

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

REGULAR MEETING
7:00 WEDNESDAY, JUNE 3, 2015
ROOM 224
CROMWELL TOWN HALL, 41 WEST STREET

Minutes and Record of Votes

Present: Chairman Joseph Corlis, Wynn Muller, Amanda Drew, Madeline Lowry, William Yeske, John Whitney (alternate)

Absent: Scott Lamberson, G.Alden Nettleton

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

1. **Call to Order** – The meeting was called to order at 7:02pm 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

A **motion** was made by Amanda Drew and **seconded** by William Yeske to approve the minutes of May 6, 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. Ms. Drew asked if there were any open permits from 2014 and Ms. Massey said no just the open cease and desist order from 20 Greendale Avenue.

b. Status of Existing Cease and Desist Orders

Ms. Massey said she has been in communication with Mr. Holt via email and he believes he is in compliance but I went out there and it looks like he hasn't done much. She said I will have to have further communication with him about the next steps.

7. Director of Planning and Development Report:

Mr. Popper discussed the Shady Lane project from 2014.

8. Public Comments: none

9. New Business Accept and Schedule New Application:

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.

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 way to enter the Mattabassett and for parking. 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 and said he they will have both the pond and the underground detention system. 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 give more room to the customers using the drive thru. Mr. Popper agreed and said they really need to widen the line and it isn't very safe now.

Ms. Lowry read the significance criteria's and there were no findings.

A **motion** was made by Madeline Lowry and **seconded** by Amanda Drew to find application 15-05 to have no significant impacts. *All were in favor; the motion passed.*

Mr. Popper explained that no public hearing is needed but the applicant will need to come back next month for a determination.

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. Mr. Popper said this is a new application and the Commission needs to decide if a public hearing is necessary or not.

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. Muller said they can dispense with reading of the criteria's for significance.

A **motion** was made by Wynn Muller and **seconded** by Amanda Drew to find application 15-10 to be non-significant activity. *All were in favor; the motion passed.*

10. Public Hearing:

a. Application #15-09 Request to amend the Inland Wetlands and Watercourse map for 70 Court Street. Todd Director is the Applicant and Todd and Grace M. Director are the Owners.

Mr. Popper said that Mr. Director is the applicant and Mr. Davidson the soil scientist couldn't come tonight. He said that when Mr. Director was here in February we told him to hire a soil scientist. Mr. Popper reads the letter from Mr. Davidson dated May 21, 2015. Mr. Popper said the wetlands are located in an L Shaped area close to Chestnut Brook. He said we are asking to approve the amended wetlands map with the condition that an appropriate map from the applicant is submitted to town staff.

Chairman Corlis asks for any public comments. No one came forward.

A **motion** was made by Wynn Muller and **seconded** by Amanda Drew to approve the amended wetlands map with the condition that an appropriate map from the applicant is submitted to town staff. *All were in favor; the motion passed.*

Mr. Popper said the staff will handle the pool appropriately.

11. Old Business:

a. Application # 15-08: Request to conduct soil boring in the Upland Review Area adjacent to the water bodies at 1 Golf Club Road. GZA GeoEnvironmental is the Applicant and Tournament Players Club of CT, Inc. is the Owner.

Nate Russell said the boring program will be in support of the previous project we just discussed. He said they will perform 5-10 borings in the wetland review area and they will be 10-20 feet near the edge of the bank. He said they will be industry standard 4 inch holes and they will use water as the medium for drilling. He said the water will go into a tank and discharged back into the hole. Mr. Russell said there will be less than 1 square foot of disturbance per hole and no disturbances in the wetlands or waterways. He said they are planning up to two days for the work.

Mr. Muller asked about remediation of the shoreline. Mr. Russell showed a hand sketch and explained the process. He said sometimes the installation of a silt fence can have a negative impact. He said we will work to drill and remediate immediately.

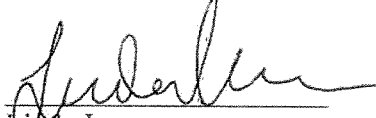
A **motion** was made by Wynn Muller and **seconded** by Amanda Drew to approve application 15-08. *All were in favor; the motion passed.*

12. Commissioners' Comments and Reports:

13. Adjourn

A **motion** was made by Amanda Drew and **seconded** by Madeline Lowry to adjourn at 7:53pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme
Recording Clerk