

**GLASTONBURY CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
MEETING MINUTES OF THURSDAY, APRIL 27, 2023**

The Glastonbury Conservation Commission (Inlands Wetlands & Watercourses Agency), along 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
James Parry

Commission Members – Excused

Anna Gault Galjan
Jim Thompson

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. INLAND WETLANDS & WATERCOURSES AGENCY

- 1. Application of Amer & Carrie Skopic for an inland wetlands and watercourses permit to allow for single-family house construction within the upland review area at 119 Ledgewood Drive – Residence AA Zone TABLED**
- 2. Application of Paul Gondek for an inland wetlands and watercourses permit to change the outlet structure of the farm pond at 150 Chatham Hill Road – Rural Residence Zone – Clint Webb & Associates, LLC, Environmental Consulting - James D. Jusko, owner**

Mr. Clint Webb, Principle Environmental Scientist at Clint Webb & Associates, LLC explained that he met with Ms. Simone and the Town Engineers to discuss the permit and project design. Mr. Webb stated that Town staff requested additional detail on how the project would impact the wetlands. He noted that he was involved with the wetlands permit for the original project concerning the farm pond. Mr. Webb stated that the proposal would allow a considerable amount of capacity for storms. He explained that the proposed project is for the installation of a 30-inch diameter drainage pipe under the riprap spillway located in the existing orchard irrigation pond. The inlet of the drainage pipe will be set at elevation 430, which is one foot above the spillway. Mr. Webb stated that measures will be put in place to ensure the protection and stabilization of the area. He stated that they propose the installation of a concrete-reinforced, anti-seep, collar around the pipe, and soil compaction in 10-inch thick lifts during the backfilling of the pipe trench. The elevation of the pipe will be lowered to elevation 424 and the work will

be conducted with dewatering of the pond. Mr. Webb noted that the pond will not be completely drained. He noted that the 30-inch diameter pipe was selected to allow for more flow and added that the culvert on Matson Hill Road is 24 inches wide.

Commissioner Parry asked Mr. Webb to outline the measures during the construction process that will minimize the adverse effects to the area. He added that a significant concern is the timeline and minimizing downstream runoff. Mr. Webb stated that the client would like to start the project as soon as possible, possibly the end of May or the beginning of June. He explained that late May and June are not the driest times but mildest in terms of storms. Mr. Webb stated that the July and August storms are more intense because of the effects of climate change. Mr. Parry clarified that he was not asking about the time of year but the start to finish time of the construction project. Mr. Webb stated that he would estimate that the project would take about 4 days. He explained that a contractor would have a more accurate assessment and noted that it should be one week at most. The one-week period would start from the initial disturbance to restoration. Mr. Parry stated that, once the project starts, it will have to be done as quickly as possible to minimize the risks. Mr. Webb stated that they will stage all of the materials and have everything there before they start construction. He noted that they will not waste time waiting for parts. Mr. Webb suggested that the Commission add a condition to the motion specifying that no construction work would begin until all the materials are on-site. He noted that they will not conduct any ground work until the groundwater is down to elevation 424. Mr. Webb also suggested a construction schedule. He stated that one of the materials they will have is an alternative soil with a high clay content.

Vice-Chairman Temple remarked that the plans look fine and suggested putting in a condition that would require the environmental planner and Town staff to be notified when construction begins. He explained that adding this condition would allow Town staff to inspect the site. Mr. Webb agreed and noted that the Commission can also request his presence at the site. Mr. Kaputa thanked Mr. Parry and Mr. Temple for their comments and noted that they covered his points. Secretary McClain noted that she agrees with the suggestions made. Ms. Simone stated that she will incorporate the comments that were raised into the draft motion. Mr. Temple suggested for Mr. Webb to be on-site and provide written notification that the work is completed as specified. Mr. Parry suggested the applicants notify Town staff when all items are on-site, before the construction process. Mr. Kaputa suggested adding the condition of not stopping work, staging the materials, and providing a timeline. Mr. Webb stated that they can provide a timeline. Commissioner Davis noted that construction work is weather contingent. Mr. Kaputa asked Mr. Webb to speak with the contractor and find out how many days the project would take. He noted that the alternative soil that was mentioned has to be checked out beforehand and cannot be a last-minute decision. Mr. Webb explained that bringing in soil ahead of the project was his personal observation and he will take a look at the existing soil well before the work begins. He stated that he will work with the contractor and added that he is confident the soil will compact well. Mr. Kaputa asked the applicants to include the alternative soil to the staging materials, if it is needed. Mr. Webb replied yes, and added that it will not be a huge quantity.

Mr. Kaputa noted that he went to the site and saw that the newly created conservation easement was not marked. Mr. Webb stated that the conservation easement was surveyed but no

medallions or signage has been put in. Mr. Kaputa asked Mr. Webb to tag the trees and maybe stake the area. He noted that he wants to make sure that the orchard does not encroach into the wetlands. Mr. Webb asked if there was an official tag. Ms. Simone stated that the Town sells them. Mr. Webb stated that he will look into how many are needed and how to place them. Mr. Kaputa stated that it is key to keep machines out of the area and from encroaching into the wetlands. He Kaputa stated that he noticed a brand-new stone wall and not the old stone wall. Mr. Webb explained that he did not have construction oversight and agreed that the wall is not the original stone wall. He noted that it is a beautiful stone wall but not the one he was expecting to see. Mr. Webb noted that he thought they would reuse the stone and fix the existing stone wall. Mr. Kaputa asked who are “they”? Mr. Webb replied the landowner and the applicant, Paul Gondek. Mr. Kaputa remarked that he met them today and asked if the landowner and Mr. Gondek should be present to address questions. Mr. Kaputa stated that he saw electrical conduit and added that he suspects some kind of lighting will be put in. He added that he does not know if this would be in the area of the conservation easement and asked the applicants to stake the area to make clear the conservation easement boundary. Mr. Webb suggested that they can discuss the issues and whether they need to be tied to the permit. Mr. Kaputa wanted to clarify that Mr. Webb is not the one on-site and the person on-site is actually Mr. Gondek. Mr. Webb replied yes. Ms. Simone noted that the applicants are scheduled to appear for the May 11th meeting and stated that she can ask Mr. Gondek to be present for the meeting.

Mr. Temple stated that the conservation easement needs to be staked. He asked the applicants to update the survey plans to include the stone wall and existing conditions. Mr. Webb responded that they will do that. There was a discussion regarding a gap in the stone wall to the east and whether it was a walking path or another road. Mr. Webb said that he is not sure. Mr. Kaputa asked about a standpipe. Mr. Webb stated that he is not aware and will have to check it out. Ms. Simone asked Mr. Kaputa if the area he is referring to is near the proposed barn. He replied that it is more or less in that area. Mr. Webb noted that he will go out there and then provide updated plans. There was a brief discussion on attaching a bond to this application until the work is completed as specified, because it is not the first violation.

Mr. Temple said that they do not even know what the violations are. He stated that there might not be any violations in the conservation easement. Mr. Temple remarked that they should not put the cart before the horse and asked the applicants to survey and stake the area. He noted that once the area is staked, the Commission can go out and review the conditions. Several Commissioners agreed. Ms. Simone noted that she and the Chairman looked over the easement agreement and it appears that there is an allowance for agricultural use. She stated that she will look into the easement language in more detail and report back to the Commission. Mr. Kaputa noted that it appears that a new pipe was put into the easement. Ms. Simone stated that there is an existing stone pad on-site. Surveyor Todd Clark stated that the pipe appears to be an existing pipe. Mr. Parry recalled that the drain line is not new. Mr. Clark stated that it was there originally. Mr. Kaputa remarked that their memories are different and added that he might have missed it. He asked if the curtain drain is new. Mr. Clark replied yes. Mr. Kaputa noted that he does not remember hay bales being part of the plan and asked Mr. Webb if he knows anything about it. Mr. Webb stated that the hay bales are on the plan and provide a surface diversion,

allowing the water to flow down to the other pond. Mr. Kaputa remarked that it looks like it is being diverted to the north and not the pond and added that it was a surprise to see.

Mr. Parry explained that what he observed, right after the big flood on Matson Hill Road, was that the contractor was there the next day and re-established the hay bales to prevent the recurrence of flooding and to provide erosion protection. Mr. Clark confirmed. Ms. Simone stated that the 2021 map shows the hay bales. Mr. Kaputa stated that he did not remember and asked how many haybale areas are shown. Ms. Simone replied 4. Mr. Clark stated that a 5th one is located in the road. Mr. Webb stated that Mr. Parry's comment is correct and added that after the rain storm, hay bales were placed to get the site stabilized again. Mr. Kaputa asked the applicants to get the easement staked and noted that Ms. Simone will look at the easement language. He added that he will also look into it. Mr. Kaputa stated that they may need to look at aerial photography. Ms. Simone stated that she will look at the minutes from the meeting regarding the first permit. She also stated that she will look into the notes on file as well. Mr. Clark noted that he will stake the area next week. Mr. Webb stated that he will provide as much information before the next meeting. Mr. Parry suggested a site visit. Ms. Simone explained that it will have to be noticed because it is considered a meeting. Mr. Kaputa asked Mr. Clark if the large oak is still there. Mr. Clark replied yes. Mr. Kaputa noted that, once the easement is marked, a site visit will follow. There was a consensus about the site visit. Ms. Simone stated that, once they receive information from the updated survey, she will reach out to the Commission for a site visit. She reiterated that the site visit will need to be noticed. Mr. Kaputa recapped that there are no issues regarding the outlet structure, just some conditions to add to the motion. He noted that the Commission would like to see the landowner and Mr. Gondek present at the next meeting. Mr. Webb stated that he will be present for the site visit.

II. CONSERVATION COMMISSION

1. Recommendation to the Town Plan and Zoning Commission for a Section 12 Special Permit with Design Review concerning construction of a ±2,750 square foot warehouse building with material storage and office space for a landscaping contractor – 115 Sequin Drive - Planned Commerce Zone – Matt Stephan, PE for BSC Group – EDI Holdings, LLC, applicant

Mr. Matt Stephan, Professional Engineer for BSC Group briefly recapped the plans. He explained that they changed the lawn area to a crushed stone pad to store the nursery items. Mr. Stephan noted that a trench will be installed and the water will infiltrate.

Ms. McClain asked the applicant to confirm that the lighting is dark sky compliant. Mr. Stephan replied yes. There was a brief discussion regarding the use of the millings on-site for a year. The Commission agreed that the millings can be used temporarily until the driveway is paved, within one year of certificate of occupancy issuance.

Motion by: Secretary McClain

Seconded by: Commissioner Davis

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.
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.

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

2. Conservation Easement Restoration at 214 & 216 Thompson Street – Rural Residence Zone –proposed by owner of 210 Thompson Street, Thompson Street Estate LLC

Christian Allyn, owner of Invasive Plant Solutions stated that he is certified in pesticide applications in the state of Connecticut. Mr. Allyn noted that he met with Ms. Simone and Mr. Kaputa on February 6, 2023 to discuss the treatment of the bittersweet infestation. He explained that the bittersweet infestation is very minor, and added that it appears to be about 3 or 4 years old. Mr. Allyn noted that the vine is growing up trees and he proposes a cut and paint treatment, spot spraying, and applying an herbicide that is approved for wetland areas. He explained that they will treat the infestation area with a Garlon 3A solution, used in the smallest quantity possible. Mr. Allyn stated that the treatment will be extended through September and the area will be monitored.

Mr. Kaputa asked how long the site would be monitored. Mr. Allyn replied 3 years and added that it is up to the client if they want to go more than 3 years. Mr. Kaputa noted that the Commission does not allow herbicide use in conservation easements and stated that an exception

is needed to control the non-native invasive plants and added that this exception provides an overall benefit to the easement. Mr. Kaputa asked about the planting plan. Mr. Allyn replied that he is not the contractor and added that the planting plan is up to the homeowner and contractor. Mr. Kaputa asked Ms. Simone for her thoughts on the lack of a planting plan. Ms. Simone explained that the Commission can keep the application as an open agenda item with the plans to be submitted by the homeowner later. Ms. Simone noted that she will reach out to the homeowner before the next meeting. Ms. McClain explained that the planting plan should be in conjunction with the invasive plant treatment. She noted that the Commission needs to be clear about the expectations and added that there should be no stoppage in work. Mr. Allyn stated that the work will start in July and run through September. He explained that the infestation is small and will be treated with the least amount of herbicide possible. Ms. Simone asked Mr. Allyn when the applicants can do a replanting. Mr. Allyn replied the spring of 2024. Mr. Temple explained that the application should not be open-ended and suggested adding a condition that notifies the environmental planner about treatment and planting in the conservation easement. Ms. McClain agreed with that suggestion. Mr. Parry remarked that the replanting cannot happen in the fall of 2023 because it may affect the survivability of new plantings. Mr. Allyn reiterated that the amount of herbicide that will be used is minimal; a gallon of spray mixture will be used. Mr. Parry suggested for the spring 2024 planting plan to be part of the approval. Ms. Simone stated that she will reach out to the homeowner and ask them to provide a species list with quantity as shown on the map in time for the May 11th meeting. Mr. Temple suggested including a condition regarding the monitoring and retreatment of the infested areas. Ms. Simone stated that she will add the conditions that were discussed. There was more discussion regarding attaching a bond to ensure the work is completed. Ms. Simone noted that this is something that she has to look into and added that this is usually connected to a development permit. She stated that she will get back to the Commission on the best mechanism to achieve the goal of completing the work as specified.

3. Discussion of Non-Native, Invasive Plants – Christian Allyn, Invasive Plant Solutions

Christian Allyn thanked the Commission for providing him the opportunity to speak about non-native invasive plants. He noted that he is licensed in Connecticut and started his company 12 years ago. Mr. Allyn stated that he utilized best management practices and a strict oversight of chemicals in areas near wetlands. Mr. Allyn explained that Japanese barberry is very problematic because field mice and ticks hide in it, creating a tick environment. Mr. Allyn stated that the plant decays once the water source is eliminated. He added that, in an extreme situation, machinery was used. He noted that the UCONN horticultural department recommends *Rodeo* herbicide treatment. Mr. Allyn noted that the invasive black swallow-wort plant is a toxic perennial vine found in the Boston area and even in parts of Connecticut. He explained that the plant is problematic because it is a member of the milkweed family which attracts monarch butterflies. He noted that the monarch eggs hatch and die from feeding on the toxic plant. Mr. Allyn then discussed the *Monarch Joint Venture* (MJV). Mr. Allyn explained that the pods of the invasive plant travel about a mile and a half.

Mr. Allyn noted that the Japanese knotweed is among the worst invasive and added that he will discuss a worse invasive. Mr. Allyn explained that the knotweed is very problematic because it

causes damage to infrastructure, foundations, retaining walls, underground conduit, plumbing, septic and wells. Mr. Allyn noted that the UK has strict laws regarding Japanese knotweed and added that a house cannot be sold until the knotweed is treated. He noted that New Hampshire has strict laws regarding fill containing Japanese knotweed and proper disposal. Mr. Allyn stated that he has conducted training sessions for municipal crews in northwest Connecticut. He explained that Japanese knotweed requires 3-5 years of herbicide application and monitoring of the site for 10 years. Mr. Allyn noted that, if the Japanese knotweed reappears, the process starts back to year one. He stated that it is problematic for the invasive plant to get into waterways. Mr. Allyn noted that the tree of heaven is the preferred host of the invasive spotted lantern fly. He explained that it is a major concern in Pennsylvania because native trees have been decimated due to the invasive plant and pest. Mr. Kaputa noted that the scientific name is *Ailanthus altissima*. Mr. Allyn noted that the plant cannot be cut down with a chainsaw because it releases a toxic substance that can cause anaphylactic shock. Mr. Allyn noted that among the treatment methods that work are the hack and spray method, basal bark treatment, applying herbicide into the tree and plant tissue and not into the air. He explained that basal bark treatment consists of basal bark oil and the use of Garlon 4 solution in a sprayer. Mr. Allyn stated that this treatment is not safe for the wetlands and added that large oil amounts can contaminate the wetlands. He noted that the hacking method is the best method for treating the invasive in wetland areas. Mr. Allyn stated that herbicide treatment should occur before the seeds are released, before August.

Mr. Kaputa thanked Mr. Allyn for his presentation and noted that he learned a lot. The Chairman noted that each of the invasive plants listed are found in Glastonbury. Several Commissioners also thanked Mr. Allyn for his thorough presentation. Ms. McClain suggested an informational mailing regarding the invasive plants listed to be sent out to property owners. Mr. Allyn said that he is a selectman for North Canaan and got a degree from UCONN in horticultural science. He stated that, in his town and in other municipalities, the book *Invasive Plants in Your Backyard! A Guide to Their Identification and Control* is free for municipalities. Mr. Allyn suggested having a copy available in town hall. He noted that they have a contractor list, which provides licensed herbicide applicators and suggested for the Town of Glastonbury to provide a similar list. Ms. Simone noted that they do not have such a list. Mr. Allyn stated that he knows of only 6 licensed contractors in Connecticut and will provide that information. He noted that they can build on that list.

III. APPROVAL OF MINUTES - Meeting of April 13, 2023 – TABLED

IV. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS - NONE

V. OTHER BUSINESS

1. Chairman's Report - NONE

2. Environmental Planner's Report

Ms. Simone briefed the Commission on the open space management plan for the JB Williams Park and the MDC property. She noted that they will provide the public with a questionnaire about the use and conditions of the site. Ms. Simone stated that this information will be on the

Town website and she will share it with the Commission. Ms. McClain suggested that the Chairman write a piece in *The Citizen* encouraging the public to provide feedback. She also offered to help with the writing. There was a brief discussion on the subject. Ms. Simone noted that the open space management plan will look into the trails, conditions, hazards and catalogue information related to invasive species. She remarked that there is not much data on the MDC open space property. Several commissioners remarked that they enjoyed the invasive plant talk. Mr. Kaputa noted that the next meeting is scheduled for May 11th and added that a Chatham Hill site visit may be scheduled before that.

With no other business to discuss, Chairman Kaputa adjourned the meeting at 8:59 P.M.

Respectfully Submitted,

Nadya Yuskaev

Nadya Yuskaev
Recording Secretary