



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

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**REGULAR MEETING**  
**7:00 WEDNESDAY, FEBRUARY 5, 2020**  
**ROOM 224**  
**CROMWELL TOWN HALL, 41 WEST STREET**  
**Minutes**

**Present:** Chairman Joseph Corlis, William Yeske, Wynn Muller, David Adametz, and John Whitney

**Absent:**

**Also Present:** Director of Planning and Development Stuart Popper and Development Compliance Officer Bruce Driska

**1. Call to Order**

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

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates:**

None.

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Feb 14, 2020 02:17P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

**4. Approval of Agenda:**

Wynn Muller made a motion to approve the agenda as presented; seconded by John Whitney.  
*All in favor, motion passed.*

**5. Approval of Minutes:**

a. January 9, 2020

John Whitney made a motion to approve the minutes; seconded by David Adametz.  
*All in favor, motion passed.*

**6. Development Compliance Officer Report:**

a. Status of On-going Project and Existing Cease and Desist Orders

Mr. Driska states that the ongoing projects continue to be regularly inspect these include the Arbor Meadows development and the Covenant Village development.

**7. Town Planner Report:**

Mr. Popper said that the Town has received all the necessary permits for the Cromwell Landing project. He noted that we should be getting the final sign off from DEEP shortly. The Town hopes to go out to bid sometime this early Spring, and do the work this Summer when the river is at its lowest. Mr. Popper said that the building at the tank farm on River Rd has been demolished. He noted that the site continues to be remediated. Mr. Popper said that Starbucks has submitted an application for an erosion and control bond and work should start soon.

**8. Public Comments:**

None.

**9. New Business Accept and Schedule New Applications:**

- a. Application #20-02: Request to conduct regulated activities within the Upland Review Area at 43 Shadow Lane. John Hagel is the Applicant and Michael Lanteri is the Owner.

Mr. Jim Cassidy, Engineer with Hallisey Pearson & Cassidy of Cromwell presented the application on behalf of John Hagel the applicant. He said the 5.71-acre site contains an existing single-family house and septic system located at 43 Shadow Lane in the R-25 zone. Mr. Cassidy said applicant proposes to remove the existing single-family house, septic system and accessory building(s). He then proposes to develop three (3) single family homes on individual lots.

Mr. Cassidy explained that there are wetlands located across the street from the property, which makes the entire westerly edge of the property within the 100' Upland Review Area. He noted that because of this, there is no way to develop the property without impacting the Upland Review Area. Mr. Cassidy said the total impact to the Upland Review Area is proposed to be 11,808 square feet or 0.2711 acres. He noted that the proposed activities, in addition to the removal of the existing house and septic system, are the construction of Lot 3's septic system, the construction of driveways for Lots #2 and #3 and the installation of water laterals from the main in Shadow Lane for all three lots. Mr. Cassidy concluded that all the proposed houses are located outside of the Upland Review Area and no wetlands are proposed to be affected by these activities.

Mr. Popper said the staff has requested modifications and they are as follows:

Jon Harriman in his memo dated February 3, 2020, stated that there is a pair of catch basins in Shadow Lane in front of proposed Lot 1. I would suggest that these catch basins be protected by a silt sack or similar device in the event that a storm event overwhelms the proposed erosion controls.

Bruce Driska in his memo dated January 31, 2020 stated that, "Notification be provided to Development Compliance Officer prior to any demolition and/or other proposed site work."

Motion made by John Whitney to approve Application #20-02 with the staff conditions; seconded by David Adametz. *All in favor, motion passed.*

**10. Commissioners' Comments and Reports:**

None.

**11. Adjourn**

Motion made by Wynn Muller to adjourn; seconded by John Whitney. *All in favor, motion passed.*

Meeting adjourned at 7:23 p.m.

Respectfully submitted,



April Armetta  
Recording Clerk