

**STAFF REPORT**

**APPLICATION: AGENDA ITEM II.1  
MARCH 28, 2024 MEETING**

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

Date: March 21, 2024

Re: **Recommendation to TPZ for Flood Zone application and statement of  
Environmental Impact:  
330 Naubuc Avenue**

**Review Documents:**

**Plan Set, Dated March 4, 2024**

**Engineering Department Review, Dated March 20, 2024**

**Conservation Commission Application for Recommendation to TPZ**

**Project Narrative and Drainage Report**

**Draft Motions to Town Council and TPZ**

**Proposal**

The applicant seeks a favorable Conservation Commission recommendation to the TPZ for a flood zone application and a statement on the environmental impact of the proposed development. The applicant seeks to occupy the existing building, construct an addition to the east of the building and create a rain garden in the southwest corner of the parcel. The plan also identifies the current health analysis of the specimen beech tree and best management practices to improve its health and longevity.

The applicant identifies that the existing impervious surface coverage is 24,402 square feet, with a proposal to increase to 30,317 square feet, an increase of 5,915 square feet.

**Review**

**Site Description**

The property is approximately 1.25 acres within the Planned Area Development Zone and Flood Zone. The parcel does not contain wetlands, watercourses, upland review area or conservation easement.

**State-Listed Species**

The property is not identified as an area of interest in the December 2023 edition of the Natural Diversity Database. No further action is required.



Soils and Erosion Control

The plan locates silt fence to be installed along the south and west property boundaries.

Water Quality and Drainage

The engineering department reviewed the proposed plan, attached. The proposal conforms to town standards, with several clarifications required.

Landscape and Lighting Plan

The photometric plan identifies that proposed LED parking lot lights will not trespass beyond the property boundary.

**Statement of Environmental Impact**

The Building Zone regulations assign the Conservation Commission to provide a statement of environmental impact. The pertinent regulations:

4.12 Planned Area Development Zone PAD 4.12.0: “Purpose In order to provide a procedure which can relate the type, design, and layout of land development to the particular site in a manner consistent with the adopted comprehensive plan of the Town of Glastonbury....”

AND

4.12.23. “A statement from the Conservation Commission on the environmental impact of the proposed development.”

**DRAFT MOTION: TRANSMITTAL OF  
ENVIRONMENTAL IMPACT STATEMENT TO  
THE TOWN COUNCIL AND TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission transmits the “Environmental Impact Report, 330 Naubuc Avenue, Glastonbury CT, dated March 7, 2024, 16 pages”, and the Commission confirms it is in agreement with said report stating lack of wetlands, watercourses and protected species on the site and its conclusions that this project should not result in a significant adverse impact upon natural resources and the environment

**DRAFT MOTION: RECOMMENDATION TO  
THE TOWN PLAN & ZONING COMMISSION  
FLOODZONE APPLICATION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of an application for activities within a flood zone at 330 Naubuc Avenue on plans entitled “Major Amendment to Somerset Square P.A.D., 330 Naubuc Avenue, Glastonbury Connecticut”, Dated March 4, 2024” 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. 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.
4. 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.

March 20, 2024

**MEMORANDUM**

To: Suzanne Simone, Environmental Planner  
Conservation Commission

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

Re: 330 Naubuc Avenue - Damato Chiropractic Center  
Major Amendment to Somerset Square PAD

The Engineering Division has reviewed the application materials for the proposed improvements to 330 Naubuc Avenue for a chiropractic center as part of a major amendment to the Somerset Square PAD prepared by Dutton Associates, LLC including plans dated March 4, 2024 and a drainage report dated March 2024 and offers the following comments:

1. The drainage report demonstrates that the proposed development will provide sufficient water quality treatment for the proposed improvements via the proposed rain garden and discharge to the existing flood compensation area / infiltration basin. As such the design of the stormwater management system is in conformance with Town standards.
2. The Engineering Division has reviewed the flood zone statement submitted by the design engineer and agrees that the proposal will not result in incremental fill or have an adverse effect on the Connecticut River flood zone.
3. The MS4 permit tracking table on sheet 2 should be revised to identify the portion of the existing roof that currently discharges to Naubuc Avenue and is therefore directly connected under the current conditions. The post development impervious area is also incorrectly calculated in this table and should be corrected.
4. The existing catch basin at the northwest corner of the site that has an elbow to retain the water quality volume. The plan should include an identifier to correlate it with the detail provided and the outlet control elevation should be listed on the plan sheet.
5. The detail on sheet 6 for the "Catch Basin Modifications" should be clarified with a name that correlates with the structure label on the site plan as per comment 4. The detail is also missing the elbow that is referenced and should be corrected.
6. The proposed rain garden should include a yard drain overflow structure with a piped connection to the abutting catch basin to prevent nuisance overflow of stormwater across the sidewalk ramp.
7. The storm sewer maintenance plan on sheet 6 should be revised to indicate required maintenance of the outlet control structure catch basin at the northwest

corner of the site as well as the discharges to the compensatory storage area and to indicate that the property owner is responsible for such maintenance. This maintenance plan should also be moved to the site plan on sheet 2 for ease of reference.

8. Tree protection fence should be depicted on the demolition plans on sheet 2 to protect the root zone of the 50" beech tree during construction. The existing dumpster pad at the northwest corner of the property should also be shown on the demolition plan for removal.
9. Erosion and sediment control features and notes on sheet 3 including silt fence, temporary stockpile area, and construction entrance are difficult to read on the plan. Bold line work and text should be used for clarity. A project specific erosion and sediment control narrative is required on sheet 6 including estimated area of disturbance.
10. Town records include conflicting information relative to the location of the sewer lateral serving this building. Additional investigation should be completed to determine whether the sewer lateral comes from Pratt Street or Naubuc Avenue. Plans to be updated accordingly.
11. The planting plans indicate existing trees along the eastern property line that will conflict with installation of the proposed fence. Notes should be provided to indicate if the fence will be shifted or trees removed. The planting plans also show an underground infiltration system which is no longer part of the site plan and should be eliminated for clarity.



# Town of Glastonbury

COMMUNITY DEVELOPMENT • (860) 652-7510 • [planning@glastonbury-ct.gov](mailto:planning@glastonbury-ct.gov)

## Conservation Commission

### Application for Recommendation to Town Plan and Zoning Commission

The Conservation Commission reviews development proposals for and provides recommendation to the Town Plan and Zoning Commission. In order to be eligible for consideration by the Conservation Commission, the development plan must be substantially complete and consistent with the regulations.

Submit the following application materials to the Office of Community Development:

- 1.) Application form, ten (10) copies (Refer to meeting and deadline schedule).
- 2.) Plan set (minimum requirement: existing and proposed development, erosion controls and photometric), ten (10) *folded* plan set copies; may be five (5) full size and five (5) reduced scale on 11x17 sheets. Review and incorporate items from the Conservation Commission Guidance Document (on website) into proposed plan.
- 3.) Digital submission of items #1 and #2 to [planning@glastonbury-ct.gov](mailto:planning@glastonbury-ct.gov).
- 4.) Engineering Department subdivision or development plan review checklist (on website).

#### ADDRESS OF PROPOSED DEVELOPMENT/ACTIVITY:

330 Naubuc Avenue

#### PROPOSAL SUMMARY:

2,996 s.f. building addition together with facade and landscaping improvements

APPLICANT NAME: Damato Realty Group LLC, c/o Mary Damato, Member

ADDRESS: 232 Dayton Road, South Glastonbury, CT 06073

PHONE NUMBER: 860-781-7100

EMAIL ADDRESS: mary@dccglastonbury.com

#### ADDITIONAL REPRESENTATIVES' NAMES AND EMAIL ADDRESSES:

- 1.) Attorney: Meghan A. Hope, Alter & Pearson, LLC; [mhope@alterpearson.com](mailto:mhope@alterpearson.com)
- 2.) Engineering Firm: Jim Dutton, LS, Dutton Associates, LLC; [jimd@duttonassociatesllc.com](mailto:jimd@duttonassociatesllc.com)
- 3.) Landscape Architect: Biff Schechinger, Jr. ASLA; [biff.design@sbcglobal.net](mailto:biff.design@sbcglobal.net)

AREA OF PROPOSED CONSERVATION EASEMENT (ACRES): 0.00 acres

IMPERVIOUS SURFACE COVERAGE (SQ. FT. AND %): 24,402 s.f. (44.6%) existing  
30,317 s.f. (55.4%) proposed

#### Conservation Commission Staff:

Suzanne Simone, Environmental Planner | [suzanne.simone@glastonbury-ct.gov](mailto:suzanne.simone@glastonbury-ct.gov) | (860) 652-7514

**TO:** Town Council, Town Plan & Zoning Commission and Conservation Commission

**FROM:** ALTER & PEARSON, LLC

**DATE:** March 11, 2024

**RE:** Project Narrative for Proposed Building Addition and Façade and Landscaping Improvements – 330 Naubuc Avenue (Planned Area Development Zone & Flood Zone)

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The Applicant's, Mary and Nick Damato, are Glastonbury residents that have owned and operated Damato Chiropractic Center of Glastonbury since 2015. In 2023, they purchased 330 Naubuc Avenue to relocate their existing business, together with opening a new business - Immerse Hydrospace. The Applicant is proposing to construct a 2,996± s.f. addition to the easterly side of the existing building, together with a change of use from place of worship to medical office/personal services, and has therefore applied for a Major Amendment to an Approved PAD Plan (Somerset Square PAD).

The Site is 1.25± acres and located on the northeast corner of Naubuc Avenue and Pratt Street. The Site is situated in both the Planned Area Development Zone (Somerset Square PAD) and Flood Zone. The 100-year flood elevation is 28, and the existing 6,158± s.f. building (FFE 31.1) is located outside of the Flood Zone. In 1989 the Town Council approved a 6,100 s.f. Childcare Center with 24 parking spaces. In 2013 the Town Council approved a Change of Use from childcare center to place of worship, together with 20 additional parking spaces and façade improvements.

For the current application, the existing curb cut at Naubuc Avenue will remain. The limits of the proposed parking lot located to the north of the Site will also remain, with minor re-striping to reduce the number of compact parking spaces. The previously approved light poles (15' mounting height), are also proposed to remain; however, the Applicant will be replacing the fixture heads. Limited other site improvements are proposed including connecting the sidewalk on the south side of the parking lot to the Naubuc Avenue sidewalk, adding a proposed dumpster enclosure at the east end of the parking lot and adding a bike rack. The existing sidewalk on the south side of the building will be extended to the new addition. New landscaping is proposed, together with landscape islands in the parking lot. Substantial façade improvements are proposed to both the existing building and the proposed addition, to bring the Site into compliance with the design guidelines.

Drainage calculations were prepared and submitted with the application and there are no anticipated impacts to downstream properties. On-site areas where construction will occur are generally flat and contain predominantly sandy soils. An Erosion and Sedimentation Control plan is part of the Site Development Plan (Sheet 3 of 9), and Construction Details and Notes are located on Sheet 6 of 9. The detailed plan includes appropriate perimeter controls, storm drain inlet protection, a construction entrance, soil stockpile area and detailed notes for sequencing. Water quality is being maintained by providing infiltration of the Water Quality Volume (WQV) as defined in the CT Storm Water Manual. There are no stormwater detention facilities proposed as part of this development, as the Site is in the extreme lower reaches of the watershed. The proposed rain garden in the southeast corner of the Site and the existing basin in the northeast corner of the Site will infiltrate stormwater and accommodate the first 1.3 inches of runoff from the Site. By providing infiltration and contact with soil the potential pollutants in the stormwater runoff will be retained in the on-site soils. Flood storage calculations were performed for both

the existing and developed conditions, and submitted with the application. The calculations show that there is no loss in available flood volume storage in the post development versus existing conditions.

Submitted with its application, please find an Environmental Impact Statement which concludes that the application as proposed will have no significant and/or permanent environmental impacts. A prominent European Copper Beech (*Fagus sylvatica* 'Atropunicea') tree is located on the west side of the Site with a diameter at breast height of 5.04± feet (60.47± inches). On February 17, 2024, Jody S. Kretzmer, licensed CT Arborist S-5554 of Sullivan Tree and Landscaping, inspected the European Cooper Beech tree. Mr. Kretzmer indicated that "The tree has very little deadwood in it, and very few crossing branches. There is little to no trunk/bark damage, and the buds appear to be full and healthy... I would consider this tree as a 'specimen' tree. In my professional opinion this tree is in good health." Please see Mr. Kretzmer's attached report (Exhibit D of the Environmental Impact Statement), specifically Paragraph 2, Subsections (a)-(e), which include recommendations for the continued care of the tree, both during and after construction. The report concludes, "in my professional opinion the tree is in good health. By following the recommendations above, it is my professional opinion that there would be little to no environmental impact to the tree or surrounding area."

The site lies within Planning Area 4 (Town Center) of the Plan of Conservation and Development, and is consistent with the POCD in the following ways:

- Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity (Town-Wide Policy, 5.a) (p. 23)
- Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites (Town-Wide Policy, 6.a) (p. 23)
- Support innovative stormwater management techniques and Low Impact Development (LID) standards for commercial construction (Town-Wide Policy, 6.c) (p. 23)
- Support building upgrades which reflect key district characteristics such as streetscape preservation, parking to the rear of existing buildings, and the preservation of existing building architectural features, where appropriate, in the Town Center Mixed Use Zone (TCMU) (Planning Area 4, Policies, Residential and Mixed Use, 1) (p. 42)
- Continue to include pedestrian and bicycle-friendly access and amenities on properties within the Town Center that are subject to Special Permit action by the Town Plan and Zoning Commission. Completion of a unified sidewalk system is strongly encouraged. Install additional bike racks in sensible locations. (Planning Area 4, Policies, Transportation, 2) (p. 43)
- Promote minimization of paved/impervious surfaces and use stormwater temperature mitigation techniques for all development projects (Stormwater Management, Policies, 3) (p. 71).





**DUTTON ASSOCIATES, LLC**

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March 4, 2023

Ms. Shelley Caltagirone  
Director of Community Development  
Town of Glastonbury  
2155 Main Street  
Glastonbury, CT 06033

RE: 330 Naubuc Avenue Flood Zone Impact

Dear Ms. Caltagirone:

We are writing to provide our professional opinion with regard to impacts to the flood storage volume associated with the proposed project at 330 Naubuc Avenue, and the Connecticut River.

The site is a very small portion of the Somerset Square development, that began in the 1980's. During the initial design stages of the Somerset Square Development, extensive analysis and review by FEMA was conducted which resulted in a very large compensatory storage basin being constructed to mitigate impacts to the flood storage volume from the Somerset Development. The basin was constructed and is maintained by the Somerset Square Master Association.

The current proposal does have some grading modifications associated with a rain garden and patio within the flood zone. Grading of the basin and patio have been designed in a manor to mitigate any impacts from the construction.

The plan, as it is proposed will provide an additional 23 cubic yards (1 large dump truck) of compensatory flood storage.

It is our professional opinion the project will not impact the flood storage capacity associated with the Connecticut River (the receiving waters).

Please do not hesitate to call if you have any questions or comments regarding the above.

Sincerely,  
Mark A Reynolds, P.E.