

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

**REGULAR MEETING
7:30P.M. WEDNESDAY, FEBRUARY 22, 2006
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET**

MINUTES - corrected

PRESENT: Chairman Wynn Muller, Julius Neto, Madeleine Lowry, Moira Robertson, Jonathan Beatty and Ann Halibozek.

ABSENT: Alternate Bonnie Anderson.

ALSO PRESENT: Town Planner Craig Minor and Board of Selectmen Liaison Stan Stachura.

1. **Call to Order:** Chairman Muller called the meeting to order at 7:34p.m.
2. **Roll Call:** Chairman Muller introduced the above-mentioned members.
3. **Seating of Alternates:** There were no alternates present.
4. **Approval of Agenda:** Town Planner Craig Minor said that Application #06-03 has been withdrawn by the applicant and recommended amending the agenda accordingly. Jon Beatty made a motion to approve the agenda with the deletion of Item 11.b., seconded by Madeleine Lowrey. All were in favor.

5. **Approval of Minutes:** No action was taken

6. **Development Compliance Officer Report:**

DCO Fred Curtin presented his new permit tracking form. Jon Beatty asked Mr. Curtin if the P&Z approval of the North Brook Estates subdivision is consistent with the permit issued for that project by the Inland Wetlands Agency, and Mr. Curtin replied that it was. The Commission discussed the letter from the CT River Coastal Conservation District which contained recommended plantings at 163R Shunpike Road. Chairman Muller asked Mr. Curtin if everything is alright now with the Board of Education and the wetland mitigation project at the pond next to the High School. Mr. Curtin replied that it was.

7. **Town Planner Report:** No action was taken.

8. **Public Comments:**

Beverly Leghorn, 25 Woodside Road: Complained about increased stormwater runoff on her property since the Woodside School was finished, and is worried that the proposed subdivision next to her will make it worse.

9. **Public Hearing and Possible Action:** None.

10. Old Business:

a. Application #06-01: Residential Subdivision in Upland Review Area at Parcel 46/18/12 on the west side of Woodside Street (PIN #00191200). JB Newbury LLC and Quantum of Woodside LLC, applicants; Gardner Nurseries Inc., owner.

Attorney Salvatore Petrella presented the application. He described the area as historically cultivated, and that under their plan no trees will be removed (other than the nursery stock). Consulting engineer James Cassidy described the proposed development in more detail. Attorney Petrella then announced that they have reconsidered this approach, and would rather construct a small cul-de-sac instead of three rear lots and four frontage lots. The amount of impervious coverage would increase, but would provide for better stormwater management.

Jon Beatty felt that with the new plan there are too many unknowns, and should be tabled until more information is presented. He also said that the former drainage ditch is now an intermittent watercourse because of all the runoff coming from Woodside School. Mr. Cassidy disagreed, citing the report by their wetland soil scientist. Mr. Beatty also said the plans should show the level spreader. Ann Halibozek asked if there is any information on pesticide levels; Attorney Petrella said no. A discussion ensued. Mr. Beatty said that a better understanding of the pesticide situation would help determine if this project helps it or hurts it.

Jon Beatty made a motion finding it to be "in the public interest" to have a public hearing on this project, seconded by Madeleine Lowry. All were in favor.

Moira Robertson asked for the revised plans well before the public hearing. Town Planner Craig Minor said the new plans need to be on file no later than the date of the first legal notice, since the notice says that plans are available for public inspection. Julius Neto advised the applicants to make sure the stormwater management system is sized to accommodate runoff from Woodside School.

11. New Business:

a. Application #06-02: Residential Subdivision at 60 South Street (PIN #00161500); Francine F. McKiernan, owner/applicant.

Francine McKiernan presented the application. She explained that they want to split the parcel in half and build a new house on the second lot in the upland review area. Jon Beatty noted that the wetland in question is a small isolated pocket. Chairman Wynn Muller said it is just an area of pricker bushes which the new owner will probably fill and plant grass, which he has no objection to. Madeleine Lowry suggested the applicant plant appropriate wetland plants there. Chairman Muller suggested the applicant ask Wendy Goodfriend for suggestions as was done for the homeowners at 163R Shunpike Road.

Jon Beatty made a motion to find the application "not significant", seconded by Julius Neto. All were in favor.

Jon Beatty made a motion to approve the application, seconded by Ann Halibozek. All were in favor. The applicant was given the suggestion that she contact Wendy Goodfriend of the CT River Coastal Conservation District, and remove the abandoned pump house.

c. Application #06-04: Commercial Development at 25 Commerce Drive (PIN #10406700); Coles Brook Commerce Park LLC, owner, Delta Building Corporation, applicant.

Consulting engineer Frank Magnotta presented the application and described the project. Commissioner Neto expressed concern about dirty runoff from the trash containment area getting into the wetland. Mr. Magnotta said that the dumpster pad site would be pitched to drain toward the parking lot, not the wetland.

Jon Beatty made a motion to find the application "not significant", seconded by Wynn Muller. All were in favor.

Jon Beatty made a motion to approve the application with conditions, seconded by Julius Neto. The conditions were: (1) the dumpster pad be pitched to drain toward the parking lot. All were in favor.

d. Application #06-05: Active Adult Development ("West Street Commons") on Old West Street (PIN #00373000); S&A Realty Inc., owner, Calcagni Associates, owner.

Attorney Emanuele Mangiafico presented the application. Steven Ditzko and William Root of Milone and MacBroom described the project and the site.

A site visit was scheduled for Saturday, March 11 at 10:00 a.m.

Jon Beatty made a motion to find the application "significant", seconded by Julius Neto. All were in favor. A public hearing was scheduled for March 22, 2006.

12. Communications and Bills: No action.

13. Commissioners' Comments and Reports: No action.

14. Adjourn: Jon Beatty made a motion to adjourn at 10:10 p.m., seconded by Julius Neto. All were in favor.

Respectfully submitted,

**Craig Minor, AICP
Town Planner**