



## Town of Cromwell Inland Wetlands and Watercourses Agency

**SPECIAL MEETING**  
**10:00 A.M. SATURDAY, AUGUST 6, 2011**  
**28 SENATOR DRIVE, CROMWELL**

### MINUTES AND RECORD OF VOTES

**PRESENT:** Chairman Jonathan Beatty, G. Alden Nettleton, Madeleine Lowry, Joseph Corlis, and Alternate Amanda Thomas.

**ABSENT:** Alternate John Whitney, William Yeske, Wynn Muller and Scott Lamberson.

**ALSO**

**PRESENT:** Town Planner Craig Minor, Development Compliance Officer Fred Curtin, Selectman Liaison Ann Halibozek, and P&Z Commissioner Alice Kelly.

- 1. Call to Order:** Chairman Beatty called the meeting to order at 10:01 am.
- 2. Roll Call and Seating of Alternates:** The presence of the above members was noted. Joe Corlis made a motion seconded by Madeleine Lowry to seat Amanda Thomas. All were in favor.
- 3. Site Inspection for Permit #10-18: Remove Vegetation in the Wetland and Upland Review Area adjacent to 28 Senator Drive. Thomas Varricchio, permittee.**

The Agency members inspected the site with Permittee Thomas Varricchio. They viewed the "open space" parcel where the specimen trees and bushes have been planted. The letter from Jennifer Beno of SSES, Inc. to Mr. Varricchio dated July 27, 2011 was reviewed. The "walk easement" area along the chain link fence was observed.

Mr. Varricchio then showed the Agency members the temporary stakes that he installed within the open space parcel, in a line approximately 75 south of his house, and asked that he be allowed to put the concrete monuments along this line instead of along the original conservation easement boundary. This would denote the upland review area on the open space parcel that he would be allowed to use as "lawn". The Agency members discussed this. P&Z Commissioner Kelly asked why this area wasn't protected by the same conservation easement as on the houses surrounding the wetlands. Town Planner Craig Minor replied, because the open space parcel was supposed to be given to the Town; it was never intended for private ownership. Selectman Halibozek recommended that any decision be reviewed by the Town Attorney first. P&Z Commissioner Kelly agreed. IWA Commissioner Thomas felt that was not necessary. Chairman Beatty supported Mr. Varricchio's request, and reminded everyone that the Town Attorney previously advised the Agency to deal only with the merits of the application and not get into the question of ownership.

Chairman Beatty then asked if this non-protected area contains any wetlands. The original subdivision map was reviewed, and it showed that a lobe of wetlands would be inside the area proposed by Mr. Varricchio. The Agency members identified where the proposed area should be so that it did not contain any wetlands - only upland review area.

**4. Possible Vote to Revise Conditions of Approval for Permit #10-18.**

Chairman Beatty called for a motion. Amanda Thomas made the following motion seconded by Alden Nettleton:

"IWA Permit #10-18 is hereby modified as follows:

Special Condition #1b is hereby deleted, and replaced with the following:

b. Four concrete conservation easement monuments to be installed by the Permittee on Parcel 05080000 at the locations listed below. The area defined by these monuments is not subject to the conservation easement described in Special Condition #6 and shall be labeled on the plans accordingly.

#1: Along the boundary between Parcel 05080000 and 28 Senator Drive, at a point 50 feet east of the intersection of Parcel 05080000, 28 Senator Drive, and 26 Senator Drive;

#2: At a point 45 feet south of Monument #1;

#3: At a point 100 feet east of Monument #2; and

#4: Along the boundary between Parcel 05080000 and Parcel 001138000 (Cromwell High School), at a point 45 feet south of the boundary between 28 Senator Drive and Parcel 05080000.

All were in favor. The motion passed.

**5. Adjourn:** The meeting was adjourned at 10:58 am.

Respectfully submitted,

Craig Minor, AICP  
Town Planner