

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
MEETING MINUTES OF THURSDAY, JANUARY 12, 2023**

The Glastonbury Conservation Commission (Inlands Wetlands & Watercourses Agency), with Ms. Suzanne Simone, Environmental Planner, in attendance, held a Meeting via ZOOM video conferencing.

ROLL CALL

Commission Members-Present

Frank Kaputa, Chairman
Mark Temple, Vice-Chairman
Kim McClain, Secretary
Brian Davis
Vacancy

Commission Members – Excused

Anna Gault Galjan
James Parry

Chairman Kaputa called the meeting to order at 6:32 P.M. and explained the public meeting process to the applicants and members of the public.

I. FORMAL ACTION & RECOMMENDATION

1. Application of the Saints Isidore and Maria Parish Corporation (aka Saint Paul’s Church) for: an inland wetlands & watercourses permit; and a recommendation to the Town Plan & Zoning Commission for a Section 12 Special Permit with Design Review concerning an expansion of its parking lot and a building addition at 2577 & Assessor’s Lot W-38A Main Street – Town Center Zone – Megson, Heagle & Friend, C.E. & L.S., LLC – Davison Environmental, consultants – Alter & Pearson, LLC

Attorney Meghan Hope of Alter & Pearson, LLC displayed an updated plant list. She explained that the items highlighted in green are added native varieties. Approximately sixty-two percent of the plantings proposed on-site will be native. Mr. Mark Friend of Megson, Heagle & Friend, C.E. & L.S., LLC, stated that they tweaked a few things on the plans which have no impact to the wetlands or upland review area. Ms. Hope reiterated that very few changes have been made and said that they are happy to answer any questions.

Chairman Kaputa asked for the acreage of the proposed conservation easement. Ms. Hope replied that the conservation easement measures 1.235 acres. Mr. Kaputa asked about the impervious calculations. Ms. Hope detailed the zoning information. The existing total building coverage is approximately 21,057 square feet (6.7%). The proposed total building coverage is approximately 28,446 square feet (9.0%). The existing total pavement coverage is approximately 78,980 square feet (25%). The proposed total pavement is approximately 95,857

square feet (30.3%). The existing open space is approximately 215,637 square feet (68.3%). The proposed open space is approximately 191,371 square feet (60.7%). The minimum open space requirement is 15 percent.

Mr. Kaputa asked the applicants if they spoke to the Town Plan and Zoning Commission (TPZ) about the parking waiver. Ms. Hope explained that a 10 percent waiver seemed palatable to the TPZ. She thanked Ms. Simone for the draft supporting the parking waiver. The Commissioners also thanked Ms. Simone for drafting the statement of support for the parking waiver. Commissioner Davis thanked the applicants and noted that they have finally arrived at a solution where all parties are happy.

Motion by: Secretary McClain

Seconded by: Commissioner Davis

MOVED, that the Inland Wetlands and Watercourses Agency grants an inland wetlands and watercourses permit to Saints Isidore and Maria Parish Corporation for a building addition and parking lot expansion at 2577 Main Street and Lot W-38A Main Street, in accordance with plans entitled “Site Plan #2577 Main Street and Lot W-38A Main Street, Prepared for Saints Isidore and Maria Parish Corporation, 2577 Main Street, Dated November 1, 2022”, 15 Sheets, and in compliance with the following stipulations:

1. Permittee is responsible for the proper installation, maintenance and consistent monitoring of the sediment and erosion controls and stabilization measures. Permittee shall inspect the sediment and erosion controls and stabilization measures a minimum of once a week and within 24 hours prior to a forecasted rain event, and within 24 hours of the end of a weather event producing a rainfall amount of 0.5 inch or greater, to be conducted throughout the construction phase and until the site is vegetatively stabilized. The Environmental Planner is hereby authorized to require increased inspections and additional soil erosion and sediment controls and stabilization measures as warranted by field conditions.
2. The wetland boundary shall be identified by flagging and protected with high visibility fencing prior to commencement of sitework for the removal and expansion of the parking lot.
3. The Construction Sequence shall be stringently adhered to.
4. Material shall not be temporarily or permanently stockpiled nor deposited within wetland area or conservation easement area.
5. Trees identified to remain in the landscape, as detailed in the above referenced plans, shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
6. Educational plaques/boards describing the value and importance of wetlands shall be placed in a visible and accessible location, the display and location to be approved by the Environmental Planner.

7. The Town Engineer review, dated January 4, 2023, shall be adhered to and the changes to the berm separating the sediment forebay shall be incorporated into the final design.
8. The permit is valid for 5 years from date of issuance, and shall expire on January 12, 2028.

Result: Motion passes unanimously. (4-0-0)

Motion by: Secretary McClain

Seconded by: Vice-Chairman Temple

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of the application of Saints Isidore and Maria Parish Corporation for a building addition and parking lot expansion at 2577 Main Street and Lot W-38A Main Street, in accordance with plans entitled "Site Plan #2577 Main Street and Lot W-38A Main Street, Prepared for Saints Isidore and Maria Parish Corporation, 2577 Main Street, Dated November 1, 2022", 15 Sheets, and in compliance with the following stipulations:

1. Permittee is responsible for the proper installation, maintenance and consistent monitoring of the sediment and erosion controls and stabilization measures. Permittee shall inspect the sediment and erosion controls and stabilization measures a minimum of once a week and within 24 hours prior to a forecasted rain event, and within 24 hours of the end of a weather event producing a rainfall amount of 0.5 inch or greater, to be conducted throughout the construction phase and until the site is vegetatively stabilized. The Environmental Planner is hereby authorized to require increased inspections and additional soil erosion and sediment controls and stabilization measures as warranted by field conditions.
2. The Construction Sequence shall be adhered to.
3. Changes to the planting plan reviewed by the Conservation Commission shall be forwarded to the Environmental Planner to verify the plant species substitutions are consistent with the design purpose (e.g. trees to provide shade for the asphalt parking area) and the Conservation Commission preference for native plant species.
4. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required, confirming that the landscape plantings were installed in conformance with the approved landscape plan.
5. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
6. Additionally, the Conservation Commission supports this design proposal and parking plan, as it does not include the permanent loss of wetland soil and incorporates a design to treat stormwater before discharge into the surrounding wetlands. The Commission is aware this design could only be achieved through the granting of a waiver from the zoning requirements for parking.

Result: Motion passes unanimously. (4-0-0)

The Commission thanked the applicants for their hard work and wished them luck. The applicants thanked the Commission.

II. INFORMAL DISCUSSIONS

Proposed new animal shelter at 340 Hubbard Street – demolition of existing building and shed and construction of new, 2,100 square foot building – Reserved Land – Will Walter, PE for Alfred Benesch & Company – Dave Sacchitella for the Town of Glastonbury

Mr. Dave Sacchitella, Building Superintendent of the Town of Glastonbury, explained that they are replacing a 1,600-square foot dog pound and a 100 square foot shed with a new 2,100 square foot building, which includes a rattlesnake control area and a component for cats. He noted that the barking and noise will be away from the residential area. Mr. Sacchitella stated that a goal is to create a net-zero building (a building that generates its own energy). He explained that the roofline will be designed to ensure that it is compatible with solar. Mr. Sacchitella noted that some trees will need to be removed. He explained that the drainage system dates back to 1969 and the site is connected to the Town sewer system. He noted that employees will have lockers, restrooms, and an ADA compliant restroom. Mr. Sacchitella added that the goal is to meet the guidelines for animal shelters in the State.

Mr. Will Walter, PE of Alfred Benesch & Company, said that another existing shed will be relocated. He noted that the proposed building will be larger and will include outdoor, enclosed dog runs. Mr. Walter stated that they plan on enlarging the driveway and will put in a total of 7 parking spots, including an ADA compliant handicap spot. He added that they are proposing a concrete walkway. He noted that the area will be fenced in and will not result in dogs escaping during the drop-off process.

Mr. Walter noted that it is a simple site plan. He explained that the site will utilize an oil, water, and grit separator which separates out waste. Mr. Walter noted that they will put in native trees, including shade and ornamental varieties. He explained that the runoff will be treated before it flows into the wetlands. He noted that they have revised the engineering plans which include two, above-ground bio-infiltration systems and rain gardens. Mr. Walter said that they have conducted test pits and reiterated that any discharge flowing into the wetlands will be treated. Mr. Walter stated that the stormwater volume will be equal or less than the existing conditions.

Mr. Davis asked what is being stored in the sheds. Mr. Sacchitella replied that the sheds belong to Hartwell Soccer and are used to store soccer equipment. He noted that they have contacted Hartwell Soccer and asked them to relocate the sheds. Mr. Sacchitella explained that the plans are to increase security and relocating the sheds will aid in site security. Vice-Chairman Temple asked about the height of the proposed fence and noted that 6 feet is the allowable height. Ms. Simone explained that, since the site is a dog containing area, a taller fence may be allowable. She noted that she will look into it and get back to the Commission. Mr. Temple asked about the location of the downspouts. Architect Bryce Sens, with Friar Architecture, explained that the

building will have a pitched roof and the downspouts will be on both sides. Mr. Walter stated that the water will not pool. Mr. Temple noted that the water will need to be directed into the rain garden. He asked the applicants to provide more details on the drainage system and the storm and waste water separator. Mr. Temple commented that currently everything is directed into the sanitary sewer. Mr. Walter replied that is correct and noted that the plans meet the Connecticut Building Code.

Mr. Temple asked the applicants to label the upland review area on the plans. He remarked that they mentioned that the surrounding area is all upland review and noted that it would be nice to have plans that are more clearly labeled. Mr. Temple stated that the Commission would like to see a detailed discussion and presentation on the surface flows and where they are being directed. Mr. Walter noted that they are putting together a drainage report with contours and drainage information. Mr. Davis asked if there was a curb on the south side of the plans. Mr. Walter replied yes and explained that the curb will be flush with the handicap parking.

Mr. Kaputa asked the applicants to explain the separator in more detail. Mr. Walter explained that the mechanism has a grit separator and will allow for at least 24 hours for dog waste, fur, kibble and debris to settle. He noted that the flow is captured and treated before being released. Mr. Kaputa asked Ms. Simone if a wetlands permit is required. Ms. Simone explained that, at this point, they do not have all of the details and added that if any activity occurs near flag point #8 a wetlands permit will be required. She noted that, if the activity is away from flag point #8, the activity will be in the upland review area. Ms. Simone explained that other factors like clearing of trees close to the wetlands would require a wetlands permit.

Mr. Kaputa noted that the Commission would like to have as many native plants as possible. Mr. Walter asked Ms. Simone about the next steps. Ms. Simone noted that the permit depends on the final design plan. She added that it could be a staff-administered permit or a wetlands permit that is granted by the Commission. Ms. Simone noted that the applicants will also need to go before the TPZ. Mr. Walter said that they will complete the design and grading plans soon. Ms. Simone noted that the applicants are going before the Architectural Site Design & Review Committee (ASDRC) next.

Mr. Davis asked the applicants to be prepared to make possible adjustments to the building and to be receptive to the constructive criticism that will come from ASDRC. Mr. Sens noted that it is a utilitarian building designed to capture solar energy. He stated that the well-being of the inhabitants of the building is their priority. Mr. Sens noted that they are open to constructive criticism. Mr. Davis explained that the ASDRC wants all buildings to be reflective of the character of the Town. Ms. Simone noted that the Town is aware that ASDRC will have feedback and added that is why the applicants are presenting informally.

Secretary McClain remarked that it is exciting to create a net-zero building. She noted that the area is heavily wooded and the building can blend in with the natural surroundings. Ms. McClain noted that the High School is across the way and suggested an opportunity for the students to get involved and create a wildlife mural. She noted that former Conservation Commission member, Helen Stern, was a supporter of rattlesnakes. She suggested for the snake

enclosure room to be named after Helen Stern. Ms. McClain noted that there is a shade tree and asked the applicants to consider adding another. She remarked that it is always better to add more shade trees and suggested a location near the handicap parking. Ms. McClain asked if the proposed animal control building design will meet the standards of humane treatment of animals. Mr. Sens confirmed that it will meet the standards. Mr. Davis asked the applicants to detail the plans for the solar panels. Mr. Sens explained that the pitched roof is south facing, designed to maximize the roof area. Ms. McClain remarked that the project is exciting.

Mr. Sacchitella announced that the proposed net-zero animal control center will be the first in the state. Ms. Simone asked the Commission if they can provide biographical information on Helen Stern. The Commission discussed Helen Stern's contributions to the Board of Education, the Town of Glastonbury, and the Conservation Commission. The Commissioners liked Secretary McClain's idea of naming the rattlesnake enclosure area after Helen Stern. Mr. Kaputa asked the applicants to develop a set of plans that show the water flow. He also asked them for a detailed plant species list. Mr. Davis remarked that he loves that the proposed building will be the first net-zero animal control center in the state. Ms. McClain agreed. The applicants thanked the Commission.

III. APPROVAL OF MINUTES – Meeting of December 8, 2022- Tabled

IV. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS

Mr. Bruce Bowman of 62 Morgan Drive noted that he would like to discuss the Town plans for putting in artificial turf. Mr. Bowman remarked that the application regarding the animal control center is exciting and asked the Commission to consider solar canopies as well. He noted that artificial turf is being proposed in the Town Capital Improvement Plan. Mr. Bowman said that he has a number of concerns that may or may not fall under this Commission's purview. He stated that artificial turf is made up of polyethylene grass blades which produce methane off-gas as well as PFAs pollutants. Mr. Bowman is concerned about the environmental impact of microplastics and PFAs. Mr. Bowman noted that another alternative to the artificial turf is using ground up tires and virgin rubber. He remarked that this also causes off-gassing. Mr. Bowman said that the Town has had the football field for 15 years and asked if the Commission has a say in which vendors or materials to use. Mr. Bowman remarked that he hopes the Commission will provide their expertise to the Town and guide them on this issue. He thanked the Commission for listening to his comments and he is happy to take questions.

Mr. Temple stated that 3M has not produced PFAs in years. Mr. Bowman noted that he respectfully disagrees and added that 3M will stop PFAs usage in 2025. Mr. Temple noted that the Connecticut Department of Energy & Environmental Protection did a study in 2010 or 2012 on the usage of artificial turf. The study suggests that towns and sports facilities consider detention basins to absorb the metals. Mr. Temple remarked that it is a balance of site use and site protection. He noted that there are opportunities like the detention basin that can offset some of the impact. Mr. Temple reiterated that 3M has stopped using PFAs. Mr. Bowman noted that it took a long time for the public to realize that PFAs are harmful and announced that a bill is being proposed by a number of people in the State of Connecticut to ban artificial turf.

Mr. Kaputa sent the group an article with information that states 3M will stop producing PFAs in 2025. Mr. Temple remarked that a regular field is more expensive to maintain. Mr. Bowman raised the point that a natural fertilizer can be used instead of a chemical variety adding that natural grass is the lesser evil. Mr. Davis thanked Mr. Bowman for raising the issue and noted that he will do his own research.

Mr. Bowman noted that Quinnipiac University installed cork fields which did not perform well in the long-term because of the weather conditions. Mr. Bowman said that there is a higher cancer rate for soccer goalies because of their close proximity to the artificial turf. Ms. McClain thanked Mr. Bowman for bringing up the issue. Mr. Bowman added that some coaches are concerned about the health effects of artificial turf. He noted that there are signs near the artificial turf field that warn not to have an open drinking container or to eat, and to take a shower in order to remove the toxic materials. Mr. Davis stated that great strides have been made, and those signs and warnings are from a decade ago. Mr. Bowman reiterated that a bill was introduced last week that would prohibit the usage of artificial turf. He explained that artificial turf cannot be recycled and ends up in a landfill with no re-processing. Ms. McClain noted a good point was made about detention basins and stated that they should do everything they can to protect the environment. The Commission discussed the issue further and agreed to look into inviting an expert to speak on the issue. Mr. Davis and Ms. McClain thanked Mr. Bowman again for bringing up the issue. Mr. Bowman thanked the Commission for their time.

V. OTHER BUSINESS

1. Conservation Commission Guidance Document Draft

Ms. Simone reviewed the changes to the document. The Commissioners thanked Ms. Simone for her hard work on the document. The Commission was in agreement that the new one-page document is concise and provides developers with detailed information on the expectations. There was a suggestion to change the wording of the passage that states: “Applicants should use the Connecticut Botanical Society Native and Naturalized Vascular Plants of Connecticut checklist.” Some of the Commissioners noted that it sounds ambiguous and reads as a requirement to use just that source. The Commissioners suggested inserting the wording “a guideline, or a point of reference.” Ms. Simone agreed to change the wording.

2. Acceptance of the 2023 Meeting Calendar

Motion by: Vice-Chairman Temple

Seconded by: Secretary McClain

MOVED, that the Conservation Commission accepts the 2023 Meeting Calendar.

Result: Motion passes unanimously. (4-0-0)

3. Chairman’s Report - None

4. Environmental Planner's Report

Ms. Simone updated the Commission on the project that involves compiling the conservation easement agreements and tying them to the town GIS. She noted that she has made good headway and has researched up to 2003. Ms. Simone remarked that she found it interesting that the first conservation easement was granted by the Town in 1972. She noted that the Town has set the pace for the expectation. The Commissioners thanked Ms. Simone for her work.

With no other business to discuss, Chairman Kaputa adjourned the meeting at 7:56 P.M.

Respectfully Submitted,

Nadya Yuskaev

Nadya Yuskaev
Recording Secretary