

STAFF REPORT

**APPLICATION: AGENDA ITEM I.2
FEBRUARY 15, 2024 MEETING**

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

Date: February 8, 2024

Re: **Recommendation to TPZ for Flood Zone application
244 Naubuc Avenue**

Review Documents:

Plan Set, Dated October 12, 2023

Engineering Department Review, Dated February 7, 2024

Conservation Commission Application for Recommendation to TPZ

Project Narrative and Drainage Report

2018 Approved Site Plan showing Conservation Easement

Draft Recommendation to TPZ

Proposal

The applicant seeks a favorable Conservation Commission recommendation to the TPZ for a flood zone application. The applicant seeks to create 29 bituminous parking spaces and stormwater infiltration swale within a flood zone at an existing business. The proposed building addition is not located within the flood zone.

Created and implemented in December 2023, applicants seeking Conservation Commission recommendation for TPZ applications are required to complete an application form (enclosed). The application form includes the calculation of impervious surface coverage, this proposal equates to 15,166 square feet of impervious surface for the building addition and parking spaces.

Review

Site Description

The property is approximately 3.13 acres within the Town Center Mixed-Use Zone and Flood Zone. A 1.6 acre conservation easement was established in 2018, although not currently depicted on the town gis layer. Wetland soils are located to the north and east of the proposed parking spaces.

The change of use to a hair salon was granted in 2018. The 2018 site plan identified bituminous pavement beneath soil in the area that is currently used as informal parking, the plan proposal seeks to formalize the increase in parking spaces.

The proposed parking spaces are located within the upland review area and eligible for a staff issued upland review area permit, once the plan is finalized and addresses staff comments.

State-Listed Species

The property is identified as an area of interest in the June 2024 edition of the Natural Diversity Database. The CT DEEP NDDDB has verified four freshwater fish and invertebrate species are within the area and provides best management practices. The work is not proposed to take place within the waterway and the wetland buffer is proposed to remain.



Soils and Erosion Control

The plan locates a row of staked haybales following the existing woodline to protect the wetlands from erosion during the construction of the parking spaces and stormwater swales. The plan does not identify any trees will be cut to accommodate the proposed plan. The eastern boundary of the parking area is lined with Japanese knotweed, part of a larger stand that continues off site.

Water Quality and Drainage

The stormwater from the new parking spaces will be directed into stone lined swales, allowing the infiltration of water. No outlet pipes are proposed; therefore it is expected that there will be no erosion or runoff into the surrounding down gradient wetlands.

Landscape and Lighting Plan

The planting plan includes 8 shade trees and 55 shrubs bordering the parking lot. The perennial plant species selected will attract pollinators, mountain mint in particular is very attractive to native bee species. The photometric plan identifies that proposed LED parking lot lights will not trespass into the wetlands.

**DRAFT MOTION: AGENDA ITEM I.2
FEBRUARY 15, 2024 MEETING**

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

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of an application for activities within a flood zone at 244 Naubuc Avenue on plans entitled “#244 Naubuc Ave. Prepared for 244 Naubuc Ave LLC Glastonbury Connecticut”, Dated October 12, 2023” 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 best management practices provided by the CT DEEP NDDB in support of species protection shall be stringently adhered to.
4. Confirm that the conservation easement markers are installed a minimum of 100-feet apart along the boundary of the existing easement and make corrections if they are not.
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.

February 7, 2024

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

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



Re: 244 Naubuc Avenue
LaBella Salon Addition and Parking Lot Expansion
Recommendation for Flood Zone Special Permit

The Engineering Division has reviewed the application materials for the building addition and parking lot expansion at 244 Naubuc Avenue including plans dated October 12, 2023, flood storage computations dated February 7, 2024, and water quality volume computations dated January 4, 2024 prepared by Wentworth Civil Engineers and offers the following comments:

1. Water quality computations should be revised to reflect storage of 1.3 inches of stormwater run-off per the 2023 Stormwater Quality Manual. Test pits must also be performed to verify suitability of sub-surface soils per the same manual. Proposed infiltration system sizes should be adjusted accordingly per the revised computations and test pit data and submitted for review and approval by the Town Engineer prior to issuance of a building permit.
2. The Engineering Division has reviewed the computations submitted by the design engineer and concur with his statement that the proposal will not cause incremental fill or have an adverse effect on the Connecticut River flood zone.
3. The long-term maintenance plan for the stormwater system should be moved to sheet SP-2 for ease of reference from the site plan.
4. Additional details for the proposed ADA parking sign and bollards should be added to the plans.
5. The NAD83 coordinates of a minimum of two (2) property corners should be labeled on the plans.
6. A supplemental sewer assessment will be required at the time of building permit application.