

MEMORANDUM

**FORMAL ACTION: AGENDA ITEM 1
MEETING OF FEBRUARY 9, 2023**

To: **Conservation Commission/Inland Wetlands and Watercourses Agency**

From: Suzanne Simone, Environmental Planner

Date: February 2, 2023

Re: Recommendation to the Town Plan and Zoning Commission for a Section 12 Special Permit with Design Review concerning a new animal shelter at **340 Hubbard Street** with the demolition of existing building & 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**

Attachments: Applicant’s Narrative, January 27, 2023

Plan Set, January 20, 2023

Engineering Department Comments, Dated February 1, 2023

Proposal

The applicant seeks a favorable recommendation from the Conservation Commission to the TPZ for the construction of a new animal shelter to be located behind the Glastonbury High School campus at 340 Hubbard Street. The existing building will be removed and replaced with a new building. The animal shelter will accommodate dogs, cats and timber rattlesnakes.

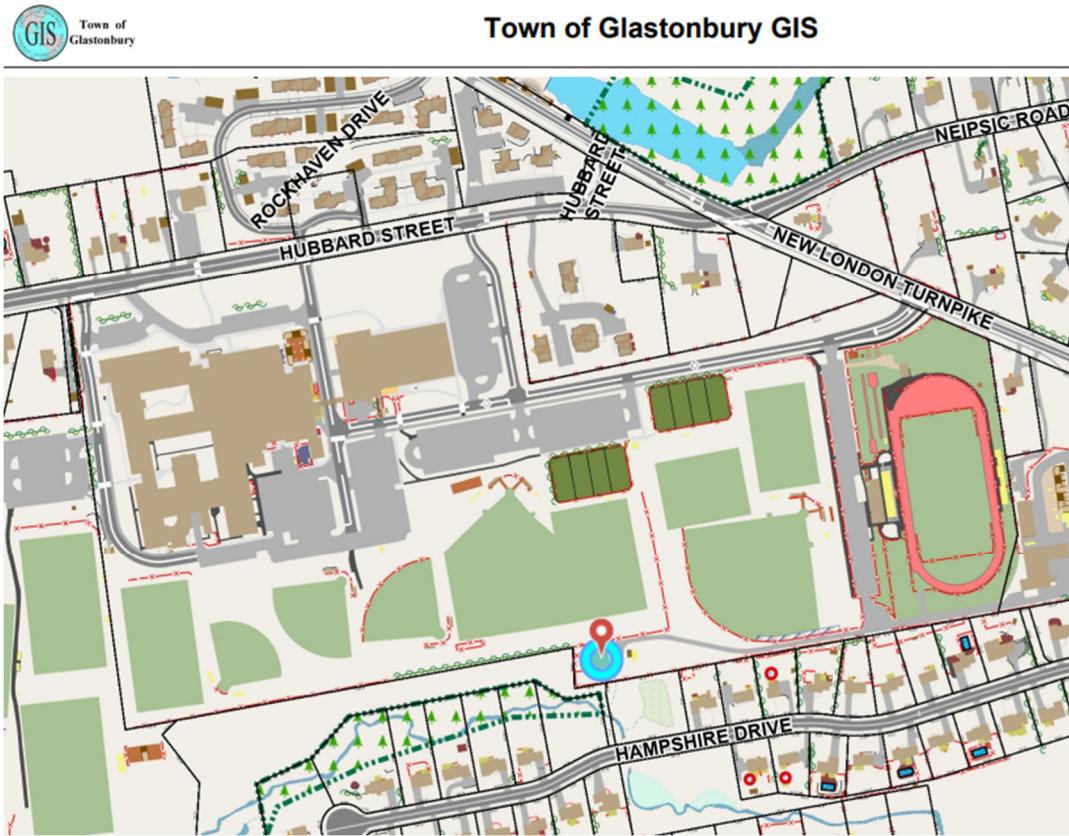
The plan set is labeled “Issued for Wetlands Permit”, however this submission is not an IWWA application. The materials submitted are associated with the TPZ application and the Commission is asked to review for a favorable recommendation to the TPZ.

Review

Site Description

The 0.64 acre property is located on the south side of Hubbard Street behind the high school campus. The residential neighborhood of Hampshire Drive abuts this parcel to the south. The current animal shelter building is approximately 1,642 square feet and will be replaced with a 2,000 square foot building. Wetland soils identified on the map were field delineated and are located to the south of the proposed building. The existing building and proposed building measure 20 feet from delineated wetlands. Grading is not proposed between the proposed building and the wetlands. The trees buffering the wetland are proposed to remain in the landscape. No direct impacts are proposed within a wetland area, the activity within the upland area qualifies for an administrative permit for upland review area activity. The property is not encumbered by a conservation easement. Private conservation easements off site to the south provide a buffer between the animal shelter building and the watercourse neighboring the parcel.

Town GIS base map showing building proximity to the high school campus and 2022 aerial:



State-Listed Species

The property is not identified as an area of interest in the December 2022 Natural Diversity Database map edition.

Soils and Erosion Control

The soil type description on the town GIS and USDA Websoil Survey show the general location of wetland soil. The field delineated soil survey locates wetland soil along the south border of the property, not located within the area of building removal or construction and reduced in area coverage than shown on the general mapping sources. The building area is comprised of Urdorthent soil, associated with fill soil and is moderately well drained with moderately high runoff potential. The erosion control plan (Sheet C1.0) locates silt fence surrounding the temporary soil stockpile and following the delineated wetland, installed to the north of the numbered wetland flags.

Construction activity on site should not lead to sedimentation and erosion when employing erosion controls as shown on the proposed plan, which are consistent with the 2002 CT E&S Guidelines.

Water Quality

The stormwater management plan incorporates two rain gardens; rain garden #1 is a linear shape along the west of the building and rain garden #2 is a square shape to the east of the building, adjacent to the row parking spaces.

Roof leader pipe #1 connects to rain garden #1 to the west of the building. A curbless catch basin collects water in the paved parking lot to the west of the building and discharges into the rain garden. Roof leader pipe #2 connects to rain garden #2 to the east of the building.

Landscape and Lighting Plan

The design plans, including the landscape plan and plant list, were initiated prior to the Conservation Commission adopted the January 12, 2023 Guidance Document, the applicant received feedback on the schematic plan at the January 12, 2023 Commission meeting.

The planting plan (Sheet C2.0) locates three trees to be planted to the north of the proposed building and shrubs to the west of rain garden #1. No tree removal or planting is proposed along the wetland corridor. Grass plants are proposed to be planted along the southeast corner of the building.

The Engineering Department comments (February 1, 2023) identifies that the rain gardens are not shown on the landscape plans. The landscape plan sheet specifies seed mix but does not identify where the seed mix is to be applied and how the two rain gardens will be planted and maintained.

The lighting plan (Sheets C4.0 and C5.0) locates two, seven-foot tall, pole-mounted LED lights at the west and east corner of the row of parking spaces. The photometric plan indicates that light will not trespass beyond the property boundaries.