

**STAFF REPORT**

**TPZ RECOMMENDATION: AGENDA ITEM I.2  
DECEMBER 7, 2023 MEETING**

To: **Conservation Commission/Inland Wetlands and Watercourses Agency**

Date: November 29, 2023

Re: **TPZ Recommendation: 330 Hubbard Street  
Glastonbury High School Strength and Conditioning Facility**

**Review Documents:**

**Plan Set, Dated November 22, 2023**

**Engineering Department Comments, Dated November 29, 2023**

**Proposal**

The applicant seeks a favorable recommendation from the Conservation Commission to the TPZ for the construction of strength and conditioning facility at the Glastonbury High School, 330 Hubbard Street.

**Review**

**Site Description**

The property is approximately 55 acres within the A Zone. The property is not encumbered by a conservation easement. The property does not contain wetland soils or watercourses. The property is within Groundwater Protection Zone #1. The subject property is not encumbered by a conservation easement. The proposed building is to be situated east of the tennis courts and west of the north-south oriented roadway, lined with parking spaces.

**State-Listed Species**

The property is identified as an area of interest in the June 2023 edition of the Natural Diversity Database. The applicant is required to submit a determination request to the CT DEEP NDDB.

**Soils and Erosion Control**

The plan locates silt fence surrounding the proposed building (Sheet c-1.0). The USDA Websoil Survey soil survey identifies the area as containing fill soil with unknown parent material, the area is currently a mowed athletic field and likely contains well drained soils, thereby having a low runoff/erosion potential. The existing catch basins will be outfitted with silt sacs to prevent sediment from entering the stormwater system.

Water Quality and Drainage

The footing drains will exit to west of the proposed building and discharge into an existing curbless catch basin (Sheet C-2.0).

Landscape

The 2023 town GIS aerial photo layer identifies that the area of the proposed building is currently maintained as lawn/athletic field. The landscape plan identifies native species to be planted on all sides of the building (Sheet C-2.0). The lighting plan locates external lights on the south and west of the building. The distance of the building from residences prevents the ability of light trespass of residential properties (Sheet E-1.0).





Draft TPZ Recommendation

**DRAFT RECOMMENDATION TO  
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of construction of a strength and conditioning facility building in accordance with plans entitled “Glastonbury High School, Strength and Conditioning Facility, 330 Hubbard Street, Glastonbury CT, Dated November 22, 2023”. 10 Sheets, with the following recommendations:

1. Erosion controls shall be installed and maintained in proper working condition and shall be repaired and replaced and inspected a minimum of once per 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.
2. The property is identified on the CT DEEP NDDDB recent map edition. A request for reviews shall be submitted to the CT DEEP NDDDB and the best management practices provided by the CT DEEP NDDDB in support of species protection shall be stringently adhered to.
3. 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.
4. The revised plan set submitted for TPZ approval shall address the November 29, 2023 Engineering Department comments, to the satisfaction of the town engineer.

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November 29, 2023

**MEMORANDUM**

To: Suzanne Simone, Environmental Planner  
Conservation Commission

From: Daniel A. Pennington, Town Engineer / Manager of Physical Services



Re: GHS Strength and Conditioning Facility  
330-360 Hubbard Street

The Engineering Division has reviewed the plans for the proposed construction of a new strength and conditioning building located on the Glastonbury High School parcel at 330-360 Hubbard Street prepared by Silver Petrucelli + Associates and Benesch dated November 22, 2023 and offers the following comments:

1. Applicant must submit water quality volume computations to demonstrate that the required and proposed stormwater volumes to be retained on site are in compliance with the Town's MS4 Permit and the 2023 DEEP Stormwater Quality Manual. DCIA mapping and computations supporting the MS4 table on sheet C-2.0 should also be provided.
2. Test pit data is required to demonstrate that proposed drywells will function as intended with respect to infiltration rates and separation from seasonal high groundwater. An alternate design for retention of water quality volume may be required based on test pit data.
3. The proposed 8-foot diameter drywells with surrounding stone envelope should be depicted to scale on the site plan to clearly demonstrate the 16-foot-diameter footprint of these facilities. Revisions will be required to provide necessary separating distance from the building and sewer pump chamber, or consideration should be given to selecting an alternate infiltration system or surface treatment design that can fit within the required areas. Proposed drywell pipe flow lines should also be reviewed and revised to match proposed pipe lengths and slopes.
4. The Erosion and Sediment Control plan must include the area of disturbance and responsible party on sheet C1.1.
5. A stormwater maintenance plan and schedule for the proposed stormwater management system must be provided including responsible party. A maintenance schedule for the sanitary sewer pump chamber should also be included on the plans.
6. The limits of field survey completed for the project are unclear. Sheet C-2.0 has notes pointing to certain utilities stating "survey acquired from others". Plan set should include an existing conditions plan signed by a licensed land surveyor indicating class of survey, horizontal and vertical datums used, map references,



and providing appropriate benchmarks that can be utilized by the contractor during construction.

7. Provide north arrows on all applicable sheets.
8. Provide a Town approval block on all applicable sheets. Provide a separate sheet for approval motions and add this sheet to the cover sheet.
9. Provide the Town Engineering Division standard inspection note on all applicable plans.
10. The proposed building foundation and finish floor elevations should be labeled on sheet C-2.0.
11. Provide specifications and details for the proposed sanitary sewer pump chamber and ejector pump sizing in compliance with Section 5.11.2 and 5.11.3 of the Town of Glastonbury Standards for Public Improvements Manual. The wet well must retain 300-gallon capacity below the invert per Town standards.
12. Provide 10-foot separation distance between proposed water service and sanitary force main. Depict and label limits of bituminous concrete full depth patching required for the proposed utility connections on all applicable sheets.
13. Label proposed sanitary sewer manhole top of frame elevation and inverts. Label existing sanitary sewer lateral from the Concession Stand as 6" PVC.
14. Review and revise proposed plantings in the vicinity of the proposed sewer service to avoid future root intrusion.
15. Review the extent to which any existing irrigation system will be required to be removed from the project area and describe as part of the demolition notes.
16. Consider if any new ADA accessible parking spaces are required near the proposed building. If so, appropriate signing and marking details should be incorporated.
17. Provide ADA Warning Tile(s) at the reconstructed sidewalk ramp from the parking lot. Provide spot grades demonstrating compliance with current ADA regulations.
18. Provide additional Town standard construction details as follows: Sewer Trench Detail (Remove conflicting detail), Concrete Sidewalk Ramp, Sanitary Sewer Pump Chamber and Ejector Pump, Sewer Manhole, Sewer Manhole Frame and Cover, Sewer Manhole Inverts, Force Lateral Connection to Gravity Sewer, and Bituminous Concrete Patch. A detail for the Light Pole and Fixture is also required.