



TOWN OF CROMWELL  
INLAND WETLANDS AND WATERCOURSES AGENCY  
41 WEST STREET, CROMWELL, CT 06416

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**REGULAR MEETING**  
**7:00 WEDNESDAY, MAY 1, 2024**  
**TOWN COUNCIL CHAMBERS**  
**CROMWELL TOWN HALL, 41 WEST STREET**

**AGENDA**

RECEIVED FOR RECORD  
Apr 23, 2024 03:14P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

1. Call to Order
2. Roll Call
3. Seating of Alternates:
4. Approval of Agenda:
5. Development Compliance Officer Report:
  - a. Status of On-going Project and Existing Cease and Desist Orders
6. Town Planner Report:
7. Public Comments:
8. New Business:
  - a. Application #24-03 – Request to conduct activities (install a sanitary sewer line and manholes) within the Inland Wetlands and Upland Review Area within the existing sanitary sewer easement south of Evergreen Road and west of Shunpike Road. The Town of Cromwell Water Pollution Control Authority is the Applicant and there are various property owners.
  - b. Application #24-04 – Request to conduct activities (reconfigure parking lot and drive thru lane) within the Upland Review Area at 24 Shunpike Road. Mattabesset Realty LLC is the Applicant and the Owner.
9. Commissioner's Comments and Reports:
10. Approval of Minutes:
  - a. March 6, 2024
11. Adjourn

## Inland Wetland Report 2024

Permit#	Name of Applicant	Site Location	Type of Activity	Application Date	Status	Date of Approval
23-10	Town of Cromwell	1 Donald Harris Road	Replacing Tennis Courts at High School	8/30/2023	Approved	10/4/2023
23-11	Norman Aldrich	101 West Street	Building deck on the back of home	9/6/2023	Administrative Approval	9/27/2023
23-12	Town of Cromwell - Jon Harriman	20 James Martin Drive	Stream runs adjacent to site	9/27/2023	Approved	10/4/2023
24-01	Orlando & Lisa Cardenas	50 Mystique Lane	Upstream dentention on lot which is located on non- regulated areas	1/29/2024	Pending	

**TOWN OF CROMWELL  
INLAND WETLANDS AND WATERCOURSES AGENCY**

**APPLICATION TO CONDUCT REGULATED ACTIVITY**

Street Sanitary Sewer Easement Address: South of Evergreen Road	Map/Block/Lot: See Attached List Volume/Page: See Attached List
Applicant: Town of Cromwell WPCA	Owner: Various
Address: 41 West Street Cromwell, CT 06416	Address: See Attached List
Phone: 860-632-3040	<i>I hereby consent to the Applicant acting as my agent for the purpose of this application. I hereby permit the members and agents of the Agency to inspect the subject land both before and after a final decision has been issued.</i>  <b>Signature:</b>
Parcel ID #: See Attached List	

Reason for the Proposed Wetland or Upland Review Area Disturbance <i>(not a description of the project, but an explanation of why this disturbance is necessary to complete the project):</i>
A 15" polyvinyl chloride (PVC) sanitary sewer will be installed parallel to the existing sanitary sewer within the existing easement in order to provide additional capacity during periods of high flow and prevent sewage backups and overflows. The existing Town-owned right of way adjacent to Shunpike Brook and the adjacent wetlands provides the most cost-effective alternative for adding capacity for higher flows.

Area of Wetland Impacted by this Project (in square feet or acres): 0.82 Acres
Area of Upland Review Area Impacted by this Project (in square feet or acres): 1.43 Acres

<b>Description of Alternative Methods Considered, and Justification for Method Chosen:</b> <span style="float: right;">4</span>
Other alternatives for adding flow capacity without impacting the wetlands within the existing easement would include construction of new sewers within existing Town-owned roadways or obtaining additional easements from property owners. Alternate sewer alignments would require construction of costly pump stations due to the topography in the surrounding area.

<b>Certification of Notice to Neighboring Municipalities</b>	
Is any portion of the wetland or watercourse impacted by this application within 500' of Rocky Hill, Berlin, or Middletown?	Yes / No <b>Not Applicable</b>
Has a copy of this application been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	Yes / No <b>Not Applicable</b>
Has a copy of the plans been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	Yes / No <b>Not Applicable</b>

I, the undersigned, hereby certify that the information presented as part of this application is to the best of my knowledge, true and accurate and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked.

Daniel Parisi  
Applicant's Signature

4-17-24  
Date of Submission

DANIEL PARISI  
Printed Name

***The Cromwell Inland Wetlands and Watercourses Agency has detailed environmental information on many of the wetland areas in town. The applicant is strongly encouraged to request a copy of this information.***

# **Sanitary Sewer improvements Evergreen Relief Sewer**

**Cromwell, CT**

## **Executive Summary**

The project area includes the existing sanitary sewer easement located on undeveloped land south of Evergreen Road and west of Shunpike Brook within the Town of Cromwell. The easement is periodically cleared for maintenance access and consists predominantly of scrub-shrub wetlands.

A 15" polyvinyl chloride (PVC) sanitary sewer will be installed parallel to the existing sanitary sewer within the existing easement in order to provide additional capacity during periods of high flow and prevent sewage overflow at manholes and backups into residences. New manholes will be installed at angle points and along the sewer at intervals of approximately 300' to provide access for future maintenance and inspection.

The following major equipment is anticipated during the allowable periods:

- excavators, bulldozers, front end loaders
- vibratory compactors, jackhammers, hoe rams,
- trucks, pumps

All vegetation will be left undisturbed to the maximum extent possible. A planting plan will be provided to replace the vegetation removed. Temporary access roads will be installed during construction and sedimentation control systems will be provided at the toe-of-slope of the disturbed areas. All disturbed areas will be stabilized and restored after completion of the project. Unconfined in-stream activities will be restricted to the period of June 1 through September 30. All Best Management Practices will be incorporated, as required.

Project Plans prepared by Cardinal Engineering Associates, Inc., dated April 15, 2024 and Wetland Delineation Report prepared by Soil Science and Environmental Services, Inc., dated July 17, 2023 are included as part of the application.

**TOWN OF CROMWELL  
INLAND WETLANDS AND WATERCOURSES AGENCY**

**APPLICATION TO CONDUCT REGULATED ACTIVITY**

Street 24 SHUNPIKE ROAD CROMWELL, CT	Map/Block/Lot: MAP ID: 20/ 47/ 6A/ /
Address:	Volume/Page: V1048/ P244
Applicant: MATTABESSET REALTY, LLC	Owner: MATTABESSET REALTY, LLC
Address: 57 SOUTH BROAD ST MERIDEN, CT 06450	Address: 57 SOUTH BROAD ST MERIDEN, CT 06450
Phone: 'PAUL FURTADO 860-209-1602 (203) 238-3482 203-410-9766	I hereby consent to the Applicant acting as my agent for the purpose of this application. I hereby permit the members and agents of the Agency to inspect the subject land both before and after a final decision has been issued.
Parcel ID #: Account #00117500	
Signature: PAUL FURTADO, MEMBER	

Reason for the Proposed Wetland or Upland Review Area Disturbance <i>(not a description of the project, but an explanation of why this disturbance is necessary to complete the project):</i>
THE DUNKIN DONUTS DRIVE-THRU BUSINESS HAS INCREASED AND THE DRIVE-THRU CAR STACKING HAS CREATED CONFLICTS WITH THE PARKING SPACES USED BY CUSTOMERS GOING INSIDE THE BUILDING. ALSO THE NUMBER OF PARKING SPACES EXCEED THE NEEDS OF THE DUNKIN DONUTS INSIDE BUSINESS.
WITH RELATIVELY MINOR RECONFIGURATION OF THE PAVED AREA DUNKIN DONUTS CAN HAVE A LONG DRIVETHRU STACKING LINE AT THE REAR OF THE PAVED AREA LOCATED IN A WAY THAT SEPARATES THE DRIVETHRU STACKING FROM THE PARKING SPACES. AS A BONUS THE TOTAL PAVED AREA DECREASES.
NET CHANGES - DECREASE IN PAVED AREA AREA 2070-350-65-1655 SF
DECREASE IN PAVED AREA IN WETLANDS BUFFER 930-80=850 SF

Area of Wetland Impacted by this Project (in square feet or acres): 0.00
Area of Upland Review Area Impacted by this Project (in square feet or acres): 1200 SF

Description of Alternative Methods Considered, and Justification for Method Chosen:
ALTERNATIVE ONE - KEEP EXISTING BUSINESS OPERATION AS IS.
BUT ANALYSIS OF THE TRAFFIC SHOWS CONFLICTS BETWEEN DRIVE-THRU AND CARS PARKING.
THERE IS UNDERUTILIZED PAVED AREAS AWAY FROM THE BUILDING. BY REORIENTATION
THE DRIVE-THRU TO THIS MORE REMOTE PAVED AREAS WILL ELIMINATE MANY CONFLICTS.
THIS ALSO ALLOWS THE REDUCTION IN THE TOTAL PAVED AREA. MINOR WORK MUST BE DONE NEAR THE OUTSIDE EDGE OF THE INLAND WETLANDS BUFFER.

Certification of Notice to Neighboring Municipalities	
Is any portion of the wetland or watercourse impacted by this application within 500' of Rocky Hill, Berlin, or Middletown? =====	Yesx / No Not Applicable
Has a copy of this application been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency? =====	Yes X / No Not Applicable
Has a copy of the plans been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency? =====	Yes X / No Not Applicable

I, the undersigned, hereby certify that the information presented as part of this application is to the best of my knowledge, true and accurate and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked.

\_\_\_\_\_  
Applicant's Signature

4-16-2024  
\_\_\_\_\_  
Date of Submission

\_\_\_\_\_  
Printed Name 'PAUL FURTADO MEMBER

*The Cromwell Inland Wetlands and Watercourses Agency has detailed environmental information on many of the wetland areas in town. The applicant is strongly encouraged to request a copy of this information.*



TOWN OF CROMWELL  
INLAND WETLANDS AND WATERCOURSES AGENCY  
41 WEST STREET, CROMWELL, CT 06416

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**REGULAR MEETING**  
**7:00 WEDNESDAY, MARCH 6, 2024**  
**TOWN COUNCIL CHAMBERS**  
**CROMWELL TOWN HALL, 41 WEST STREET**

**Minutes and Record of Votes**

Present: Chairman John Whitney, Joseph Corlis, Wynn Muller, William Yeske, Robert Donohue, Andrew Holt, Peter Omicioli

Also Present: Zoning Enforcement Officer Bruce Driska

**1. Call to Order**

The meeting was called to order at 7:00pm by Chairman Whitney

**2. Roll Call**

The presence of the above members was noted.

RECEIVED FOR RECORD  
Mar 12, 2024 11:58A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

**3. Seating of Alternates:**

A motion was made by Wynn Muller and seconded by Joseph Corlis to seat Andrew Holt as an alternate. All were in favor; the motion passed.

**4. Approval of Agenda:**

A motion was made by Robert Donahue and seconded by Wynn Muller to approve the agenda. All were in favor; the motion passed.

**5. Development Compliance Officer Report:**

**a. Status of On-going Project and Existing Cease and Desist Orders**

Mr. Driska said his report is in the package and application #24-01 shows as pending which is the subject of the public hearing tonight.



**6. Town Planner Report:** none

**7. Public Comments:** none

**8. New Business:**

**9. Public Hearings:**

- a. Application #24-01 – Request to conduct activities (construct a detention pond) within the Inland Wetlands and Upland Review Area at 50 Mystique Lane. Orlando Cardenas is the Applicant and Lisa J. Cardenas and Orlando J. Cardenas are the Owners.

Chairman Whitney read the public notice for application #24-01 dated February 20, 2024.

A motion was made by Peter Omicioli and seconded by Wynn Muller to open the public hearing for application #24-01. All were in favor; the motion passed.

Chairman Whitney read a letter from the applicant, Orlando Cardenas, dated March 5, 2024. Mr. Cardenas requested the public hearing be continued to allow them time to investigate additional alternatives to the proposed plan. Mr. Driska said he recommends that this application be continued until the next meeting of April 3, 2024. He said the applicant feels he can come up with a better plan for the neighbors by hooking up to the drainage on Route 372 but he will need DOT approval. Mr. Driska said that is the plan the applicant hopes to present at the next meeting.

A motion was made by Robert Donohue and seconded by Peter Omicioli to continue the public hearing for application #24-01 until April 3, 2024. All were in favor; the motion passed.

**10. Commissioner's Comments and Reports:**

**11. Approval of Minutes:**

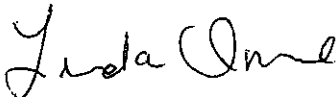
- a. February 7, 2024

A motion was made by Peter Omicioli and seconded by Wynn Muller to approve the minutes of February 7, 2024. All were in favor; the motion passed.

**12. Adjourn**

A motion was made by Peter Omicioli and seconded by Wynn Muller to adjourn at 7:09pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme  
Recording Clerk