



STAFF REPORT

Staff Contact: Gary Haynes, Planner

OFFICE OF COMMUNITY DEVELOPMENT

Tel: (860) 652-7510

Email: planning@glastonbury-ct.gov

Meeting Date: July 2, 2024

Submittal Date: June 23, 2024

Agenda Item: Public Hearing # 1

Date of Receipt: June 18, 2024

Application Type: 4.11 Flood Zone Special Permit

Proposal Address:
769 Hebron Rd

Applicant: Gemma Power Systems LLC

Owner: Gemma Power Systems LLC

Proposal: 4.11 Flood Zone Special Permit: Stream Bank Stabilization along Salmon Brook

Zone: Planned Employment and Flood Zone

Existing Land Use:
Office Building

Attached for Review:

- Draft motions
- Department Memos and Staff Report
- Site Plan

Executive Summary

- Applicant proposes installing approximately 50 ft of rip rap along the southern bank of Salmon Brook for bank stabilization.
- A cofferdam will be set up for dewatering and installation of the rip rap will take approximately 2 to 3 days.
- Applicant has submitted Flood Impact Statement certifying proposed work will not have adverse effect on the floodway or the carrying capacity of the Salmon Brook flood plain.



Aerial View

Site Description

The property is approximately 1.72 acres within the Planned Employment and Flood Zone. The property is not encumbered by a conservation easement. The plan locates Salmon Brook on the north side of the property, flowing from east to west. The erosion is affecting the south bank of the brook. The eroded streambank has exposed tubing, presumably used for irrigation.



Streambank Photos

Proposal


The applicant seeks approval from the TPZ to stabilize the eroding south bank of Salmon Brook at 769 Hebron Avenue, bordering the employee parking lot at Gemma Power Systems LLC. The area is located within the flood zone and requires a flood zone special permit.

Planning and Zoning Analysis

Town Engineering Department has reviewed proposed plan, flood impact statement, and erosion and sedimentation control measures and has recommend approval of the applicant streambank stabilization plan with associated conditions contained in their department memo dated May 22, 2024.

CONSERVATION COMMISSION RECOMMENDATION

To: Town Plan & Zoning Commission

From: Suzanne Simone, Environmental Planner 

Date: June 17, 2024

Re: Recommendation to the Town Plan & Zoning Commission: 769 Hebron Avenue

MOVED at the June 13, 2024 regular meeting of the Conservation Commission:

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 4.11 (Flood Zone) Special Permit for Gemma Power Systems LLC for stream bank stabilization at 769 Hebron Avenue, in accordance with plans entitled "Proposed Stream Bank Stabilization, 769 Hebron Avenue, Prepared for Gemma Power LLC, Glastonbury CT, Dated 3.1.2024", 5 Sheets, and in compliance with the following recommendations:

1. Permittee is responsible for the proper installation and consistent monitoring of the sediment and erosion controls and stabilization measures. Permittee or designee 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. Necessary repairs shall be conducted within 48 hours of inspection.
2. Dewatering measure is to be conducted to not cause sedimentation and turbidity.
3. The installation of stone on the stream bank will be completed in one phase, with no lag time from commencement to completion.
4. The stream bank will be planted in accordance with the details and sequence described in the "Vegetated Rip Rap Specs" and "Vegetated Rip Rap Detail" sourced from the Juneau Watershed Partnership.



Town of Glastonbury
Health Department

MEMORANDUM

Date: June 27, 2024

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian *(Signature)*

Re: 769 Hebron Avenue

The Department has reviewed the plans prepared March 1, 2024 (revised June 17, 2024) by Megson, Heagle & Friend Civil Engineers and Land Surveyors, LLC. The property will be served by public water and public sewer. The proposed work is outside the scope of public health regulations.

The Department recommends approval of this proposal.

Revised 9-22-17

May 22, 2024

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

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

Re: 769 Hebron Avenue
Stream Bank Stabilization for Salmon Brook

The Engineering Division has reviewed plans for proposed stream bank stabilization for a portion of Salmon Brook located at 769 Hebron Avenue prepared by Megson Heagle and Friend Civil Engineers and Land Surveyors LLC last revised May 15, 2024 and offers the following comments:

1. The cross section for the proposed stabilization should be clarified including the proposed depth of riprap, depth of bedding & material specification, and the depth of the riprap being keyed in below the bottom of the brook.
2. Geotextile fabric should be included to prevent loss of fine soil particles from underneath the riprap and the fabric type should be specified on the plans.
3. Consider enlarging the two cross sections and plotting them without vertical exaggeration for ease of interpretation.
4. The typical base flow water elevation of the brook should be shown on the cross sections so that the extent of water handling and necessary height of cofferdams is better understood.
5. A flood zone certification statement should be provided from the design engineer confirming no loss of flood storage or adverse impact on Salmon Brook based on restoration of recently eroded area and comparison to prior topography.

June 27, 2024

MEMORANDUM

To: Town Plan and Zoning Commission
Shelley Caltagirone, Director of Community Development

From: Stephen M. Braun, P.E. Assistant Town Engineer

Stephen M. Braun
Digitally signed by Stephen M. Braun
Date: 2024.06.27
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Re: 769 Hebron Avenue
Section 4.11 Flood Zone Special Permit

The Engineering Division has reviewed the revised plans for the proposed stream bank stabilization along Salmon Brook located at 769 Hebron Avenue prepared by Megson, Heagle, and Friend Civil Engineers and Land Surveyors LLC last revised June 17, 2024 and we have no additional comments on this application.



Town of Glastonbury


GLASTONBURY POLICE DEPARTMENT • TEL (860) 633-8301 • FAX (860) 652-4290

CHIEF OF POLICE
Marshall S. Porter

CAPTAIN
Mark Catania

MEMORANDUM

TO: Town Plan and Zoning Commission

FROM: Marshall S. Porter, Chief of Police 

DATE: 06/26/2024

RE: Special Permit a Stream Bank Stabilization- 769 Hebron Ave

Members of the Police Department have reviewed the application of Gemma Power Systems for 769 Hebron Ave. The Police Department has no objection to the proposal.

MSP/ns





Town of Glastonbury

FIRE MARSHAL'S OFFICE • (860) 652-7526 • FireMarshal@glastonbury-ct.gov

TO: Gary Haynes; Planner

FROM: Michael Makuch; Fire Marshal

DATE: June 25, 2024

RE: July 2, 2024 TP&Z Meeting-769 Hebron Ave.

The Fire Marshal's Office has done a review of submission and has determined that since the work does not impact fire department access, or similar, this office has no jurisdiction at this time. Should the scope of work change, please advise so we can review the changes.

Respectfully,

MM Makuch

Michael Makuch
Fire Marshal



Town of Glastonbury

COMMUNITY DEVELOPMENT • (860) 652-7510 • planning@glastonbury-ct.gov

TOWN PLAN AND ZONING COMMISSION

SECTION 4.11 FLOOD ZONE SPECIAL PERMIT

DRAFT MOTION

GEMMA POWER SYSTEMS, LLC
769 HEBRON AVE
GLASTONBURY, CT 06033
RE: 769 HEBRON AVE

MOVED, that the Town Plan & Zoning Commission approve the application of Gemma Power Systems, LLC for a Section 4.11 Flood Zone Special Permit for Streambank Stabilization Plan – 769 Hebron Ave – Planned Employment & Flood Zone – Gemma Power, owner, in accordance with the plans on file with the Office of Community Development and the following conditions:

In compliance with:

- a. Conservation Commission Recommendation to TPZ memo dated, June 17, 2024
2. Adherence to:
 - a. The Health Department memorandum dated June 27, 2024.
 - b. The Engineering Department memorandum dated May 22, 2024, and June 27, 2024.
 - c. The Police Department memorandum dated June 26, 2024.
 - d. The Fire Marshal memorandum dated June 25, 2024.
3. With the following conditions:
 - a. Prior to starting the work applicant shall file motion of approval and Sheet #3 Site Plan on the land records of the Town Clerk.
 - b. Prior to starting the work applicant shall file (2) paper copies of finalized approved plans to be filed in the Office of Community Development.
 - c. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.
 - d. Prior to starting the work applicant shall have preconstruction meeting with Town Staff to discuss construction sequence and schedule.

TOWN PLAN & ZONING COMMISSION

July 2, 2024

ROBERT J. ZANLUNGO

**TOWN PLAN AND ZONING COMMISSION
GLASTONBURY, CT
APPLICATION FOR SPECIAL PERMIT**

Application for:

- Section 12 Special Permit with Design Review (SPDR)
- Section 12.8 Change of Use to an approved SPDR
- Section 12.9 Minor Change to an approved SPDR
- Section 12.10 Insignificant Change to an approved SPDR
- Section 6.2 Excavation Special Permit
- Section 6.8 Rear Lot Special Permit
- Section 6.11 Accessory Apartment Special Permit**
- ** Applicant must submit addresses of property owners within 100 feet of the premises in accordance with Section 6.11.4 of the Building-Zone Regulations*
- Section 4.11 Flood Zone Special Permit
- Other

Application, Development Plan Review Checklist*, and fee (see page 2) to be submitted with 14 sets of plans. Consult Glastonbury Building-Zone Regulation Sections 12.4 and 12.5 and other relevant sections to determine standards and criteria for application evaluation, including special noticing requirements to abutters.

*Development Plan Review Checklist requirements do not apply to Section 12.9, 12.10 or 6.11 applications.

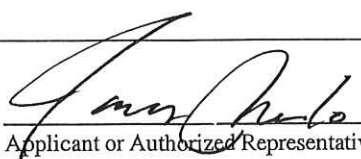
Applicant	Property Owner
Name <u>Gemma Power Systems, LLC</u>	Name <u>Same</u>
Address <u>769 Hebron Ave Glastonbury, CT 06033</u>	Address _____
Telephone <u>860-659-0509</u>	Telephone _____
Email <u>tonymelo@gemmapower.com</u>	Email _____

Address of proposed use 769 Hebron Ave

Map/Street/Lot F5 / 2920 / N0037 Zoning District of proposal PE / Flood Zone

Nature of request, including type of use, reasons for application, etc.

50± lf of stream bank stabilization along Salmon Brook

Signature  Applicant or Authorized Representative

Signature _____ Owner or Authorized Representative

Date 6/13/2024

Date _____

Special Permits:

Sec. 12 SPDR, Sec. 6.2, Sec. 6.8,
Sec. 4.11, Sec. 6.11, Other

\$200.00 + \$100.00 public hearing notice fee
plus \$60.00 State of Connecticut Fee = \$360.00

Sec. 12 SPDR - an additional fee of \$20 for each
1,000 sq. ft. over 5,000 sq. ft. is required

Sec. 6.2 Excavation Special Permit - an additional \$50 plus
\$50 for each 5 acres of disturbed area or portion thereof in
excess of 5 acres

Sec. 12.9 Minor Change

\$100.00 plus \$60.00 State of Connecticut Fee = \$170.00

Sec. 12.10 Insignificant Change

\$50.00 plus \$60.00 State of Connecticut Fee = \$110.00

For Office Use

Date Received:

6/18/24

Fee Paid:

\$360.00

Cash Check

#125901

Public Hearing Scheduled

7/2/24

Public Hearing Advertised

(1) 6/20/24

(2) 6/27/24

Action

Notice of Action

6-18-2024

4.11 FLOOD ZONE SPECIAL PERMIT

769 Hebron Ave

ENVIRONMENTAL AND FLOOD AREA IMPACT STATEMENT AND CERTIFICATION AS TO FLOODWAY FUNCTION

Stabilization of the eroding streambank at 769 Hebron Avenue will require rip rap fill to be placed within the 100 year flood zone associated with Salmon Brook. By comparison of the available Town of Glastonbury GIS contours, the proposed rip rap will match the pre-erosion conditions. Therefore, this project will have no adverse impact on the flood carrying capacity of the Salmon Brook flood plain in this area.

The site will be developed in accordance with standards outlined in the "2002 Connecticut Guidelines for Soil Erosion and Sediment Control." A comprehensive Erosion & Sediment Control Plan has been developed to ensure the proposed activity will not have a significant adverse impact upon the environment or on the flood storage capacity or flow.

I hereby certify that the floodway function will not be adversely affected by the proposed activity.

Jonathan H. Sczurek
P.E. No. 26858

