

Town of Glastonbury Conservation Commission Guidance Document

The Town of Glastonbury Conservation Commission (Commission) provides review and recommendation to the Town Plan and Zoning Commission (TPZ) for land use development projects. In the role of providing technical review and support to the TPZ, the Commission has identified key elements expected to be included in the permit application.

Renewable Energy Resources and High Efficiency Heating/Cooling

Applicants should prioritize the incorporation of solar energy, geothermal heating/cooling and high efficiency heat pump heating/cooling into the design. If the proposed plan lacks such detail the applicant should be prepared to document that renewable energy sources and environmentally friendly heating/cooling were considered and evaluated for the proposed project.

Electric Vehicle Charging Capability

CT Public Act 22-25 requires electric vehicle (EV) charging infrastructure in new commercial and multifamily residential developments. Plans shall include the required charging infrastructure in accordance with the state statute:

On and after January 1, 2023, a municipality shall require each new construction of a commercial building or multiunit residential building with thirty or more designated parking spaces for cars or light duty trucks to include electric vehicle charging infrastructure that is capable of supporting level two electric vehicle charging stations or direct current fast charging stations in at least ten per cent of such parking spaces. A municipality may, through its legislative body, require any such commercial building or multiunit residential building to include such electric vehicle charging infrastructure in more than ten per cent of such parking spaces.

Native Plants

Landscape plans presented to the Commission should prioritize native plants. The Commission recognizes the ecological importance of native plants which help preserve animal biodiversity, contribute to healthy soil, and require less fertilizer, pesticides, and water than non-native plants. It is recommended applicants refer to the Connecticut Botanical Society *Native and Naturalized Vascular Plants of Connecticut Checklist*. <https://sites.google.com/a/conncoll.edu/vascular-plants-of-connecticut-checklist/home/electronic-versions-of-connecticut-checklist?authuser=0>

If proposing plants not on the above checklist, applicants need to verify the proposed plant species are not on CT Non-native Invasive Plant Species List: <https://cipwg.uconn.edu/wp-content/uploads/sites/244/2022/11/CT-Invasive-Plant-List-2018Scientific-Name.pdf>

Lighting

Outdoor lighting should be dark sky compliant (full cut off). Lighting fixtures certified as Dark Sky Friendly are widely available and identified in the retail market by the seal of approval (below), details and requirements can be viewed at www.darksky.org. The lighting plan should depict the measurement in footcandles extending beyond the property boundaries until the measurement reaches 0.0 footcandles.



January 12, 2023