

**TOWN OF CROMWELL  
INLAND WETLANDS AND WATERCOURSES AGENCY  
REGULAR MEETING  
7:00 P.M. WEDNESDAY, DECEMBER 6, 2017  
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

*[Signature]*  
TOWN CLERK

**Present:** Chairman Joseph Corlis, Wynn Muller, G. Alden Nettleton, John Whitney, and William Yeske

**Absent:** Amanda Drew

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Engineer Jon Harriman, Town Council Liaison Richard Newton

**1. Call To Order**

The meeting was called to order by Chairman Corlis at 7:01 p.m.

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates: NONE**

**4. Approval of Agenda**

The election of officers was added as Item 7B under Town Planner Report.

A motion to approve the amended agenda was made by Wynn Muller, Seconded by G. Alden Nettleton. *All in favor; motion passed.*

**5. Approval of Minutes:**

a. November 1, 2017: A motion to approve as presented was made by G. Alden Nettleton, Seconded by Wynn Muller. *All in favor; motion passed.*

**6. Development Compliance Officer Report**

a. Status of On-Going Projects and Existing Cease and Desist Orders

Mr. Driska referenced his report that was part of the Agency's packet. He said there were no active or outstanding Cease and Desist Orders. There was a question on the status of Willowbrook Road. Jon Harriman responded, saying work was in the process of being shut down for winter and the road re-opened. The final elevation and paving would occur in the spring. Mr. Driska said he had been performing daily inspections.

**7. Town Planner Report**

Mr. Popper said that Planning and Zoning had approved an application for the construction of a new clubhouse at the TPC, beginning in summer of 2018 and projected

to be completed in time for the 2019 tournament. It would be a 40,000 square foot building in roughly the same location.

- a. Approval of 2018 Meeting Calendar: John Whitney made a motion to approve the 2018 meeting calendar; Seconded by Bill Yeske. *All in favor; motion passed.*
- b. Election of Officers: Wynn Muller made a motion to elect Joseph Corlis as Chairman. Seconded by Bill Yeske. *All in favor; motion passed.* Wynn Muller made a motion to elect John Whitney as Vice Chairman, Seconded by Bill Yeske. *All in favor; motion passed.* John Whitney made a motion to elect Wynn Muller as Secretary; Seconded by Bill Yeske. *All in favor; motion passed.*

## **8. Public Comments**

There were no public comments at this time.

## **9. New Business:**

- a. Application #17-14: Request to conduct regulated activities (construction of a storm water management area and grading) within the Upland Review Area at 120 County Line Drive. ARCO National Construction is the Applicant and Gardener's Nursery and the Town of Cromwell are the Owners.

John Gilmore of Milone & MacBroom presented the application. He stated that a similar application had been approved recently but the applicant wanted to expand the proposed building from 356,000 square feet to 403,000 square feet and add in a ring road to allow the building to be segmented in the future. Therefore, they required a minor increase in the size of the stormwater management basins, but there would still be a net reduction in runoff.

William Root, Soil Scientist with Milone & MacBroom, stated that the increased building size and impervious area would require a larger detention basin so there would be a larger impact on the Upland Review Area of about 33,000 square feet, but no direct, significant or negative impact on the wetlands. Some clearing and grading was proposed.

The construction of the ring road would require the filling of an isolated wetland pocket. Currently, an intermittent watercourse carries runoff to this wetland. He described it as a washout area that did not provide wildlife habitat. Once the runoff was controlled, the wetland area would become filled in. It was about 1700 square feet.

Mr. Gilmore said that the stormwater management calculations considered a 100 year storm and that overall peak rate runoff would be reduced.

Brock Evan, with Milone & MacBroom, said that they used the rainfall data provided by NOAA, which is continuously updated.

Jon Harriman stated that the proposal met or exceeded all town standards and that they were using updated data and retaining all water quality data on site. He supports the application.

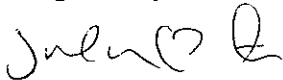
Wynn Muller stated that they had found the previous activity insignificant, but now there was an impact proposed on a wetland. Mr. Popper said that if the Agency finds the filling of the small wetland pocket to be significant, the Town will submit an application for a public hearing on that matter at a future meeting. He asked the Agency to only consider the expanded Upland Review Area impact instead. Mr. Gilmore said that the applicant doesn't need to fill in this particular area, but they are trying to cooperate with the town's request to control the erosion in that area.

Wynn Muller made a motion to approve Application #17-14: Request to conduct regulated activities (construction of a storm water management area and grading) within the Upland Review Area at 120 County Line Drive, as amended to remove the proposed filling of the wetlands to be heard at a later date. Seconded by Bill Yeske. *All in favor; motion passed.*

- 10. Commissioners' Comments and Reports:** Wynn Muller said that the reading of the minutes is required annually by the Bylaws of the Agency. He made a motion to prepare a summary of the Bylaws and present them at the next meeting. Seconded by Bill Yeske. *All in favor; motion passed.*

- 11. Adjourn:** Motion to adjourn at 7:30 pm by Chairman Corlis.

Respectfully Submitted,



Julie C. Petrella  
Recording Clerk