

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

REGULAR MEETING
7:00 WEDNESDAY, JANUARY 5, 2022
TOWN COUNCIL CHAMBERS
CROMWELL TOWN HALL, 41 WEST STREET

AGENDA

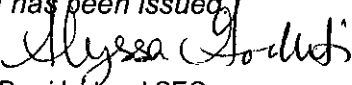
1. Call to Order
2. Roll Call
3. Seating of Alternates:
4. Approval of Agenda:
5. Approval of Minutes:
 - a. December 1, 2021
6. Development Compliance Officer Report:
 - a. Status of On-going Project and Existing Cease and Desist Orders
7. Town Planner Report:
8. Public Comments:
9. New Business:
 - a. Application #21-07: Request to conduct activities within the Upland Review Area to allow for the construction of additional parking spaces at 60 Hicksville Road. Adelbrook, Inc. is the Applicant and the Owner.
10. Public Hearing:
 - a. Application #21-06: Application #21-06: Request to conduct activities within the Inland Wetlands and Upland Review Area to allow for the construction of a road and warehouse at 94A and 102 Court Street, 76 and 80R Geer Street and 210 Shunpike Road. Scannell Properties #576, LLC is the Applicant and Dilys B. and Henry P. Jr. McIntyre, Gardner's Nurseries Inc. and Paramount Property LLC are the Owners.
11. Commissioners' Comments and Reports:
12. Adjourn

RECEIVED FOR RECORD
Dec 28, 2021 03:22P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Application # 2107

**TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY**

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: 60 Hicksville Road	Map/Block/Lot: 30-25 Volume/Page: 1473-35
Applicant: Ädelbrook, Inc. (c/o: Jeff Swanson)	Owner: Ädelbrook, Inc.
Address: 60 Hicksville Road, Cromwell, CT 06416	Address: 60 Hicksville Road, Cromwell, CT 06416
Phone: 860-635-6010 Ext.5812	<i>I hereby consent to the Applicant acting as my agent for the purpose of this application. I hereby permit the members and agents of the Agency to inspect the subject land both before and after a final decision has been issued.</i> Signature:  Alyssa Goduti, President and CEO
Parcel ID #00085100	

Reason for the Proposed Wetland or Upland Review Area Disturbance (<i>not a description of the <u>project</u>, but an explanation of <u>why</u> this disturbance is necessary to complete the project</i>):
The amount of parking currently available on site is inadequate for the facility's daily needs. Disturbance of upland review area is necessary to increase number of parking spaces that are compliant with town requirements for size, configuration and drive aisles, and to allow for grading, stormwater collection, and retaining wall with guard rail:

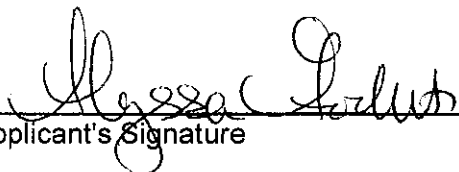
Area of Wetland Impacted by this Project (in square feet or acres):	0 SF
Area of Upland Review Area Impacted by this Project (in square feet or acres):	20,407 SF (6,297 sf exist. renovated plus 14,110 sf new)

Application # _____

Description of Alternative Methods Considered, and Justification for Method Chosen:
Parking improvements are proposed for minor expansion in a variety of locations in order to minimize expansion and reduce effect of impervious surfaces. Expansion of the main lot allows for expanding parking capacity with only a modest increase in paved area and provides a much needed queuing lane for student transport vehicles. Disturbance required for developing fully new parking areas would be much more significant in impact.

Certification of Notice to Neighboring Municipalities	
Is any portion of the wetland or watercourse impacted by this application within 500' of Rocky Hill, Berlin, or Middletown?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
Has a copy of this application been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
Has a copy of the plans been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable

I, the undersigned, hereby certify that the information presented as part of this application is to the best of my knowledge, true and accurate and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked.


Applicant's Signature

October 4, 2021
Date of Submission

Alyssa Goduti, President and CEO
Printed Name

The Cromwell Inland Wetlands and Watercourses Agency has detailed environmental information on many of the wetland areas in town. The applicant is strongly encouraged to request a copy of this information.



PROJECT MEMORANDUM

TO: Town of Cromwell, Inland Wetlands and Watercourses Agency
FROM: Henry Thomas, RLA, The LRC Group
SUBJECT: Ädelbrook Parking Expansion Project - Summary Description of Activities
DATE: October 28, 2021
CC: Jeff Swanson, Ädelbrook

Ädelbrook, Inc. is proposing to expand parking and drop-off facilities to better accommodate existing demand for employees and visitor parking on campus. This is in great part due to the requirement of shift overlaps that occur several times over the course of a typical 24-hour day as well as the nature of the student transportation (auto/van) and drop-off/pickup that is typical of the school function at the facility.

Presently, the campus contains 199 existing parking spaces. The proposed plan provides for an increase of 71 spaces to a total of 267 parking spaces as follows:

- Three new permeable asphalt parking bays along Missionary Road (net addition of 36 spaces).
- Improvement of existing lots near the Unity Center and School including addition of a permeable asphalt parking bay (Lot #2 and #4 - net addition of 12 spaces). This work includes improvement to location and configuration of accessible parking spaces.
- Expansion and renovation of the main lot (identified as Lot #1 on the submitted site plans) at the NW corner of the developed campus (net addition of 20 spaces). This lot already exists in part within a regulated area adjacent to a wetland/pond, and portions of the expanded lot (with related grading and improvements) will take place in this regulated area.

The existing queuing for the student drop-off and pickup activity in Lot #2 in front of the School Building and on the Missionary Road (the main campus private drive). The expansion plan for Lot #1 includes development of a dedicated queuing lane to remove this queue as a traffic consideration on Missionary Road.

Upland Review area affected by the proposed plan is 14,407 sf of new activity plus 6,297 sf of existing improvements to be renovated for a total affected area of 20,704 sf.

There are no direct impacts to the delineated wetlands, however, existing discharge points at the edge of the wetland will continue to be utilized and the ends of the pipe outlets stabilized.

The proposed stormwater management system of Lot #1 is designed to meet town standards and results in no net increase in discharge rate. The system also provides new stormwater quality measures with the installation of stormwater storage chambers which includes an isolator row that allows sediment and solids to be captured before runoff is released downstream. New catch basins are equipped with 4' sumps to collect sediment and debris prior to entering stormwater management system.

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

Connecticut SBE Certified

160 West Street, Suite E
Cromwell, CT 06416
Tel: (860) 635-2877
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Offices in Connecticut, New York and New Jersey

www.lreconsult.com

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TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
LEGAL NOTICE

The Cromwell Inland Wetlands and Watercourses Agency will hold a Regular Meeting and a Public Hearing on Wednesday, November 3, 2021 at 7:00 pm in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #21-06: Request to conduct activities within the Inland Wetlands and Upland Review Area to allow for the construction of a road and warehouse at 94A and 102 Court Street, 76 and 80R Geer Street and 210 Shunpike Road. Scannell Properties #576, LLC is the Applicant and Dilys B. and Henry P. Jr. McIntyre, Gardner's Nurseries Inc. and Paramount Property LLC are the Owners. (At the November 3, 2021 meeting the Public Hearing was continued to the December 1, 2021 meeting and at the December 1, 2021 meeting the Public Hearing was continued to the January 5, 2022 meeting)

Joseph Corlis
Chairman

Dated in Cromwell, Connecticut this 20th day of October 2021

THOMAS P. CODY

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
tcody@rc.com
Direct (860) 275-8264

Via Electronic Mail

December 7, 2021

Joseph Corlis, Chairman
Town of Cromwell
Inland Wetlands and Watercourses Agency
Town Hall
41 West Street
Cromwell, CT 06416

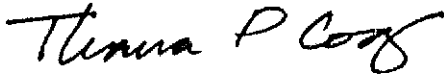
**Re: Project Highlands
Application 21-06 for Inland Wetlands Permit
Consent to Extension of Time to Complete Public Hearing**

Dear Chairman Corlis and Members of the Inland Wetlands and Watercourses Agency:

On behalf of the applicant, this letter gives the applicant's consent to a 65-day extension of time for the completion of the public hearing in this matter.

We look forward to addressing the IWWA at the continuation of the public hearing.

Sincerely,



Thomas P. Cody
Robinson & Cole LLP
Attorneys for the Applicant

Enclosure

Copy to: Stuart Popper, Director of Planning and Development
Daniel Madrigal, Scannell Properties #576, LLC

**TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY**

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street refer to Attachment 1: Parcel List Address:	Map/Block/Lot: refer to Attachment 1: Parcel List Volume/Page:
Applicant: Scannell Properties #576, LLC	Owner: refer to Attachment 1: Parcel List
Address: 8801 River Crossing Blvd. Suite 300, Indianapolis, IN 46240	Address: refer to Attachment 1: Parcel List
Phone: (763) 331-8853; Daniel Madrigal	<i>I hereby consent to the Applicant acting as my agent for the purpose of this application. I hereby permit the members and agents of the Agency to inspect the subject land both before and after a final decision has been issued.</i> refer to Attachment 2: Letters of Authorization Signature:
Parcel ID #: refer to Attachment 1: Parcel List	

Reason for the Proposed Wetland or Upland Review Area Disturbance <i>(not a description of the project, but an explanation of why this disturbance is necessary to complete the project):</i>
The proposed warehouse building and the proposed access road off Shunpike Road will result in unavoidable direct wetland impacts and encroachment into upland review areas.
The proposed access road off Shunpike Road will require crossing of an unnamed perennial stream with the installation of a large culvert at the site of a former stream crossing.
Please see Attachment 3: Project Narrative for additional discussion.

Area of Wetland Impacted by this Project 21,300 SF (0.489 AC) (in square feet or acres):
Area of Upland Review Area Impacted by this Project 401,500 SF (9.217 AC) (in square feet or acres):

Description of Alternative Methods Considered, and Justification for Method Chosen:
Alternate locations for the proposed warehouse building would result in significantly greater wetland impacts. Filling of the man-made irrigation pond is considered the most prudent alternative compared to impacting higher functioning wetlands elsewhere on the property.
The use of a former stream crossing near Shunpike Road is considered the most prudent alternative since it is an existing disturbed area and avoids creating a new stream impact.

Certification of Notice to Neighboring Municipalities	
Is any portion of the wetland or watercourse impacted by this application within 500' of Rocky Hill, Berlin, or Middletown?	<u>Yes</u> / No Not Applicable
Has a copy of this application been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	<u>Yes</u> / No Not Applicable
Has a copy of the plans been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	<u>Yes</u> / No Not Applicable

I, the undersigned, hereby certify that the information presented as part of this application is to the best of my knowledge, true and accurate and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked.

Dean Gustafson
Applicant's Signature

September 29, 2021

Date of Submission

Dean Gustafson, All-Points Technology Corp., P.C., Agent for Scannell Properties #576, LLC

Printed Name

The Cromwell Inland Wetlands and Watercourses Agency has detailed environmental information on many of the wetland areas in town. The applicant is strongly encouraged to request a copy of this information.

ATTACHMENT 3: PROJECT NARRATIVE

The Applicant, Scannell Properties #576, LLC, proposes a $\pm 1,042,840$ SF footprint warehouse on property located east of Shunpike Road (State Route 3), north of Geer Street and south of the Rocky Hill municipal boundary. The Project Area consists of the assemblage of multiple parcels that total approximately 250 acres. The predominately historical agricultural use of the Site has resulted in landscape-wide anthropogenic (man-made) changes and associated vegetative communities, including: existing cultivated agricultural fields, landscape nursery fields, associated barns and outbuildings, residency, dug irrigation pond, Algonquin gas ROW, contractor material storage yard, old field, successional forest (from historic agricultural fields), wetland resources, vernal pools, and unnamed perennial and intermittent streams. The vicinity of the Site consists of commercial and industrial development along Shunpike Road to the west, residential development to the south, a town park (Watrous Park) is to the east and an Algonquin Gas compressor/transmission station and gas line Right-of Way ("ROW") and agricultural land to the north in Rocky Hill.

Several wetland areas were identified and delineated on the Project Area including an isolated irrigation pond located centrally in the eastern portion of the property. Additional wetland systems, including complexes of forested seep systems, vernal pools, and unnamed perennial watercourse systems located in the northern and western portions of the Project Area, were delineated.

The proposed warehouse building and the proposed access road off Shunpike Road will result in unavoidable direct wetland impacts and encroachment into upland review areas. The proposed warehouse building will result in filling of the $18,000\pm$ SF irrigation pond on the 76 Geer Street parcel in addition to development within the upland review area. The proposed access road off Shunpike Road will require crossing of an unnamed perennial stream with the installation of a large culvert that will result in $3,300\pm$ SF of impact to wetlands that border on the stream on the 210 Shunpike Road parcel along with activities within the upland review area. The proposed stream crossing is sited at an old farm road crossing that contains remnants of a culvert and associated fill/grading activities exists. Additional regulated activities isolated to work within the upland review area associated with the proposed access road would occur on the 94A Court Street, 102 Court Street, and 80R Geer Street parcels. The proposed development plan and associated regulated activities represents the most prudent and feasible alternative as other alternatives would result in significantly greater impacts to wetland resources.

To compensate for these unavoidable wetland impacts, a wetland creation area of at least $25,000\pm$ SF will be provided in the northeast corner of the Project Area within an existing cultivated field that is in proximity to other wetland resources. This new wetland will include areas of seasonal shallow inundation and will be planted with native wetland trees, shrubs, and herbaceous plants. Surrounding the wetland creation area will be a $42,500\pm$ SF buffer enhancement area that will consist of various native upland trees, shrubs, grasses, and flowering herbaceous species. The overall mitigation area will support a variety of wetland functions and values with a focus on wildlife habitat function.