

**TOWN OF CROMWELL
CONSERVATION COMMISSION
REGULAR MEETING**

**7:00 PM THURSDAY DECEMBER 14, 2017
ROOM 224/225 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

RECEIVED FOR FILING
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TOWN CLERK'S OFFICE
CROMWELL, CONN.

Jan Ahlquist
TOWN CLERK

Present: Chairman Scott Lamberson, Joseph Cap, Joseph Corlis

Absent: John Whitney, Amanda Drew

Also Present: Director of Planning and Development Stuart Popper

1. Call To Order

The meeting was called to order by Chairman Lamberson at 7:05 p.m.

2. Roll Call and Seating of Alternates

The presence of the above members was noted. No alternates were seated.

3. Approval of Agenda

A motion to approve the agenda was made by Joseph Corlis; Seconded by Joseph Cap.
All in favor; motion passed.

4. Town Planner Report

Mr. Popper discussed a number of recent matters before Planning and Zoning: that the Nike Site application for a zone change / master plan had been approved and he expected the application for the site plan and special permit to be filed shortly. Same for the Carrier project at Field Road. A site plan for a 403,000 square foot warehouse had been approved at County Line Drive and a land swap with the Town of Cromwell had been approved by the Town Council. The affordable housing apartments at Court Street were still pending. The Shop Rite project was pending with the Office of the State Traffic Administration. A new Zoning Enforcement Officer had been hired. Mr. Bruce Driska had previously worked with the City of Middletown. Planning and Zoning was to form a subcommittee to work on the Plan of Conservation and Development and would be seeking assistance from the Regional Planning Agency. The Cromwell Landing Park was moving forward with plans for a handicapped accessible fishing pier and a rebuilt brownstone wall. They would be seeking all necessary permits and require approvals from Inland Wetlands and Watercourses as well as Planning and Zoning. Mr. Popper planned to make a presentation on the topic to the Conservation Commission at their January 2018 meeting. Chairman Lamberson stated that, if it would help, someone from the Commission could speak in support when it goes before the Town Council.

Mr. Popper stated that the open space database would need to be updated and they could discuss which properties to recommend for improvement. He mentioned that additional

open space had been acquired at 60 River Road. A developer had been interested in the property at 61 River Road. The town was hoping for residential housing, a formal park, marina, and possibly a seasonal restaurant. Mr. Popper suggested that the Commission look at parcels in terms of functionality in making their recommendations. As an example, he mentioned that a portion of Snow Park, which was inaccessible and consisted of steep slopes and wetlands, had been swapped out as part of the proposed development at County Line Drive.

Mr. Popper also mentioned the Nike Site application and said that the clean-up would be handled privately and not with public funds. He stated that the River Road testing and remediation was moving forward.

5. Old Business:

- a. Discussion of the update of the 2009 Town of Cromwell Open and Space Conservation Plan.

(See Town Planner's Report above).

6. New Business:

- a. Approval of 2018 Meeting Calendar

Joseph Corlis made a motion to approve the calendar; Seconded by Joseph Cap. *All in favor; motion approved.*

7. Farmland Preservation Committee:

Chairman Lamberson mentioned the article about Phoenix Farm that appeared in the Hartford Courant. He stated that he was glad it worked out when it did and how the farm is thriving. He said that they should keep the topic on the agenda in case another similar situation arose. Mr. Popper commented on how pleased he was with the positive response from Planning and Zoning and the Town Council.

Mr. Popper stated that the open space that was part of the Northwoods development was now owned by the town. He said that it was a large parcel with trails and access to the river and thought that marking those trails would be a good project for a high school class or Boy Scouts.

8. Communications:

Reference was made to the story about John Whitney's farm that was featured in the Hartford Courant.

9. Commissioner's Comments: Chairman Lamberson asked Mr. Popper to check on

alternates for the Commission.

10. Public Comments

There were no public comments at this time.

11. Approval of Minutes:

No action taken.

12. Adjourn: A motion to adjourn was made by Joseph Corlis; Seconded by Joseph Cap.
Meeting adjourned at 7:31 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk