

**GLASTONBURY CONSERVATION COMMISSION  
(INLAND WETLANDS & WATERCOURSES AGENCY)  
MEETING MINUTES OF THURSDAY, SEPTEMBER 14, 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  
Jim Thompson

**Commission Members – Excused**

Anna Gault Galjan  
James Parry

Chairman Kaputa called the meeting to order at 6:32 P.M. and explained the public meeting process to the applicants and members of the public.

**I. CONSERVATION COMMISSION**

**Recommendation to the Water Pollution Control Authority concerning a waiver of capped sanitary sewers – creation of a rear lot at 1335 Main Street – Residence AA Zone and Groundwater Protection (overlay) Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Kristina O’Leary, landowner**

Mr. Mark Friend, Civil Engineer, introduced himself for the record. Lot 1 measures approximately 1.86 acres and lot 2 measures approximately 0.759 acres. Mr. Friend stated that the site will be served by public water and a septic system. He said that the soils are well drained and permeable, suitable for a septic system. Mr. Friend explained that the reason he is before the Commission is that they neglected to request the waiver of capped sanitary sewers at the 2021 meeting. He noted that the applicant put the project on hold and is now ready to proceed. Mr. Friend reiterated that the Commission approved the application back in 2021 and added that there are no wetlands on-site. He explained that they need a recommendation from this Commission and approval from the Health Department to proceed. Mr. Friend offered to recap the approved plans from 2021.

Commissioner Davis asked if the driveway is shared. Mr. Friend replied yes. Mr. Davis remarked that the easement is further to the west. Mr. Friend replied correct. Mr. Davis asked where the sanitary sewer ends. Mr. Friend responded the northern area of the site. There were

no other questions. Mr. Friend noted that the applicants are ready to sell and move on with the plans.

**Motion by:** Secretary McClain

**Seconded by:** Vice-Chairman Temple

MOVED, that the Conservation Commission recommends to the Water Pollution Control Authority approval of a waiver of capped sanitary sewers for the one lot subdivision at 1335 Main Street in accordance with the memorandum from the Glastonbury Health Department dated August 22, 2023.

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

## **II. APPROVAL OF MINUTES - Meeting of August 17, 2023**

Mr. Kaputa directed the Commission to page 5, bottom of the page. The sentence reads: “Ms. Simone will ask the Town Attorney if there is a way for the wall to be permitted.” Mr. Kaputa asked Ms. Simone if this is correct. Ms. Simone noted that it is correct and explained that in reviewing the language of the conservation easement nothing is to be constructed within a conservation easement. She noted that she wanted this to be part of conversation with Town Attorney, asking specifically about stone walls that get added or rebuilt. Mr. Kaputa remarked that he did not remember this. There was a discussion on changing the wording. Ms. Simone offered “If the conservation easement agreement language allows for construction, including of the stone wall within a conservation easement.” There was further discussion on the wording and Commission members agreed to change the wording to the following: “Miss Simone will ask the Town Attorney for guidance on whether structures, such as a wall, are permitted under the conservation easement agreement.”

Mr. Kaputa directed the Commission to page 7, top of the page. He asked Commissioner Thompson if the sentence “Mr. Thompson nominated Mr. Kaputa” was correct. Mr. Thompson replied yes and explained his decision to nominate the Chairman. There was a brief discussion on selecting a Commissioner to take part in the discussion with the Town Attorney.

The minutes were accepted as amended.

**Result:** Motion passes. (4-0-1)

(Mr. Davis chose to abstain because he was not at the meeting.)

## **III. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS**

**Mr. Karl Wagener of 588 Neipsic Road** discussed environmental concerns regarding the upcoming Town Council Action on Proposed Amendments to Sections 2 and 7 of the Building-Zone Regulations to modify requirements for parking commercial and recreational vehicles, boats, trailers and mobile homes in residential zones. Mr. Wagener stated that this agenda item is scheduled to be voted on at the next Town Council meeting. He said that this agenda item

should be reviewed by this Commission because it would include residential areas in the flood plains and upland review area. Mr. Wagener explained that the proposal will allow an unlimited number of commercial vehicles stored in garages or barns. He said that he is concerned about transmission fluid leaks and diesel fuel leaks in pervious areas which will end up polluting streams and wetlands. Mr. Wagener noted that he and his wife will testify at the Town Council meeting and asked the Commission if they would advise the Town Council on the matter.

Several Commissioners thanked Mr. Wagener for bringing up the issue. Secretary McClain asked Mr. Wagener if he had prepared any language that needed to be reviewed. Mr. Wagener replied that he has not finished writing his testimony and added that he can share it. Mr. Davis said that this is a hot button issue in zoning and explained that part of the reason this amendment to the regulations came up is to address the nuisance or visual aspect of the parking of large vehicles. Mr. Wagener remarked that he does not care about the aesthetics. Mr. Thompson thanked Mr. Wagener for raising the issue and asked if the proposed amendment specifies maintenance of these vehicles. Mr. Wagener stated that it does not mention maintenance and explained that the wording focuses on storage. Mr. Wagener remarked that it is naïve to think that trucks will be parked without any maintenance or repair done. He explained that maintenance of vehicles should be done in an appropriate place with an impervious surface with floor drains to catch the fuel and transmission fluids. Mr. Kaputa noted that several Commissioners agree with the points that Mr. Wagener raised and asked what can be done.

Vice-Chairman Temple asked about farms and pointed out that they maintain vehicles. Mr. Davis explained that part of the rationale for the proposed amendments is to address larger vehicles that are parked at residences. He provided an example of a plumbing truck parked at a residence. Mr. Temple suggested Town staff look into the issue and determine whether a permit can be given. After further discussion, the Commission agreed that Ms. Simone will speak to the Director of Community Development. The Commissioners agreed that the maintenance of the parked vehicles could have a negative impact on streams and wetlands. Ms. Simone noted that she will speak to the Director of Community Development regarding the environmental issues that were raised. She will ask about the definition of maintenance, what is included in that definition, as well as car washing, and the washing of vehicles near wetlands. Mr. Kaputa noted that Commission members can speak up at the Town Council meeting as private citizens. Mr. Wagener thanked the Commission and reiterated that he will testify at the Town Council meeting on the issue.

#### **IV. OTHER BUSINESS**

##### **1. Chairman's Report - None**

##### **2. Environmental Planner's Report**

Ms. Simone briefed the Commission about her discussion with the Town Attorney. She noted that she will update the Commission on when the Town Attorney would attend an IWWA/Conservation Commission meeting, as well as the question about Executive Session and other issues brought up at the last meeting.

Ms. Simone provided information on the National Diversity Database and how the system works. She noted that she did a test run, selecting Roaring Brook, and added that protocol was provided and the system notified her that the activity at the selected location required review from a biologist. Ms. Simone noted that there is some level of priority and added that she does not know if it is based on the species or the location. She noted that she will keep the Commission updated as she finds out more information on how the system works. Ms. McClain asked if there was a disclaimer noting it was AI analyzed. Ms. Simone explained that the Roaring Brook example prompted a review by a biologist. She explained that the system is not user-friendly. There was continued discussion on the AI disclaimer.

Ms. Simone mentioned that the Connecticut Native Tree and Shrub Availability List is a resource to share with applicants and the general public. Ms. Simone updated the Commission on the application of 119 Ledgewood Drive. She noted that the applicants went before the Zoning Board of Appeals and the public meeting is continued to the October meeting. Ms. Simone updated the Commission on the recent storm events and flooding problems around Town. She noted that she has received about twelve calls regarding erosion and flooding issues. Ms. Simone noted that there is an upcoming joint Town Council and Town Plan and Zoning Commission (TPZ) Planned Area Development (PAD) Review meeting. She noted that the Town Council and TPZ will be the first to see the plans and other Boards and Commissions will then hold pre-application meetings to look through the plans. There was a question on the location of the PAD. Ms. Simone explained that the information has to be reviewed by the Town Council and TPZ first and added that she cannot discuss the application details beforehand.

The Commission returned to “Comments by Citizens on Non-Agenda Items”. A public comment took place closer to the end of the meeting and was delayed due to technical difficulties.

With no other business to discuss, Chairman Kaputa adjourned the meeting at 7:25 P.M.

Respectfully Submitted,

*Nadya Yuskaev*

Nadya Yuskaev  
Recording Secretary