



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

RECEIVED FOR FILING  
7-24 2015 at 8:58 AM.  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

**REGULAR MEETING**  
**7:00 WEDNESDAY, JULY 1, 2015**  
**ROOM 224**  
**CROMWELL TOWN HALL, 41 WEST STREET**

*Jean Ahlquist Ass.*  
TOWN CLERK

### Minutes and Record of Votes

**Present:** Chairman Joseph Corlis, Amanda Drew, Scott Lamberson, Madeline Lowry, William Yeske, John Whitney (alternate)

**Absent:** G.Alden Nettleton and Wynn Muller

**Also Present:** Town Planner Stuart Popper, Zoning Enforcement Officer Jillian Massey

1. **Call to Order** – The meeting was called to order at 7:02 pm by Chairman Corlis.
2. **Roll Call** – The presence of the above members was noted.
3. **Seating of Alternates:**

A **motion** was made by Amanda Drew and **seconded** by Madeline Lowry to seat John Whitney as an alternate. *All were in favor; the motion passed.*

### 3. Approval of Agenda:

A **motion** was made by Amanda Drew and **seconded** by Madeline Lowry to approve the agenda. *All were in favor; the motion passed.*

### 5. Approval of Minutes:

- a. May 6, 2015 Meeting
- b. June 3, 2015 Meeting

A **motion** was made by Amanda Drew and **seconded** by Madeline Lowry to approve the minutes of May 6, 2015. *All were in favor; the motion passed.*

A **motion** was made by Amanda Drew and **seconded** by John Whitney to approve the minutes of June 3, 2015. *All were in favor; the motion passed.*

**6. Development Compliance Officer Report:**

**a. Status of On-going Projects**

Ms. Massey said there is a wetlands permit report in the package and she is glad to answer questions and provide more detail.

**b. Status of Existing Cease and Desist Orders**

Ms. Massey said she has been in communication with Mr. Holt and has visited the site and the work is moving along slowly but it is moving along. Ms. Massey said she will continue to work with Mr. Holt to remove the remaining wood chips.

**7. Director of Planning and Development Report:**

Mr. Popper discussed the proposed office building on Sebeth Drive and noted it was still in process with the State Traffic Authority and the Army Corp of Engineers.

**8. Public Comments: none**

**9. Old Business:**

- a. Application #15-05: Request to construct a parking lot in the Upland Review at 24 Shunpike Road. Mattabesset Realty, LLC is the Applicant and the Owner.

Chairman Corlis read the application #15-05.

Jim Sakonchick Engineer with Kratzert, Jones and Associates said he prepared plans for the site when it was the Sawmill Pub and shows the area on a map. He said they received approval in 2005 to build a new building but there was never any interest in that. He said the owner is letting people use the parking lot as a place to park when they use the Mattabassett River for recreation purposes. He said the only gravel area is where the building used to be so we only need to pave in that area. Mr. Sakonchick said we put in an oversized sedimentation pond when we built the Dunkin Donuts. He explained the discharge process. He said this is a good use of the site and the owner is giving up the building for the good of the business and for the town. He said this new parking area will also give more room to the customers using the drive thru.

Mr. Popper read the following comment from Town Engineer Jon Harriman's review memo dated June 26, 2015 into the record,

I recommend that as a condition of approval, the entire system be cleaned (clean catch basins, clean water quality device and clean the stormwater management pond). Also, going forward the applicant should be required to submit an annual report detailing the maintenance done during the year on the storm water system. This would be submitted by January 31<sup>st</sup> of the following year to the Town Engineer and Zoning Enforcement Officer.

Mr. Popper asked that Mr. Harriman's comments be made a condition of approval. Jim Sakonchick said the applicant has no problem complying with the recommendation/condition.

A **motion** was made by Madeline Lowry and **seconded** by William Yeske to approve application 15-05 with the conditions from the Town Engineer's memo of June 26, 2015. *All were in favor; the motion passed.*

- b. Application #15-10: Request to conduct Course maintenance in the Wetlands and the Upland Review Area at the TPC River Highlands Golf Course at 1 Golf Club Road. GZA Geo Environmental is the Applicant and Tournament Players Club of CT, Inc. is the Owner.

Chairman Corlis reads application #15-10.

Nate Russell from GZA GeoEnvironmental said the PGA is intending to do a project but not expecting a large disturbance. He said this is 160 acres with about 30-37 acres of disturbance. He said there will be lots of existing sod being replaced and they will be using smaller bulldozers and dump trucks. He said their intent is to protect the CT River and they will be in close proximity to the water courses in the upland review areas. He said these are wetlands in a golf course but not really high value areas. He said the activities will not change the wetland environment and will be a short term impact. Mr. Russell showed a map calling out existing wetland areas. He said they will perform the work in stages moving from hole to hole and not performing everything at once. He said they will have robust Erosion and Sediment Controls and will limit disturbances with retaining walls. Mr. Russell said their intent is to do the work in the fall of 2015 and Spring of 2016. He said they would plan to reopen in late spring.

Mr. Popper said the applicant has done a good job on the wetlands application. The applicant will be submitting an application for a site plan modification and an erosion and sedimentation control plan to the Planning and Zoning Commission. The town staff will be reviewing those applications.

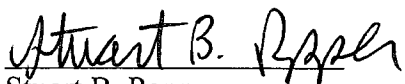
A **motion** was made by Amanda Drew and **seconded** by John Whitney to approve application 15-10. *All were in favor; the motion passed.*

## **12. Commissioners' Comments and Reports:**

## **13. Adjourn**

A **motion** was made by Amanda Drew and **seconded** by Scott Lamberson to adjourn at 7:25 pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Stuart B. Popper  
Director of Planning and Development  
Acting Recording Clerk