ACTIVITY *PURPOSE* CODE: **D**
10. ACTIVITY *TYPE* CODE(S): **10**, **12**, **14**, **NA**
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):

    Wetlands: **0.04** acres Open Water Body: **0.00** acres Stream: **0.00** linear feet

12. UPLAND AREA ALTERED (type in acres as indicated): **1.33** acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): **0.60** acres

DATE RECEIVED: **PART III: To Be Completed By the DEEP** DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO


Part II.D
Forbes Village
Welles Village
Addison
GLASTONBURY CENTER
Glastonbury
Crow Point
Glastonbury Meadows
Red Hill
Saint James Cem
Glastonbury Green Cem
Our Saviour Cem
Saint Johns Cem
Old Church Cem
SITE
GLASTONBURY QUAD
2018
LANDERS RD
MAPLE ST
OCONNELL DR
BRITT RD
WOODMONT DR
BURKE ST
MANOR CIR
WESTERLY TER
TIMBER TRL
LEXINGTON RD
BARRINGTON WAY
GREAT SWAMP RD
CAMBRIDGE DR
TRINITY AVE
HEYWOOD DR
WORTHINGTON RD
ADDISON RD
CANDLEWOOD RD
PORTER ST
PUTNAM BLVD
PROSPECT ST
GRISWOLD ST
SPRING ST EXD
MILESTONE DR
SPRING ST
HOUSE ST
WESTERN BLVD
EASTERN BLVD
NATIONAL DR
MILL ST
PRATT ST
NEW LONDON TPKE
WELLES ST
OAKWOOD DR
CHASE HOLLOW LN
FAIRFIELD LN
SYCAMORE ST
COMMERCE ST
WARNER CT
OAK ST
MAIN ST
DOUGLAS RD
WILLIAMS ST W
GEORGETOWN DR
NEIPSIC RD
GOODRICH RD
LINCOLN DR
HUBBARD ST
MEADOW RD
HAMPSHIRE DR
OLD STAGE RD
HALE RD
AUTUMN LN
MORGAN DR
CARRIAGE DR
TALCOTT RD
WOODBRIDGE RD
BUTTONBALL LN
ROBIN RD
FOUNDERS RD
GATES FARM RD
RAMPART DR
WHAPLEY RD
TALL TIMBERS RD
HILLCREST RD
FARMSTEAD LN
HIGHMEAD TRL
CIDER MILL RD
STANCLIFF RD
OVERLOOK RD
KNOB HILL RD
HOSELEY TER
PEACH TREE RD
COLEMAN RD
EVERGREEN LN
WOOD POND RD
CAT MEADOW RD

PART II.D. – SOIL SCIENTIST'S REPORT

SOIL SCIENTIST & WETLANDS/WATERCOURSES REPORT THE COMMUNITY OF SAINTS ISIDORE AND MARIA AT ST. PAUL CHURCH 2577 MAIN STREET, GLASTONBURY, CT JULY, 2019

R. Richard Snarski, Registered Soil Scientist
Professional Wetland Scientist

NEW ENGLAND ENVIRONMENTAL SERVICES
155 JERRY DANIELS ROAD
MARLBOROUGH, CT 06647
PHONE (860)-918-1970
RICHSNARSKI@GMAIL.COM

Mark W. Friend, Professional Engineer
Registered Soil Scientist, LEED AP

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONNECTICUT 06033
PHONE (860) 659-0587
EMAIL MWF@MEGSONANDHEAGLE.COM

The purpose of this report serve as the Soils Scientist Report required as Part II.D of the Town of Glastonbury Inland Wetlands & Watercourses Agency Application for Permit. Part II.D requires a written report by the soil scientist of record to describe the details of the site investigation as well as the method for demarking the wetland limits. In response to a request by the Conservation Commission/Inland Wetlands & Watercourses Agency the wetland delineation on this site was established by two Soil Scientists to ensure accuracy. Therefore, the opinions in this report and the associated wetland delineation reflect the results of the work of both R. Richard Snarski, Registered Soil Scientist and Professional Wetland Scientist and Mark W. Friend, Professional Engineer, Registered Soil Scientist and LEED AP.

General

The wetland boundaries were originally delineated on September 14, 2017. The boundaries were demarcated with blue flagging numbered WL-1 through WL-34. The wetland boundaries were determined with the aid of a Dutch Hand Auger. The wetland boundaries were delineated along the limit of soils classified as poorly drained. At the time of the delineation, all herbaceous vegetation had been recently mowed, including the Japanese knotweed, to allow observation of the soil boundaries.

The established limits of poorly drained soils were verified during an onsite meeting with Glastonbury Environmental Planner Tom Mocko, Rich Snarski and Mark Friend on May 1, 2019. A hand auger was used at that time to examine the soil profiles.

During this visit it was noted small areas existed beyond the delineated wetland boundaries that were saturated to the soil surface. Some of these areas had shallow standing surface water. Because of these conditions, the attendees agreed shallow groundwater monitoring pipes should be installed to observe the persistence of groundwater in the upper solum. The goal was to determine if groundwater levels persisted at a depth shallow enough to create hydric conditions.

O--0 to 1 inches; black (10YR 2/1) moderately decomposed forest plant material.
A--0 to 8 inches; very dark grayish brown (10YR 3/2) fine sandy loam; pale brown (10YR 6/3) dry; weak medium granular structure; very friable.
Bw1--8 to 16 inches; yellowish brown (10YR 5/6) fine sandy loam; weak coarse granular structure; very friable.
Bw2--16 to 26 inches; yellowish brown (10YR 5/4) fine sandy loam; very weak coarse granular structure; very friable; very few fine roots; common medium distinct light brownish gray (10YR 6/2) and brownish yellow (10YR 6/6) redoximorphic features.
2C--26 to 30 inches; pale brown (10YR 6/3) loamy sand and few lenses of loamy fine sand; single grain; loose; many medium distinct light olive gray (5Y 6/2) and many prominent yellowish brown (10YR 5/8) redoximorphic features.

Some areas of these soils, immediately adjacent to the wetland soils, were observed to be saturated with shallow standing water in the fall of 2018 and spring of 2019. Consequently, monitoring of the groundwater was done during the start of the growing season in May and June of 2019.

The third area is in the northwesterly portion of the property in the area of the cellular tower. This area is not shown on the NRCS mapping but consists of aggregate fill, cell tower bases, fences and other appurtenances associated with the cell tower. The soils would be classified as Udorthents in most of this area with some remaining Ninigret profiles. A gravel connector drive is also located along the northerly portion of the site connecting the cell tower area to the main church parking lot.

Wetland Soils

The wetland area on the site is located in the westerly half of the property. It is in a very flat area west of the main parking lot and east of the cell tower area. A shallow pool is present in the south end of wetland adjacent to Welles Street which persists seasonally. This pool was the subject of a study over a two year period to determine if vernal pool species were breeding. The study indicated it did not contain vernal pool species. A separate report has been prepared detailing the results of that study.

July 1st, 2019. The results are shown below:

	Depth Below Surface to Static Water Table (Positive number = Standing water)				
Date	SP-1	SP-2	SP-3	SP-4	SP-5
5-6-19	-2"	5"	1"	-5"	-4"
5-13-19	-2"	3"	1"	0	0
5-20-19	-3"	1"	-2"	-6"	-6"
5-28-19	-2"	0"	-16"	-14" est*	-17"
6-3-19	-2"	1"	-11"	filled	-16"
6-10-19	-8"	-10"	filled	filled	-20"
6-10-19	**Reinstall SP's 3,4 & 5 which filled with silt during high GW**				
6-17-19	-4"	2"	-20"	-24"	-23.5"
6-24-19	-4"	0"	-15"	-20"	-19"
7-1-19	-5"	-11"	-27" dry	-28" dry	-28"

The results of the standpipe readings indicate potential hydric conditions in SP-1 & SP-2. Both of these are within a sanitary sewer easement and bank of communications lines and were found to contain disturbed soils.

Adjusted Wetland boundary

On July 2nd, 2019, Rich Snarski and Mark Friend revisited the site to observe the hydrology and vegetation established in the area. The timing was based on the conclusion of the May/June standpipe monitoring period. Vegetation was present that was not available for observation during the original soil delineation of poorly drained soils due to routine mowing.

As a result of the standpipe and vegetation observations the original wetland boundary was re-delineated in a small area to reflect persistent high groundwater levels and the presence of obligate herbaceous wetland plants. Two additional wetland flags were hung and numbered 1A and 1B.

More specifically, the groundwater levels witnessed in SP-1 and SP-2 persisted at levels indicating hydric conditions during May and June of 2019. In addition, four obligate wetland plants were observed (Cattail, Broom Sedge, Lurid Sedge and Soft Rush). Given the disturbed nature of the soils in this area, hydrology and vegetation must be relied on to establish the wetland boundary.

PART II.F – WETLANDS/WATERCOURSES REPORT

DAVISON ENVIRONMENTAL

Biodiversity Studies • Wetland Delineation & Assessment • Habitat Management • GIS Mapping • Permitting

Wetland Impact Evaluation & Mitigation Plan

The Community of Saints Isidore and Maria at St. Paul Church
Main Street, Glastonbury

Submitted To:

Mark Friend, P.E.
Megson, Heagle & Friend

Prepared By:

Eric Davison, PWS, PSS

Date:
October 29, 2020
REV 11-22-22 MWF

CONTENTS

ATTACHMENTS

1.0 INTRODUCTION

Davison Environmental, LLC has prepared this wetland impact evaluation on behalf of The Community of Saints Isidore and Maria at St. Paul Church ("Applicant") in conjunction with an application to the Town of Glastonbury for expansion of the existing parking lot ("Project") on a 1.27-acre property located at 2577 Main Street, in Glastonbury ("Site"). Please refer to Appendix A, Figure 1 – Location Map and Figure 2 – Aerial Map.

Davison Environmental, LLC inspected the Site on April 30, May 16 and 30, and June 20, 2018 and March 25, 30 and April 17, 2019. Site inspections were conducted to evaluate potential vernal pool habitat and the overall Site including uplands and previously delineated wetlands, and to develop mitigation strategies to protect wetlands.

2.0 PROJECT DESCRIPTION

The Site is primarily developed with a church and associated buildings, and parking. A cell tower facility is located in the easternmost portion of the property. The undeveloped western portion of the property is primarily comprised of wetlands (refer to Section 4.0).

2.1 Regulated Activities

Due to the needs of the proposed Project and the location and proximity of surrounding wetland and watercourse resources, activities are proposed in the regulated 100' upland review area (URA) of the Site as well as within wetlands. Table 1 provides a description of the proposed regulated activities.

Table 1: Regulated Activity Summary Table (Square Feet)

Location	Permanently Converted to Impervious	Grading Areas to be vegetated
Activity within Wetlands	~~3,550~~ 0	~~1,950~~ 1920
Activity within 100' Upland Review Area	~~22,340~~ 42,000	~~11,386~~ 16,000

3.0 WETLANDS

Wetland and watercourses were delineated by Mark Friend and Richard Snarski, Registered Soil Scientists. The delineated wetland is located west of the existing Site development and characterized by a forested and emergent vegetative cover types. The wetland drains from

FIGURE 1
Location Map
St. Paul Church
Glastonbury, CT

Legend

Site Boundary (approx)

Map Description
Parcel boundary taken from the CT DEEP GIS parcel layer. This map is intended for general planning purposes only.

SCALE
0 500 1,000 Feet
N

Davison Environmental, LLC
10 Maple Street
Chester, CT 06412
860-803-0938
DAVISON ENVIRONMENTAL

FIGURE 2
Aerial Map
St. Paul Church
Glastonbury, CT

Legend

Site Boundary (approx)

Map Description
Parcel boundary taken from the CT DEEP GIS parcel layer. This map is intended for general planning purposes only.

SCALE
0 50 100 Feet
N

Davison Environmental, LLC
10 Maple Street
Chester, CT 06412
860-803-0938

DAVISON ENVIRONMENTAL

north to south, from the northern property boundary, south towards a seasonally flooded wetland located along Welles Street. The wetland drains from the Site towards the southwest, via a culvert located near the edge of a parking area on the adjacent development.

Much of the wetland is disturbed, including areas that have been historically graded and shallowly filled. These disturbed areas have an open-canopy and are dominated by the invasive non-native Japanese knotweed (*Fallopia japonica*).

Portions of the wetland that are undisturbed remain forested. The tree layer consists of red maple (*Acer rubrum*), American elm (*Ulmus americana*), green ash (*Fraxinus pennsylvanica*) and scattered weeping willow (*Salix babylonica*). The shrub layer includes arrowwood (*Viburnum dentatum*), highbush blueberry (*Vaccinium corymbosum*) and multiflora rose (*Rosa multiflora*). The herb layer includes skunk cabbage (*Symplocarpus foetidus*), sensitive fern (*Onoclea sensibilis*), cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis*), clearweed (*Pilea pumila*), cattail (*Typha latifolia*) and jewelweed (*Impatiens capensis*). The density of these lower strata increases where the tree canopy is more open.

4.0 VERNAL POOL ASSESSMENT

Several vernal pool definitions have been developed by both regulatory authorities and conservation organizations. The Connecticut Department of Energy and Environmental Protection (CT DEEP) generally describes vernal pools on its website but cautions that the data provided is informational in nature and should not supplant regulations of municipal inland wetlands agencies. CT DEEP describes vernal pools as *"small bodies of standing fresh water found throughout the spring"* that are "*usually temporary"* and "*result from various combinations of snowmelt, precipitation and high-water tables associated with the spring season*". Vernal pools are essential breeding habitat for *Ambystomid* salamanders, wood frogs (*Rana sylvatica*) and fairy shrimp (*Eubranchipus spp.*). Seasonal spring flooding (multi-month) is required for successful vernal pool breeding.

Located within the southern portions of the wetland (bordering Welles Road) there is an area of seasonally flooded wetland that was inspected for vernal pool function. The area totals approximately 8,000 square feet of ponded area during the spring (see photo 3). This was the only portion of the wetland that contains a seasonally flooded hydroperiod that could support amphibian breeding. The remainder of the wetland has a hydrology that is saturated, as opposed to flooded.

but based on the very low number of egg masses observed, female frogs are likely present in very low numbers.

While no vernal pool species were noted, it is possible that historically such species were present prior to large-scale development and habitat fragmentation. Figure 2 clearly shows the isolated nature of this wetland. Presently, the limiting factors for vernal pool function are the lack of forest cover surrounding the wetland, the density of high-traffic roads surrounding the pool, and the lack of sufficient forest cover (which is utilized by vernal pool amphibians during the non-breeding season). Additionally, the water quality is likely impaired due to the direct discharge of untreated runoff from Welles Road.

5.0 WETLAND FUNCTIONS AND VALUES

The functions and values of the wetland area which will be subject to filling is summarized in Table 2 and discussed in Sections 5.2 and 5.3. The *Highway Methodology* recognizes 13 separate wetland functions and values, including: groundwater recharge/discharge, floodwater storage, fish and shellfish habitat, sediment/toxicant/pathogen retention, nutrient removal/retention/transformation, production export, sediment/shoreline stabilization, wetland wildlife habitat, recreational value, educational/scientific value, uniqueness, visual/aesthetic quality and threatened and endangered species habitat.

The degree to which a wetland provides each of these functions is determined by one or more of the following factors: landscape position, substrate, hydrology, vegetation, history of disturbance, and size. Each wetland may provide one or more of the listed functions at significant levels. The determining factors that affect the level of function provided by a wetland can often be broken into two categories. The effectiveness of a wetland to provide a specified function is generally dependent on factors within the wetland whereas the opportunity to provide a function is often influenced by the wetland's position in the landscape as well as adjacent land uses. For example, a depressed wetland with a restricted outlet may be considered highly effective in trapping sediment due to the long residence time of runoff water passing through the system. If this wetland is located in gently sloping woodland, however, there is no significant source of sediment in the runoff therefore the wetland is considered to have a small opportunity of providing this function.

6.0 WETLAND IMPACT EVALUATION

Expansion of the parking area will include activity both within the wetland itself as well as within the URA. Based on the current development scenario, these direct wetland impacts are unavoidable. Mitigation measures have been proposed to offset such impacts.

Indirect impacts to wetlands and watercourses are most commonly associated with degradation resulting from stormwater. Stormwater impacts include increased stormwater runoff volumes and increased pollutant loads. This occurs when runoff from impervious surfaces, lawns or other sources of pollutants (associated with developed land) are not properly treated. Stormwater impacts can easily be mitigated using stormwater treatment systems designed to both store and treat stormwater. This project has employed a stormwater *treatment train* (multiple interconnected treatment measures) designed to both *attenuate* stormwater volumes and *remove* stormwater pollutants. Measures proposed include:

- A rain garden will be constructed to pretreat runoff from the existing parking lot (where no treatment currently exists) then discharge that runoff to a sub-surface detention system;
- A wet-bottomed vegetated detention basin with a circuitous flow path designed to trap pollutants such as heavy metals and hydrocarbons (common pollutants associated with parking lots) as well as uptake nutrients.
- Planting of a multi-layered wetland buffer to include trees, shrubs and herbaceous plants (e.g., grasses, wildlflowers) to capture sheetflow runoff before it enters the wetland, promoting infiltration and pollutant removal.

Moreover, because the current Site contains no stormwater management measures treating the existing parking lot runoff, this redesign is expected to improve the quality of stormwater leaving the Site, despite the increase in total impervious surface.

The other primary impact considered during our evaluation was impacts to wetland-dependent wildlife, specifically vernal pool species. As discussed in Section 5.0, our surveys did not reveal the presence of vernal pool species at the Site. Due to the very small area of available habitat present (only 5 acres of undeveloped land are present), the highly fragmented nature of the surrounding landscape (i.e., lack of habitat blocks or wildlife corridors), and the presence of high-traffic roads surrounding the Site (representing high mortality zones), the wildlife likely to

within an area designated on the Site Plans as a *Wetland Enhancement Area*. Additionally, treatment will occur within/adjacent to the stormwater basin as needed to establish the basin vegetation. All Habitat Services devised a three-year herbicide control program, as outlined in their March 25, 2020 scope of work. Work includes administering the herbicide Imazapyr using backpack sprayers (foliar application) along with selective hand-wipe applications to control regrowth.

ATTACHMENT A

Site Photographs

Photo 1: view of wetland looking west from existing parking lot. Note dense Japanese knotweed.

Photo 2: central portion of non-forested wetland area.

Photo 5: existing wetland crossing access to cell tower (wider view)

Photo 6: cell tower facility. Looking northwest

ATTACHMENT B

Planting Installation and Maintenance Notes

Planting Installation Notes

1. A pre-construction meeting shall be conducted including site contractor, landscape contractor, and the project wetland scientist to coordinate invasive removal with grading and construction sequence.
2. All installed plants shall be native species from New England sources to the extent feasible. Cultivars or hybrids are not acceptable. Substitutions can be made if approved the wetland scientist.
3. Invasive non-native plant species in the basin area and associated upland review area shall be identified and/or tagged by the project wetland scientist to aid in eradicated and removed.
4. Herbicide applications necessary for invasive control shall be performed by a State licensed herbicide applicator.
5. Disposal of invasive plant material shall comply with CT DEEP "Guidelines for Disposal of Terrestrial Invasive Plants" https://cipwg.uconn.edu/wp-content/uploads/sites/244/2014/01/InvasivePlantDisposal_2014-01-23.pdf. Such material may be chipped and composted on site if done prior to flowering. If after flowering shall be disposed of offsite by being bagged, transported securely, and incinerated.
6. At limit of disturbance protect existing native trees to the extent feasible. Use orange construction fencing or equivalent as needed.
7. If the stormwater basin is used for a sediment trap during construction it shall be cleaned out before placement of soil mixes and/or topsoil.
8. The stormwater basin shall be amended with at least 6" of organic enriched topsoil (minimum 10% OM) in the basin bottom, which shall be free from Purple Loosestrife (Lythrum salicaria), Common Reed (Phragmites australis), or Reed Canarygrass (Phalaris arundinacea).
9. Stormwater basin slopes shall be amended with 6" of topsoil, which shall be free from Purple Loosestrife (Lythrum salicaria), Common Reed (Phragmites australis), or Reed Canarygrass (Phalaris arundinacea).
10. A 50:50 mix of weed-free leaf compost and sand shall be an acceptable substitute for natural topsoil. If used, the compost shall be tested for germination of weed seeds.
11. Rain Garden soil mix shall consist of 50-60% sand, 20-30% topsoil, and 20-30% weed free leaf compost or equivalent. The soil mix shall be placed 18" deep in the rain garden

3. Prune trees and shrubs as needed.
4. Do not add lime, fertilizer, herbicide or pesticides. The use of herbicide is restricted to invasive non-native plant control under the direction of a licensed herbicide applicator.

Invasive Plant Monitoring

Invasive species control requires adaptive management and there must be an ongoing part of the landscape management program. Best invasive plant species control practices shall be determined and implemented from a periodic review of the growing body of scientific literature on management of these species such as The Nature Conservancy website or the Connecticut Invasive Plant Working Group. These methods may include physical, chemical and biological The monitoring phase shall consist of:

1. Three-years of post-construction invasive species inspections by a qualified wetland scientist. Inspections will occur within areas of treatment (i.e., the portions of the wetland bordering the limits of disturbance, portions of the URA in and around the proposed plantings, and the stormwater basin and rain garden).

2. Monitoring will determine percent cover of invasive plant species in these areas. If invasive cover exceeds 20% a remedial action plan will be developed.

3. Annual monitoring reports, remedial action plan (if required) and implementation results (if required) shall be submitted to the Town of Glastonbury on or about December 31 of each year.

DAVISON
ENVIRONMENTAL

Biodiversity Studies • Wetland Delineation & Assessment • Habitat Management • GIS Mapping • Permitting • Forestry

July 21, 2019

Mark Friend, P.E.
Megson, Heagle & Friend
81 Rankin Road
Glastonbury, CT 06033

RE: Vernal pool survey
Proposed Parking Lot Expansion
St. Paul Church

Dear Mark Friend,

I have completed my survey of the wetlands on the above referenced site for the presence of vernal pools. *No vernal pools are present on the site*. The following summarizes my findings:

Vernal pool surveys began in 2018. On May 16 and 30, 2018, intensive dip-netting was conducted throughout the pool to search for larval amphibians. None were observed. However, because my work was initiated later in the annual vernal pool breeding cycle (i.e., beyond the point at which breeding choruses or egg masses could be recorded), we could not say conclusively that the site's wetland did not provide vernal pool function. As a result, we conducted additional surveys in 2019. Specifically, surveys timed to capture the breeding amphibian choruses and egg mass deposition period were conducted. Survey dates and weather coincided with the active vernal pool season as observed at other sites that I was surveying during this same time period. The timing of this 2019 work was such that all aspects of breeding activity would have been observed.

Site visits were conducted on March 25th and 30th and April 17th. In addition to surveying the onsite wetland I also surveyed the wetland south of Welles Road within the riverfront park where two pools are located as shown on attached Figure 1. My observations were as follows:

FIGURE 1
Aerial Map
2019 Vernal Pool Survey
St. Paul Church
Glastonbury, CT

Legend

- Site Boundary (approx)
- Wetlands Surveyed for Vernal Pools

Map Description
Parcel boundary taken from the CT DEEP GIS parcel layer. This map is intended for general planning purposes only.

SCALE
0 75 150 Feet
N

Davison Environmental, LLC
10 Maple Street
Chester, CT 06412
860-803-0938

DAVISON ENVIRONMENTAL

Certifications

- Certified Soil Scientist (Society of Soil Scientists of Southern New England)
- Certified Professional Wetland Scientist (Society of Wetland Scientists)

Relevant Publications & Projects

Publications

- Audubon Connecticut Important Bird Area Conservation Plan, Greenwich Point Park, Greenwich, CT 2016
- Town of Ridgefield Natural Resource Inventory, 2012 (co-author)
- Audubon Connecticut Important Bird Area Conservation Plan, Bent of the River Sanctuary, Southbury, CT, 2011
- Haines Pond Management Plan, Brewster, NY, 2010 (field biologist and co-author)
- Eastern Westchester Biotic Corridor: Northern Terminus Addendum, North Salem and Southeast, NY, 2010 (field biologist and co-author)
- Haines Pond Biodiversity Study, Brewster, NY, 2009
- Eastern Westchester Biotic Corridor: Titicus Reservoir, North Salem, NY, 2009 (field biologist and co-author)
- Audubon Connecticut Important Bird Area Conservation Plan, Northwest Park, Windsor, CT, 2007
- Town of Windsor Natural Resource Inventory, 2005 (field biologist and co-author)

Projects

- Breeding bird point-count surveys for CT Audubon, multiple sites in Connecticut and Rhode Island in 2010 and 2011
- Wetland delineation and biological surveys (of wildlife, vernal pool herpetofauna and breeding birds), including GPS and GIS mapping, on the following linear utility projects in 2015:
    - Frost Bridge to Campville 115-kV Project, Watertown to Harwinton
    - 3424 Line Reclamation Project, Portland and Glastonbury
    - 1779 Line Rebuild Project, East Hartford and South Windsor
    - 1770-1622 Line Maintenance Project, Southbury
    - 364 Line Maintenance Project, Haddam and East Haddam
    - 352 Line Reclamation Project, Woodbury to New Milford
    - 1682-1470 Lines (SW CT), Norwalk to Ridgefield
    - Distribution Line Removal, Branford to Guilford
    - 1900-1732 Line Maintenance Project, Torrington and Harwinton

Professional Affiliations

- Commissioner - Inland Wetlands and Watercourses Commission, Town of Chester, CT
- Board Member - Connecticut River Coastal Conservation District
- Member - Society of Soil Scientists of Southern New England
- Member - Society of Wetland Scientists

PART II.H

Alternatives

The Applicant considered multiple alternatives including parking around the cell phone tower and parking within a limited portion of the wetlands, which alternatives were explored at multiple Informal Meetings with the Agency. The current proposal causes less environmental impact as it does not propose a permanent wetland crossing and limits the disturbance to regulated areas that were previously disturbed by utility installations and areas with invasive vegetation, and results with no new impervious surfaces in the wetlands.

Return to:
Alter & Pearson
P.O. Box 1530
Glastonbury, CT 06033

PRIVATE CONSERVATION EASEMENT AGREEMENT

The purpose of a Private Conservation Easement is to protect in perpetuity significant natural features and to minimize the environmental impact of activities associated with land development within the Town of Glastonbury.

It is the responsibility of the property owner to be fully aware of all of the conditions contained in the Private Conservation Easement Agreement as expressed below. The Town of Glastonbury will vigorously enforce the conditions established herein.

THIS INDENTURE made this ___ day of _____, 2021, by and between **SAINTS ISIDORE AND MARIA PARISH CORPORAION**, a Connecticut religious corporation acting herein by _____, its _____, duly authorized, hereinafter called "Grantor," and the **TOWN OF GLASTONBURY**, a municipal corporation having its territorial limits within the County of Hartford and State of Connecticut, hereinafter called "Grantee."

WITNESSETH:

WHEREAS, the Grantor is the owner of real property, hereinafter described, situated in the Town of Glastonbury, County of Hartford and State of Connecticut, which Grantee, acting through its Conservation Commission, has determined it would be in the public interest to retain, maintain and conserve in its natural state; and

WHEREAS, the Grantee, acting through its Conservation Commission, has determined that the maintenance and conservation of the said property of the Grantor can best be accomplished by the securing by Grantee of a conservation easement over, across and upon the said property of the Grantor; and

WHEREAS, the Grantor is willing, in consideration of **ONE DOLLAR ($1.00)**, receipt of which is hereby acknowledged, and of possible reduction by Grantee of real property taxes on said property, to grant to said Grantee the easement and covenants as hereinafter expressed concerning said property, thereby providing for its maintenance and conservation.

NOW, THEREFORE, said Grantor does hereby give, grant, bargain, sell and confirm unto said Grantee, its successors and assigns forever, the right, privilege and authority as a Private Conservation Easement Agreement to perpetually preserve, protect, limit, conserve and maintain the land hereinafter described in its present natural condition. All covenants contained herein are deemed to run with the land.

6. The removal or disturbance of the Proposed Conservation Easement area temporary stakes prior to permanent marking, permanent iron pins or boundary markers, or any other field identifications of the Private Conservation Easement Area boundaries.

II. EXCEPTIONS

NOTWITHSTANDING ANY OF THE FOREGOING PROVISIONS:

1. The Grantor is permitted to plant and maintain a wetland enhancement area in accordance with the approved planting plan and planting notes and details. The wetland enhancement area lies partially within the Proposed Conservation Easement area, and is shown as "WETLAND ENHANCMENET AREA (W.E.A.)" on a map or plan filed as Map # _____on the Glastonbury Land Records titled, "SITE PLANTING PLAN #2577 & LOT W-38A MAIN STREET PREPARED FOR SAINTS ISODORE AND MARIA AT PARISH CORPORATION GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND CIVIL ENGINEERS & LAND SURVEYORS, LLC 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: MWF DRW. BY: PEJ DATE: 8-15-20 SCALE: 1"=20' SHEET 10 OF 13 MAP NO. 86-16-1PLP REV. 86-16-1PLP", which planting notes and details are on a map or plan filed as Map # _____ on the Glastonbury Land Records titled, "SITE PLANTING NOTES & DETAILS #2577 & LOT W-38A MAIN STREET PREPARED FOR SAINTS ISODORE AND MARIA PARISH CORPORATION GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND CIVIL ENGINEERS & LAND SURVEYORS, LLC 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: MWF DRW. BY: PEJ DATE: 8-15-20 SCALE: 1"=20' SHEET 11 OF 13 MAP NO. 86-16-1SPN REV. 12-23-20".

2. The Grantee, acting through its Conservation Commission, or its successor, may, upon written application of the Grantor, permit the construction, reconstruction, maintenance and repair within said premises of above-ground and below-ground public or private utilities, including sanitary sewer and/or water lines, subject to (a) demonstration of the need for the proposed activity within said premises; and (b) environmental review of the siting and proposed methods of installation and maintenance of such utilities.

3. The Grantee, acting through its Conservation Commission, or its successor, shall, upon written application of the Grantor, permit the removal of dead trees and dead brush from said premises in a manner acceptable to the Conservation Commission.

4. The Grantee, acting through its Conservation Commission, or its successor, may, upon written application of the Grantor, permit the pruning and thinning of live trees and brush on said premises.

Application by the Grantor for any approval provided for hereunder shall be made to the Conservation Commission, or its successor, and shall be in accord with the procedures established by the Conservation Commission, or its successor, in effect at that time.

Easement Area as closely as possible to its natural state. Such restoration shall include but need not be limited to:

a. replanting with trees, shrubs or other appropriate vegetation acceptable to the Conservation Commission;

b. removal of any debris, trash, garbage, ashes, waste, rubbish, silt, or unsightly or offensive material;

c. removal of any unauthorized buildings, signs, billboards, or other advertising, or other structures on or above-ground;

d. emplacement and maintenance of soil erosion and sediment controls; and

e. replacement by a land surveyor of any Private Conservation Easement markers which have been removed or disturbed.

Restoration shall be at the expense of Grantor and in accordance with plans developed by a qualified professional such as a landscape architect, land surveyor or a professional engineer, and approved by the Conservation Commission, or its successor.

4. If either the Grantor or any other person acting on behalf of the Grantor on the Grantor's property is found to have violated this Private Conservation Easement Agreement, the Conservation Commission, or its successor, can exercise its discretion, in accordance with applicable Town of Glastonbury Ordinances, and following notification to the Grantor and the Grantor's opportunity to be heard concerning a Finding of Violation, and to levy a daily fine until full restoration has been achieved and certified by the Conservation Commission or a duly appointed agency.

The foregoing Private Conservation Easement Agreement shall be permanent and binding upon the Grantor and its successors and assigns, except as hereinbefore set forth, and inure to the benefit of the Grantee, its successors and assigns.

TO HAVE AND TO HOLD the above-granted rights, privilege or authority unto said Grantee, its successors and assigns forever, to its and their own proper use and behoof.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first aforementioned.

SCHEDULE A

All that certain piece or parcel of land with the appurtenances thereto situated in the Town of Glastonbury, County of Hartford and State of Connecticut, and being shown and designated on a certain map or plan entitled, "BOUNDARY MAP #2577 & LOT W-38A MAIN STREET PREPARED FOR SAINTS ISODORE AND MARIA PARISH CORPORATION GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND CIVIL ENGINEERS & LAND SURVEYORS, LLC 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: MWF DRW. BY: ZTA DATE: 8-15-20 SCALE: 1"=40' SHEET 3 OF 13 MAP NO. 86-16-1BDY REV. 12-23-20", which map or plan is filed as Map # _____ on the Glastonbury Land Records, and to which reference may be had.

The Private Conservation Easement lies on **Lot W-38A Main Street (Tax Assessors ID D5/4140/W0038)**, and is shown and designated on said map as "PROPOSED CONSERVATION EASEMENT" and is more particularly bounded and described as follows:

Beginning at a proposed iron pin in the northerly street line of Welles Street;

Thence running S 79°29'42" W a distance of 86.82 feet along the northerly street line of Welles Street to a proposed iron pin;

Thence running N 26°04'50" W a distance of 338.23 feet to a proposed iron pin;

Thence running S 79°28'53" W a distance of 59.37 feet to a proposed iron pin;

Thence running N 10°31'04" W a distance of 151.15 feet to a proposed iron pin;

Thence running N 59°59'09" E a distance of 49.94 feet to a proposed iron pin;

Thence running N 73°43'53" E a distance of 92.19 feet to a proposed iron pin;

Thence running S 09°42'04" E a distance of 14.13 feet to a proposed iron pin;

Thence running S 18°37'56" W a distance of 55.81 feet to a proposed iron pin;

Thence running S 23°30'42" W a distance of 37.66 feet to a proposed iron pin;

Thence running S 02°23'41" W a distance of 57.85 feet to a proposed iron pin;

Thence running S 43°18'16" E a distance of 30.26 feet to a proposed iron pin;

Thence running N 81°44'34" E a distance of 56.72 feet to a proposed iron pin;

Thence running S 12°38'55" E a distance of 49.92 feet to a proposed iron pin;

PART II.J

Management Practices and Mitigation Measures

Management practices relating to erosion and sedimentation control will be utilized for the development of the Site. E&S plans and notes are included directly on the plans submitted with this application. The stormwater system design includes best management practices; see the submitted *Hydrology and Hydraulics Engineering Report*, for additional information. For additional information, *see Section 7.0 of the Wetland Impact Evaluation & Mitigation plan dated 10/29/2020 rev. 11-22-22 MWF.*

The following "green design" and/or sustainable elements are also proposed:

1. Construction Pollution Prevention - ESC measures that prevent soil erosion, sedimentation
2. Stormwater Design Quantity
3. Stormwater Design Quality
4. Light Pollution Reduction - Site Lighting dark-sky compliant fixtures
5. Use of Native Plant Materials in Landscaping Plan

PART II.K

Fill Material

Fill material includes the following:

- Processed stone
- bituminous pavement and clean gravel
- topsoil

PART II.M

Consistency with Plan of Conservation and Development

Town of Glastonbury 2018-2028 Plan of Conservation and Development:

Please note that the Site is within the Town Center (Planning Area 4).

1. Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity. When feasible, apply these techniques to improve existing conditions and incorporate a Town-wide inspection, maintenance and improvement program. *Page 23 – Town Wide Policies, 5. Stormwater Management, a.*
2. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites. *Page 23 – Town Wide Policies, 6. Commercial Development, a.*
3. Support innovative stormwater management techniques and Low Impact Development (LID) standards for commercial construction. *Page 23 – Town Wide Policies, 6. Commercial Development, c.*
4. Storm drainage systems to be upgraded. *Page 44 - Planning Area Four, Policies, Stormwater Management 1.*
5. Encourage treatment of stormwater runoff from both pervious and impervious surfaces. *Page 44 - Planning Area Four, Policies, Stormwater Management 2.*