

**GLASTONBURY CONSERVATION COMMISSION  
(INLAND WETLANDS & WATERCOURSES AGENCY)  
MEETING MINUTES OF THURSDAY, MARCH 14, 2024**

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

Brian Davis

Anna Gault Galjan

*Vacancy*

**Commission Members – Excused**

Kim McClain, Secretary

Jim Thompson

Chairman Kaputa called the meeting to order at 6:31 P.M. and explained the public meeting process to the applicants and members of the public.

**I. INLAND WETLANDS & WATERCOURSES AGENCY**

**Application of ZK Builders, LLC for an inland wetlands and watercourses permit to allow a watercourse crossing for septic system at 390 Ash Swamp Road – Jim Dutton, Dutton Associates, LLC – Rural Residence Zone TABLED**

**II. CONSERVATION COMMISSION**

**Recommendation to the Town Plan & Zoning Commission regarding a Section 4.11 Flood Zone Special Permit and a Section 12.9 Minor Change concerning a building addition and parking lot expansion at the LaBella Salon – 244 Naubuc Avenue - Town Center Mixed Use Zone & Flood Zone – Attorney Meghan Hope – Chrisoula LaBella for 244 NAUBUC AVE, LLC, applicant**

Mr. Wes Wentworth, P.E., noted that Attorney Meghan Hope is sick and unable to join the meeting. He provided a brief overview of the site. Mr. Wentworth said that the wetlands and conservation easement were delineated. He informed the Commission that the applicant received encouraging comments from the Plans Review Subcommittee meeting held on July 6, 2023. The applicant was encouraged to put in enough parking to fit the needs of the business. Mr. Wentworth said the proposed parking areas on the site have a total of 36 spaces. He explained that the drainage on-site will sheet flow into three different infiltration trenches. Mr.

Wentworth stated that all storm drainage runoff will be intercepted, recharged and retained into the groundwater.

Mr. Wentworth noted that they are requesting a favorable recommendation for a Section 4.11 Flood Zone Special Permit. He explained that the site is flat and they have designed the grades to meet the regulations. Mr. Wentworth stated that the Town Engineers concurred with their calculations. Mr. Wentworth noted that they are not losing any flood storage. He offered to answer questions.

Vice-Chairman Temple asked if the proposed contours are one foot. Mr. Wentworth replied that they are half-foot contours. Mr. Temple asked if turf is proposed in between. Mr. Wentworth responded yes and explained that three grading directions are proposed, which will spread out the flow. He stated that crushed stone can be put in to address minor erosion. Mr. Wentworth noted that they have included a long-term maintenance plan in the application materials. He said that erosion issues happen at the edge of roads and reiterated that crushed stone can address the minor erosion issue. Mr. Temple asked about snow storage. Mr. Wentworth replied that snow can be stored around the edge of the site, the north side of the lot and some storage in the southeast corner. Mr. Temple explained that snow stored on top of the infiltration system could freeze up the system. Mr. Wentworth said that there will be a few storms and added that the infiltration trenches will work with the snow over it.

Chairman Kaputa asked Mr. Wentworth to point out the dirt area currently used for parking. Mr. Wentworth pointed out the dirt area and where it ends, explaining that the area just past the dirt is broken pavement with grass and weeds growing over it. Mr. Kaputa asked about the impervious surface calculations. Mr. Wentworth responded that it is about 15,000 square feet and offered to look up the exact numbers. Ms. Simone said that the information was provided in the plans. She read off the impervious coverage numbers: 11.1% (15,166 s.f.). Ms. Simone added that this is the total amount of impervious coverage and not the increase. Mr. Kaputa said that he was looking for the increase. Mr. Wentworth noted that it is an increase of 6 percent impervious coverage which amounts to about 8,500 square feet.

Commissioner Gault Galjan wanted to confirm that the parking will increase from 9 spaces to 36 spaces. Mr. Wentworth replied yes, adding that there is not enough parking currently. He explained that the Plans Review Subcommittee was supportive and encouraged the applicant to put in enough parking. Ms. Gault Galjan asked for more details on the pollinator garden and the location of the new lighting. Mr. Wentworth answered that five new light poles are proposed, located at the outer edge of the parking area. Mr. Wentworth explained that the light will be full cut-off, LED lighting. Ms. Gault Galjan asked about the location of the pollinator garden. Mr. Wentworth replied that it is by the road or the addition and added that he is not sure and offered to look at the notes. Ms. Gault Galjan said that this Commission encourages native pollinator plants.

Commissioner Davis had a question about the need for 36 spaces and commented that it is hard to imagine that number of people in the salon. Mr. Wentworth said the owner is not interested in spending more money than necessary. He added that there are people in the salon and people

waiting for their appointments. Mr. Kaputa noted that he went to the site and saw cars parked on the dirt area. Mr. Davis said that he saw that as well.

**Motion by:** Vice-Chairman Temple

**Seconded by:** Commissioner Davis

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 NDDDB 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.

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

### **III. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS - None**

### **IV. APPROVAL OF MINUTES**

**Minutes of the Regular Meeting of January 25, 2024 - TABLED**

## **V. OTHER BUSINESS**

### **1. Chairman's Report**

Mr. Kaputa briefed the Commission on his meeting with the Town Manager. He said that the Town Manager is doing what he can to fill the vacancy. Mr. Kaputa added that he emailed the Town Manager a year-end summary of the CC/IWWA meetings. The information included a report documenting proposals, the loss of 500 square feet of wetlands in the Bell Street area, a gain of 2.1 acres of conservation easement and 8 acres of impervious surface.

Mr. Kaputa provided an update on the meeting he and Ms. Simone attended with the 150 Chatham Hill Road applicants. He said that Mr. Wayne Zirolli was present for the meeting; the property owner and Mr. Gondek did not attend. Mr. Kaputa stated that he did not find the plans acceptable and explained that the applicants proposed a much smaller conservation easement. He added that Mr. Zirolli said that he would communicate the information to the property owner. Mr. Kaputa asked Ms. Simone to provide more details during the Environmental Planner report section of the meeting.

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

Ms. Simone informed the Commission that she received a plan this afternoon from the 150 Chatham Hill Road applicants. She said that she did not have the opportunity to look at the proposal. Ms. Simone reported that she has been in communication with the Town Attorney.

Ms. Simone said that she had attended a webinar on pollinators and pollinator health. She explained that the webinar centered on native bumblebees benefitting from the shape of the sunflower pollen, which helps them stay healthy and thrive. Ms. Simone noted that the takeaway is adding more diversity to pollinator gardens to benefit wildlife.

Ms. Simone provided an update on the Open Space Management Plan. She estimated that the report will be released in 2 to 3 months and will go before the Council and the public for review. Ms. Simone informed the Commission that the Town has applied and received a State forestry grant. She said that the Town is looking for vendors and consultants to help with assessing other open space areas and habitat assessment, which includes looking into the trees and wildlife components. This grant has to be completed within a year and the Town is in the interviewing/hiring stage of the process.

There was a brief discussion on the process of identifying potential conservation easement areas during the application process. Commission members were in agreement that the current system works and they are able to have their say and review the proposal.

Ms. Gault Galjan asked about introducing a new agenda item. She suggested a discussion on permeable pavers. She did not want to bring it up earlier because she was not sure if a small business should have to shoulder the cost. Ms. Gault Galjan said that permeable pavers are an example of green stormwater solutions. There was a brief discussion on permeable pavers. Mr.

Temple explained that the end result is getting runoff into the ground and treating it first. He noted that permeable pavers are one of the tools that can be used and added that more applicants are going for the infiltration basin, which is the standard these days. Ms. Simone said that permeable pavers may be better suited for smaller projects like the hair salon. Mr. Davis noted that cost is an issue with permeable pavers. Mr. Temple said that sand might plug up the pores in the pavers and noted that people use less sand now than they used to. He agreed with Mr. Davis' point about cost being an issue. Mr. Temple suggested adding a new business item to the agenda. Ms. Simone asked if permeable pavers should be added to the next meeting agenda. Ms. Gault Galan responded that she would like to do further research first.

Mr. Kaputa remarked that the information on the sunflower pollen shape is fascinating. He asked if a specific genus was mentioned. Ms. Simone replied that it was a broad category of different sunflowers and offered to look into it and find more details on the study. Mr. Kaputa suggested that they look into the addition of sunflowers in pollinator gardens.

With no other business to discuss, Chairman Kaputa adjourned the meeting at 7:13 P.M.

Respectfully Submitted,

*Nadya Yuskaev*

Nadya Yuskaev  
Recording Secretary