

FORMAL ACTION: AGENDA ITEM II.1
APRIL 27, 2023 MEETING

DRAFT RECOMMENDATION TO
THE TOWN PLAN & ZONING COMMISSION

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Special Permit for a proposed warehouse building with material storage and office space with associated stormwater management at 115 Sequin Drive, in accordance with plans entitled “Proposed Warehouse, 115 Sequin Drive, Glastonbury CT, Dated March 23, 2023, 9 Sheets (Sheets C-3.0 and C-6.0 Revised April 19, 2023)”, with the following recommendations:

1. Erosion controls shall be installed correctly and maintained in proper working condition and shall be repaired and replaced as needed until the site is vegetatively stabilized.
2. The temporary stockpile area (TSA) shall be encircled with silt fence and shall be seeded if the soil is planned to remain for longer than 21 days.
3. The driveway shall be paved within one year of certificate of occupancy issuance.
4. The crushed stone pad for outdoor storage in the southeast corner of the driveway shall be monitored and maintained to prevent sedimentation and erosion. The crushed stone in this area shall be evaluated once per year to evaluate if replacement of stone is required in order to have this area function as designed.
5. Future landscape plans shall incorporate native plant species listed in 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>
6. Future lighting fixtures shall be installed to prevent light trespass into the existing on site conservation easement (east) and neighboring conservation easement (south), and shall be verified by documentation on a photometric plan, available upon request by town officials.
7. The Construction Sequence and Erosion Control Plan shall be adhered to.
