

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
MEETING MINUTES OF THURSDAY, FEBRUARY 9, 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

Anna Gault Galjan

James Parry

Vacancy

Chairman Kaputa called the meeting to order at 6:30 P.M. and explained the public meeting process to the applicants and members of the public.

I. FORMAL RECOMMENDATIONS

- 1. 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**

Mr. Dave Sacchitella, Building Superintendent for the Town of Glastonbury, recapped that the application is for the construction of a new animal shelter and noted that the existing driveway will be wider. He pointed out the enclosed drop-off area for dogs, as well as a proposed sidewalk. Mr. Sacchitella noted that the comments from this Commission and the Engineering Department were minor. He said that the biggest change on the plans was to move the site work area away from the existing edge of the woods and wetlands, which he discussed with Ms. Simone and the Engineering Department. He explained that moving the site work away from the wetlands area would allow them to obtain an administrative wetlands permit. Mr. Sacchitella noted that the site work will be done in the upland review area only. He said that a couple of concrete pads will be removed and explained that the existing sheds will sit on the grass until they are moved to another location. Mr. Sacchitella stated that the removal of the concrete pads will result in less of an impervious area on-site. He noted that there were no other changes to the plans and reiterated that the comments from this Commission and the Town Engineering Department were minor. Mr. Sacchitella noted that they are looking for a positive recommendation to the Town Plan and Zoning Commission (TPZ) and added that they will go before the Architectural and Site Design Review Committee (ASDRC) one more time.

Ms. Gault Galjan asked if items 6 and 7 on the memorandum from Engineering have been addressed. Ms. Simone noted that they were not addressed in this plan and explained that the application will go before the TPZ, which will have the Town Engineer's comments as a condition of approval. Mr. Will Walter, PE for Alfred Benesch & Company, explained that they have addressed all of the Town Engineer's comments. He noted that they will submit the updated materials. Mr. Walter noted that Engineering asked them to look into removing a catch basin. He explained that it cannot be removed because it will create ponding. He stated he will work with Engineering to come up with an acceptable solution. Mr. Kaputa asked the applicants to point out the catch basin. Mr. Walter pointed out the flat area, a low point in the parking lot. He explained that they intentionally created a low spot there to prevent ponding. Mr. Walter reiterated that they will look at the grades and work out a solution. Mr. Kaputa asked the applicants to provide the pre-and post-development impervious cover. The existing impervious coverage is 0.16 AC (25.2%). The proposed impervious coverage is 0.24 AC (38.1%). Mr. Kaputa asked about the process of the issuance a staff administered permit. Ms. Simone said the updated proposal will have the site work disturbance 20 feet from the wetlands area, in the upland review area, which allows the applicants to obtain a permit from staff. Mr. Kaputa remarked that a note was included in the recommendation to TPZ to name the rattlesnake enclosure after Helen Stern.

Ms. McClain asked the applicants if the plans are still on track for making the animal shelter a net-zero building, to which Mr. Sacchitella replied yes. Ms. McClain asked if the applicants have considered working with the high school art department to get the students involved in creating a mural. Mr. Sacchitella responded no, because they are still finalizing the building features. The Commissioners briefly discussed the mural and were in agreement that Ms. Gault Galjan will contact the Glastonbury High School art department. Mr. Kaputa asked the applicants to remove *viburnum plicatum* from the planting list because it is an invasive species and replace it with a native species. Mr. Kaputa noted that winterberry holly and spice bush are native plants that can be used as a replacement. Mr. Walter responded that they will remove the invasive plants. Mr. Kaputa asked Ms. Simone to include removal of *viburnum plicatum* as a condition of approval. Ms. Simone noted that the wording will be added to condition #5.

Motion by: Secretary McClain

Seconded by: Vice-Chairman Temple

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Special Permit application for the removal of existing and construction of a new animal shelter to be located behind the Glastonbury High School campus at 340 Hubbard Street, in accordance with plans entitled "Glastonbury Animal Shelter, 340 Hubbard Street, Glastonbury CT.", Dated January 20, 2022" 9 Sheets:

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. The rain garden planting and maintenance plan shall be added to the plan set and reviewed and approved by the Environmental Planner.
4. Additional lighting shall be full cut off and not trespass beyond the property boundaries.
5. 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. *Viburnum plicatum* will be eliminated from the plan and replaced with a native species.
6. 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.
7. The Conservation Commission encourages discussion to dedicate the timber rattlesnake enclosure to someone who has been an advocate to this protected species. The Conservation Commission identifies Helen Stern as such a person, who staffed numerous committees and commissions and was dedicated to conservation efforts.

Result: Motion passes unanimously. (6-0-0)

2. Recommendation to the Town Plan & Zoning Commission concerning the application of VESSEL RE HOLDINGS, LLC for site plan approval pursuant to CGS Section 8-30g for the construction of an apartment building with 48 units, parking & other site improvements – 51 Kreiger Lane – Planned Commerce & Groundwater Protection Zone 1 – Alter & Pearson, LLC

Attorney Meghan Hope of Alter & Pearson, LLC said the proposed building is located at 51 Krieger Lane in the Planned Commerce Zone and Groundwater Protection Zone 1. Attorney Hope noted that Vessel RE Holdings, LLC was formed a few years ago with the goal of creating sustainable housing. Sustainable building features were listed: An all-electric building, roof-mounted solar array, the building will be net-zero, high efficiency VRF (variable refrigerant flow) units, 24/7 air monitoring and purification, software-enabled housing product, real-time feedback on energy/water consumption, nine-foot ceilings and huge windows, paired with advanced air conditioning and air filtration systems. Other sustainable building features include: an HPL (high pressure laminate) rainscreen system, steel framing, and no drywall. The safety features include non-combustible materials, elevator with back-up generator, full sprinkler system and an alarm system.

Ms. Hope explained that the net-zero building will allow the tenants to save on energy costs within their units. She noted that the software will guide the tenants on water usage tips and air conditioning usage. Ms. Hope pointed out the Tannery apartments and Flanagan Drive. She explained that the area is located near Liberty Bank, pharmacies, a bus stop and grocery stores.

Ms. Hope noted that the site is approximately 0.93 acres in size and flat. She stated that there is very little vegetation on site, consisting mostly of grass, tall weeds, and a few trees. Ms. Hope stated that they will try to save the 2 oak trees. She said that there are no wetlands or conservation easements on the site. Ms. Hope noted that they are requesting a recommendation to the Town Plan & Zoning Commission on their application for site plan approval pursuant to CGS Section 8-30g. She noted that the proposed building will be located on the southeast portion of the site. The proposed building will consist of 48 one-bedroom rental units. The parking area and 55 parking spaces were pointed out.

Seamus Moran, Professional Engineer, recapped that they are proposing a 4-story apartment building consisting of 48 one-bedroom rental units. He noted that the site will have a 2-way access drive which will measure 24 feet wide. Mr. Moran reiterated that they propose 55 parking spaces. He explained that there will be one parking space for each unit and a few extra spaces. Mr. Moran pointed out the proposed bike racks and sidewalk. The dumpster will be placed in the rear parking area which will be enclosed with a 6-foot vinyl fence. He stated that the proposed building is approximately 8,600 square feet. Mr. Moran noted that the pavement surface is approximately 19,000 square feet. The catch basins near the parking lot were pointed out. Mr. Moran noted that the stormwater system will capture 99 percent of the runoff from the pavement, directing it into a subsurface system. He said that there is another subsurface system for the roof runoff noting that the subsurface roof system is designed to handle a 50-year storm event. He stated that the subsurface pavement system is designed to handle a 100-year storm event. No untreated storm water will discharge from the site, and the site is serviced by public water and sanitary sewer. Mr. Moran explained that they will tie into the existing lateral. He noted that they are in contact with Eversource about solar panels and added that they are doing their best to be energy-efficient. Mr. Moran detailed the erosion and sedimentation control plans and added they will have construction entrance and erosion control matting. Mr. Moran said that the plans are straightforward. He noted that they plan to keep the solar fixtures close to the building to prevent light spilling off the site and there will be extra light on the frontage; the area will be well lit.

Thomas Graceffa, Landscape Architect, explained that they selected a landscape plan that would give the tenants privacy. He noted that the plan includes putting in the unique and very dense European beech tree. Mr. Graceffa said that an advantage of the European beech is that they keep their leaves in winter while the American beech variety loses its leaves. He noted that some maintenance is required. Mr. Graceffa read off the planting list, which includes the red maple trees, paperback maple, and flowering dogwood. Mr. Graceffa noted that a mix of plantings will screen the cars. Small ornamental trees will be added near the trash enclosures. Mr. Graceffa pointed out the area with no plant material, which will be left open for snow storage and removal.

Mr. Kaputa asked the applicants to provide the impervious coverage numbers. Mr. Moran replied that the parking lot measures approximately 19,153 square feet and the building area consists of approximately 8,592 square feet. Attorney Hope said that the total impervious coverage is approximately 27,745 square feet. Mr. Kaputa commented that the plant list is mostly native. The Commission members and applicants discussed the selection of the European

beech tree variety. There was also discussion on the differences between the European and American varieties. The Commission members asked if a columnar variety was considered. Mr. Graceffa explained that using a columnar variety would mean having to use twice as many trees. He noted that they are open to putting those in if the European beech is an issue. Ms. McClain asked the applicants if there was a possibility to put in pollinator plants in the front of the parking lot. She noted that the plantings in that triangular section of the parking lot consist of mostly low bushes. Mr. Graceffa responded that the area does not get much sunshine but they will look into it. Mr. Davis asked the applicants to put in more bike racks. He explained that there are 48 units and the bike racks on-site should accommodate for more than 6 bikes. Mr. Moran replied that they can add more racks.

Mr. Davis asked the applicants if they would put in any eaves, overhangs, or screenings on the windows facing the south side. Mr. Josh Levy, Executive Vice President of Vessel Technologies, explained that the windows on the building will be triple-glazed, which will minimize the impact of the sun. He said that the building will be wrapped in a membrane that protects the building from heat, weather, and other environmental impacts. Mr. Davis noted that providing additional shading helps. Mr. Parry asked the applicants to outline their plans to protect the plantings. Mr. Graceffa replied that they will put in about 6 inches of topsoil to help the plants thrive, adding that there will be weekly watering because no watering system is in place. Mr. Graceffa noted that it might take 2 full seasons for the plantings to establish.

Mr. Temple asked about the process of approving applications under the CGS Section 8-30g. Ms. Hope explained that many towns in Connecticut are building affordable housing under this statute. She noted that Glastonbury is unique in that there is no site plan application involved. Ms. Hope said that the application under this statute would go through the special permit process. She noted that they are here for an advisory recommendation to the TPZ. Attorney Hope stated that the TPZ relies on this Commission for a recommendation in areas of expertise that are in the Commission's purview. Mr. Temple asked if any environmental studies were done. Mr. Levy replied that they did a phase 1 testing, geo-technical testing, and soil testing, which found no soil issues. Mr. Temple stated that the building appears to have substantially large windows and asked the applicants what they would do about bird strikes. He said that they had a lengthy discussion on the subject with a past hotel application. Ms. Hope commented that they were doing a project with a Marriott Hotel that had a lot of glass. She said that she does not remember how it was resolved. Mr. Kaputa noted that it was Mr. Mocko who brought up the concern about the bird strikes. Ms. McClain suggested reducing the reflectiveness of the glass. Ms. Hope noted that the hotel was not built because COVID hit. Mr. Levy explained that there is a break in the windows to create differentiations; the windows have panels and are inset. He said that the proposed windows are not as reflective as hotel windows, which have a mirror effect. Ms. Hope said she looked through her notes and remembered an environmental professional had to give an opinion on bird collisions and the bird migratory corridor near the river.

Mr. Temple noted that the snow storage area on the plans is small. He asked the applicants to detail their plans on snow storage and removal. Mr. Moran replied that the snow would not all get stored in that one area and stated that they have a couple of different islands, an area near the

dumpster, and 3 parallel spaces to store the snow. Mr. Levy noted that they would hire someone to take the snow away, which they have done at their other properties. Mr. Davis pointed out that the parking is tight and they cannot take away parking spaces. Mr. Temple noted that the snow storage becomes an issue when large snowstorms occur. Ms. Hope noted that the car wash had a condition of approval with 3 parking spaces designated for snow to be stored until it is trucked off. Mr. Temple remarked that the condition came from their Commission. Mr. Levy stated that they can use the 3 parallel parking spaces, and noted that this makes the most sense and would not inconvenience the tenants. Mr. Davis asked if they would assign parking spots. He asked the applicants to explain the use of the parallel spaces as a snow storage spot. Mr. Levy remarked that it is easier for people to pull into spots and added that a lot of people do not like parallel parking. Mr. Levy explained that they have not decided on assigned parking yet and will look into it once they lease out the units.

Mr. Temple brought up the bird collision issue. Ms. Hope said that Mr. Mocko had wanted an environmental professional to weigh in. She stated that environmental consultant Eric Davison checked with 75 Glastonbury Boulevard and found no bird carcass issue. Ms. Hope said that Mr. Davison stated that the only way to see if there is a bird collision issue is to take frequent trips around the building, looking for bird carcasses. She noted that, if there is an issue, a visual deterrence could be put in.

Ms. McClain thanked the applicants for the lights selected and noted that she has seen them in the UK. She remarked that this is the second net-zero building tonight. Ms. Hope asked Mr. Graceffa to address the 3rd condition listed in the draft motion relating to the protection of tree roots when excavating. Mr. Graceffa explained that they will fence off the area to protect the roots. Mr. Kaputa asked the applicants if they would prune the roots. Mr. Graceffa noted that an issue with the tree can come up if more than 50 percent of the root is disturbed. He also noted that compacting can be an issue. Mr. Moran explained that very minor grading will be done and added that two of the trees will be protected and one would need to be replaced. Mr. Graceffa stated that pruning the roots diminishes the leaves.

Motion by: Secretary McClain

Seconded by: Commissioner Davis

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a CGS Section 8-30g application for the construction of a multi-unit residential building, with parking and other site improvements at 51 Kreiger Lane, in accordance with plans entitled “Site Development Plans, Vessel Multi-Family Housing, 51 Kreiger Lane, Glastonbury CT.”, Dated November 10, 2022” 13 Sheets:

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. The oak trees to the north of the proposed parking lot shall have appropriate root protection before and during site work to ensure their protection. If the decision is made to remove the trees, native tree species shall be planted along the north of the property, species list to be reviewed and approved by the Environmental Planner.
4. The best management practices provided by the CT DEEP NDDDB in support of species protection shall be stringently adhered to.
5. 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.
6. 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.

Result: Motion passes unanimously. (6-0-0)

Mr. Parry noted that his friend with a native plant business is open to discussing native plants with the Commission. The Commission thanked Mr. Parry and agreed to having an expert discuss native plants. Ms. Gault Galjan asked about the procedures surrounding an activity like this. Mr. Kaputa noted that they will discuss the topic after the other agenda items are addressed.

II. APPROVAL OF MINUTES

1. Meeting of December 8, 2022

Motion by: Vice-Chairman Temple

Seconded by: Secretary McClain

MOVED, that the Conservation Commission accepts the minutes of the December 8, 2022 meeting as presented.

Result: Motion passes. (5-0-1)

(Commissioner Davis decided to abstain because he had left the meeting early.)

2. Meeting of January 12, 2023

Motion by: Vice-Chairman Temple

Seconded by: Commissioner Davis

MOVED, that the Conservation Commission accepts the minutes of the January 12, 2023 meeting as presented.

Result: Motion passes. (4-0-2)

(Commissioners Parry and Gault Galjan decided to abstain because they were not at the meeting.)

III. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS

Mr. Kaputa noted that three members of the public are logged into the Zoom meeting. He asked if anyone wanted to comment.

Mr. Bruce Bowman of 62 Morgan Drive noted that he is happy that there will be two new net-zero buildings. He stated that he has no other comments and thanked the Commission.

Mr. Davis thanked Mr. Bowman for his research and efforts regarding the athletic field. Mr. Bowman noted that there is a lot of controversy surrounding artificial turf and added that he thinks it will be revisited, noting the issue has been tabled for now. Mr. Davis thanked Mr. Bowman for raising awareness about the issue.

IV. OTHER BUSINESS

1. Appointment of Commission member to the Great Pond Preserve Stewardship

Mr. Kaputa noted that Commissioner Shea attended the last meeting. He asked Ms. Simone if she had any information on the next meeting and asked if they still meet once per year. Ms. Simone confirmed that it is one meeting per year and added that a date has not been set. She said that last year the meeting was hybrid. Ms. Simone said that the Committee is looking for a representative. She stated that the Chairman is a representative. Mr. Kaputa remarked that he was unaware that the Chairman is part of it. Ms. Simone noted that the last meeting recapped the work the Eagle Scouts have done, which included cleaning up the area. She added that there were discussions on how to preserve the area and attract people to visit the site. Mr. Kaputa asked the Commissioners if anyone is available to join the meeting. Ms. Gault Galjan noted that she will stand by and wait for the date and time. Ms. Simone stated that she will provide the date and time once that is available.

2. Chairman's Report

Mr. Kaputa remarked that it has been about 3 years of conducting Zoom meetings. He shared that Mr. Temple commented that he preferred going back to in-person meetings. Chairman Kaputa said that the Commission has not had to cancel meetings due to a lack of a quorum and asked everyone to share their thoughts. Mr. Davis asked if anyone feels that the process is compromised due to the Zoom format. Ms. McClain noted that plans and documents are easier to see on Zoom. Ms. Gault Galjan asked if there were any concerns from the public. Ms. Simone stated that she had not heard anything from the public that expresses concern over the Zoom format. Ms. McClain noted that she has heard that it is a very convenient option for many people. Mr. Temple remarked that most meeting formats are hybrid. Ms. Simone stated that

hybrid can be extended to this Commission and added that she will need to check the availability of Council Chambers. Mr. Davis remarked that, if the format becomes hybrid, it would make sense for most of the Commission to attend in person. Ms. McClain said that the Zoning Board of Appeals meets on Zoom. She stated, as the Conservation Commission, Zoom makes sense as it allows applicants not to get into cars, resulting in a lower carbon footprint. Ms. McClain pointed out that they are doing the developers a favor by having Zoom meetings, which means that they do not have to pay the travel expenses for their experts. Mr. Davis agreed with Ms. McClain's point and noted that professional consultants sometimes come from a distance and Zoom allows them not to travel in bad weather.

Mr. Temple noted that all the points made are valid. Ms. Gault Galjan noted that her experience with hybrid was not good and suggested going fully in person or fully Zoom. Mr. Kaputa remarked that no one is strongly opposed and added that the Commission can revisit it later. Mr. Davis stated that, if an applicant wants to have an in-person meeting, it should be something the Commission accommodate. He suggested remaining flexible. The Commissioners were in agreement. Ms. McClain noted that they have not done the annual education session and suggested making it an in-person event. She explained that it can be an opportunity to educate the public. Mr. Temple suggested a joint meeting with the ASDRC. Mr. Davis noted that the joint meeting with the Beautification Committee was very helpful.

Mr. Kaputa said that they received a letter from the public regarding the Dayton Road forestry activity. He asked Ms. Simone if she had any updates on the request. Ms. Simone explained that the person wanted to provide information on forestry, climate change, and wanted to encourage best management for the area. She noted that the person sent along a copy of an article. Ms. Simone stated that the person was not necessarily expecting action and wanted to pass along information.

Mr. Kaputa noted that he and Ms. Simone looked at the conservation easement located near his property. He stated that the standard conservation easement agreement prohibits the use of herbicides and added that the Commission should consider allowing the use of best management practices to address invasives. Mr. Kaputa added that they should consider adding language to the agreement that allows for exceptions approved by this Commission. He said that he wanted to mention it and the issue can be discussed again. Mr. Kaputa suggested having an attorney come up with the language. Ms. Simone noted that she can discuss this with the new Director, and they can discuss the easement language with the Town Attorney.

3. Environmental Planner's Report

Ms. Simone updated the Commission on her work compiling the conservation easement agreements. Ms. McClain asked if there was a way to reach out to all of the conservation easement owners, reminding them of the requirements. Ms. Simone explained that she finished the first phase of the project and now needs to connect the easement documents to the maps, and identify the addresses of the conservation easements. She stated that, once that has been completed, they can send out notifications and press releases. The Commission thanked Ms. Simone for her hard work.

Ms. Simone informed the Commission that she has received a courtesy notification from Algonquin Gas. She explained that they have a federal permit and are not required to come before the Commission. Ms. Simone explained that Algonquin Gas will be doing maintenance on the pipe line in the Thompson Street and Chalker Hill area. Ms. Simone noted that she will provide the details and forward the email. She stated that there are wetlands in the area and added that they are not directly impacted. She noted that Algonquin Gas will use best practices and adhere to the Diversity Database requirements.

Ms. Simone updated the Commission on the open space management plan. She noted that the site visit will start with JB Williams Park and the MDC property. Ms. Simone explained that the plan involves looking for vernal pools and collecting information in the area until early March. She added that the forest area and trail condition will be looked at. Ms. Simone noted that there are no set parking areas or trails at the MDC property.

Mr. Temple asked Ms. Simone to have the consultants verify that the trails have ground asphalt as their base. He noted that if the trails do have ground asphalt it should be removed. The Commissioners discussed the issue briefly. Ms. McClain noted that the ground asphalt may be near the gazebo or pavilion and noted that it may not be on the trails.

Ms. Simone asked Ms. Gault Galjan to bring up her earlier question on meeting procedures. Ms. Gault Galjan asked about the procedure to communicate with the Commission between meetings. Ms. Simone asked the Commission to communicate with her directly. Ms. Gault Galjan noted that she liked Mr. Parry's suggestion of inviting an expert to speak about native plants. The Commissioners were in agreement. There was a brief discussion regarding native plant lists in neighboring states. There was further discussion regarding a joint meeting with the ASDRC.

With no other business to discuss, Chairman Kaputa adjourned the meeting at 8:34 P.M.

Respectfully Submitted,

Nadya Yuskaev

Nadya Yuskaev

Recording Secretary