

STAFF REPORT

**IWWA APPLICATION: AGENDA ITEM III.2
MAY 14, 2026 MEETING**

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

From: Suzanne Simone, Environmental Planner



Date: May 7, 2026

**Re: IWWA Application: 731 Hebron Avenue
Building Addition and Associated Drainage**

Review Documents:

Plan Set Dated: March 31, 2026; Planting Plan Dated: February 19, 2026

Engineering Dept comments, Dated: May 7, 2026

Proposal

The applicant seeks a permit from the IWWA and recommendation from the Conservation Commission to the TPZ for proposed building additions and associated drainage. Two new building additions are proposed to be located to the west and east of the existing building. The stormwater management includes detention underground and pipe discharge to an existing basin within 10 feet of the wetland boundary.

Review

Site Description

The property is 3 acres within the Planned Employment Zone. Salmon Brook, encumbered within the existing conservation easement, is located in the northern portion of the property.

State-Listed Species

The property is located within an area of interest in the December 2025 edition of the Natural Diversity Database. The April 23, 2026 e-generated NDDDB determination letter identifies fish species and wood turtle. The proposed site work will take place in the lawn area along Hebron Avenue and the asphalt parking lot.

Wetland Soils

The wetland delineation, identified by numbered wetland flags, was field located in 1998 in support of a previous application to create the parking lot.

Soils and Erosion Control

The plan identifies silt fence along Hebron Avenue and the corner of Eastern Boulevard, and at the outlet of the proposed drainpipe. The activity within the upland review area includes the installation of an underground drainpipe, discharging into an existing depression with an existing inlet pipe connected to an existing stormwater basin.

Water Quality and Drainage

Stormwater management associated with the two building additions includes underground infiltration galleys and roof leaders discharging into a pipe that outlets at the existing plunge pool/depression that serves the inlet to the already established water quality basin to the north of the parking lot.

Planting Plan

The planting plan is identified to be 92% native by variety and 94% native by amount. Only one tree is proposed to be planted within the 100-foot upland review area, at the parking area along Eastern Boulevard. No plantings are proposed in the plunge pool area serving the drainpipe outlet and drainpipe inlet, bordering the wetlands.



Town of Glastonbury

COMMUNITY DEVELOPMENT • (860) 652-7510 • 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.) Completed 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.) \$100.00 payment, check payable to: Town of Glastonbury
- 4.) Digital submission of items #1 and #2 to planning@glastonbury-ct.gov.
- 5.) Engineering Department subdivision or development plan review checklist (on website).

ADDRESS OF PROPOSED DEVELOPMENT/ACTIVITY:

731 Hebron Avenue (Mulryan Funeral Home)

PROPOSAL SUMMARY:

Conversion of Existing Office Building to Funeral Home, Together with New Garage and Building Additions to Connect All Structures, with associated drainage and landscaping improvements.

APPLICANT NAME: KCP ASSOCIATES LLC, c/o Thomas Mulryan, Member

ADDRESS: 725 Hebron Avenue, Glastonbury, CT 06033-2457

PHONE NUMBER: _____

EMAIL ADDRESS: _____

ADDITIONAL REPRESENTATIVES' NAMES AND EMAIL ADDRESSES:

1.) Attorney: Meghan A. Hope, mhope@aphlawyers.com

2.) Engineer: Jonathan H. Sczurek, PE (jhs@megsonandheagle.com)

3.) Landscape Architect: Biff Schechinger, Jr. ASLA; biff.design@sbcglobal.net

AREA OF PROPOSED CONSERVATION EASEMENT (ACRES): 0.00 acres proposed

(1.18 acre conservation easement already exists on site)

IMPERVIOUS SURFACE COVERAGE (SQ. FT. AND %):

(EXISTING) 42,863.04 s.f. or 32.6%

(PROPOSED) 45,650.88 s.f. or 34.8%

May 7, 2026

MEMORANDUM

To: Conservation Commission/Inland Wetlands and Watercourses Agency
Suzanne Simone, Environmental Planner

From: Stephen Braun P.E., Director of Engineering and Highways



Re: 725 Hebron Avenue
Mulryan Funeral Home
IWWA Site Plan Permit Application

The Engineering Division has reviewed the application materials associated with the proposed expansion of the existing funeral home located at #725 Hebron Avenue and the associated site improvements. The application material includes site plans prepared by Megson, Heagle & Friend, last revised on March 31, 2026; landscaping plans prepared by KCP Associates, LLC, last revised on February 19, 2026; and application forms and materials.

1. The applicant proposes to manage the Water Quality Volume associated with the new impervious surfaces via an underground infiltration system to be located on the south side of the building.
 - a. A single roof drain (RD) is shown connecting the new additions to the infiltration system from the south side of the additions. It is not clear if the entire roof area of the additions will be able to be routed based on roof pitch. More details are required to confirm viability.
 - b. A bypass or overflow should be provided in case the infiltration system becomes clogged or otherwise reaches its full capacity.
 - c. Inspection ports for the infiltration system should be labeled on the site plan and details provided on the detail sheet.
2. New storm piping and associated inlets/yard drains are proposed to convey stormwater from the front of the property (along the Hebron Ave frontage) to an area immediately upslope from the wetlands/Conservation Easement located adjacent to the Salmon Brook. Peak flows through the system should be calculated to demonstrate that the system is appropriately sized and the design engineer should provide calculations and details showing how the outlet plunge pool was sized and how it should be constructed.
3. The Notes & Details Sheet (sheet 4 of 5) of the Site Plans contains a detail for a "Snout Oil & Debris Stop". The plans do not show where this structure will be installed.