



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

REGULAR MEETING
7:00 WEDNESDAY, APRIL 5, 2023
TOWN COUNCIL CHAMBERS
CROMWELL TOWN HALL, 41 WEST STREET

AGENDA

RECEIVED FOR RECORD
Mar 30, 2023 08:38A
JoAnn Boyle
TOWN CLERK
CROMWELL, CT

1. Call to Order
2. Roll Call
3. Seating of Alternates:
4. Approval of Agenda:
5. Approval of Minutes:
 - a. December 7, 2023
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: Accept and Schedule New Applications:
 - a. Application #23-03: Request to conduct activities within the Upland Review Area to allow for the construction of a single-family home and driveway at 3 Cooper Knoll Lane. Judite Mil-Homens and Carlos M. Mil-Homens are the Applicants and Carlos M. Mil-Homens is the Owner.
 - b. Application #23-04: Request to conduct activities within the Upland Review Area to allow for the construction of a single story, 6,000 square foot contractor's building and 12 parking spaces at 70 County Line Drive. Morecon Builders, LLC the Applicants and Nova Sky Properties, LLC is the Owner.
10. Public Hearing:
11. Commissioner's Comments and Reports:
12. Adjourn



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

SPECIAL MEETING
5:30 WEDNESDAY, DECEMBER 7, 2022
TOWN COUNCIL CHAMBERS
CROMWELL TOWN HALL, 41 WEST STREET

Minutes and Record of Votes

Present: , Joseph Corlis, Peter Omicioli, Robert Donohue and Wynn Muller

Absent: Chairman John Whitney, Vice Chairman Stacy Dabrowski and William Yeske

Also present: Director of Planning and Development Stuart Popper

1. Call to Order

The meeting was called to order at 5:30pm by Wynn Muller

2. Roll Call

The presence of the above members was noted.

RECEIVED FOR RECORD
Dec 16, 2022 02:39P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

3. Seating of Alternates:

No alternates were seated

4. Approval of Agenda:

A motion was made by Robert Donohue. Seconded by Peter Omicioli to approve the agenda.
All were in favor; the motion passed.

5. Approval of Minutes:

a. November 2, 2022

A motion was made by Peter Omicioli. Seconded by Joseph Corlis to approve the minutes of November 2, 2022. *All were in favor; the motion passed.*

6. Public Comments: none

7. New Business:

a. 2023 Meeting dates Calendar

Mr. Popper said all the dates looked good and he checked them against any holidays or town r referendums. Mr. Muller said July 5th should work as well.

A motion was made by Peter Omicioli and seconded by Joseph Corlis to approve the 2023 meeting dates as presented. All were in favor; the motion passed.

8. Commissioner's Comments and Reports: none

9. Adjourn:

A motion was made by Robert Donohue. Seconded by Peter Omicioli to adjourn at 5:33pm.

All were in favor; the motion passed.

Respectfully submitted,




Linda Imme
Recording Clerk

Inland Wetland Report 2023						
Permit#	Name of Applicant	Site Location	Type of Activity	Application Date	Status	Date of Approval
23-01	Francis & Celest Henri	142 Coles Road	Building detached garage within an upland review area	2/13/2023	Administrative Approval	2/24/2023
23-02	Sefo & Azra Duric	10 North Road Ext.	Inground Pool w/in an upland review area	2/13/2023	Administrative Approval	2/24/2023
23-03	Judite Mil-Homens & Carlos M. Mil-Homens	3 Copper Knoll Lane	No direct impact to Wetlands for approved building lot	3/29/2023	Pending	
23-04	Morecon Builders, LLC	70 County Line Drive	Parcel is impacted by wetlands & a conservation easement to the south	3/23/2023	Pending	

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: 3 Copper Knoll Lane	Map/Block/Lot: 22-60-12 Volume/Page: 1779-155
Applicant: Judite Mil-Homens & Carlos M. Mil-Homens	Owner: Same as applicant
Address: 20 Fox Hill Road, Rocky Hill, CT 06067	Address:
Phone: 860-463-9226	<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: 
Parcel ID #00531800	

Reason for the Proposed Wetland or Upland Review Area Disturbance (*not a description of the project, but an explanation of why this disturbance is necessary to complete the project*):

There are wetlands along the westerly portion of the property, and because of the smaller size of the parcel (being less than 150' wide), about 1/4 of the property is within the 100' upland review area, making development of this approved building lot impossible without there being some disturbance. There are no direct impacts to the wetlands.

Area of Wetland Impacted by this Project
(in square feet or acres): 0

Area of Upland Review Area Impacted by this Project
(in square feet or acres): 5,600 sq. ft. / 0.1286 acres

Description of Alternative Methods Considered, and Justification for Method Chosen:

The house and driveway have been positioned as far east as possible to accommodate a 40' front yard building setback.

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?

☐ Yes ☒ No
☒ Not Applicable

Has a copy of this application been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?

☐ Yes ☒ No
☒ Not Applicable

Has a copy of the plans been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?

☐ Yes ☒ 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.



Applicant's Signature

03/29/23

Date of Submission

James P. Cassin, As Agent For
 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.

**Application for Wetlands Permit
3 Copper Knoll Lane, Cromwell
Project Narrative**

The applicants are seeking to build a 3,663 sq. ft. two-story single-family house on the parcel at 3 Copper Knoll Lane. The parcel is approximately 0.57 acres in size and located within the R-25 residential zone. It is an approved building lot. The property is presently vacant. The proposed house is to be serviced by public sewer and public water.

There are wetlands along the west edge of the property. Because of its relatively small size, about one-fourth of the property is within the 100' upland review area, making development of the property impossible without some impact. In order to minimize impacts to the 100-foot regulated area, the house and driveway have been located as far east as possible to still meet the required 40-foot front yard setback. There will be no direct impacts to the wetlands.

The proposed impact is 5,600 sq. ft. or 0.1286 acres and is for the purposes of clearing existing vegetation, grading, for construction of the northwest corner of the house and the turnaround for the driveway, and to topsoil and establish the lawn for the remaining disturbed area.

The Erosion and Sedimentation Control measures are set forth on the proposed Zoning Improvement Location Plan. Measures include a construction entrance to limit tracking of sediment, sediment filter fencing, and a temporary soil stockpile area to be surrounded by a sediment filter fence.



Wetland Delineation • Wetland Assessment & Permitting • Wildlife Surveys • Fisheries & Aquatics • GIS Mapping • Forestry

August 10, 2022

James Cassidy, P.E.
Hallisey, Pearson & Cassidy
630 Main St, Suite #1A
Cromwell, CT 06416

RE: Wetland Delineation, 3 Copper Knoll Ln, Cromwell

Mr. Cassidy,

At your request, I conducted an inspection on the above-referenced property on August 10, 2022. The purpose of the inspection was to delineate Connecticut jurisdictional wetlands and watercourses. The inspection was conducted by a soil scientist according to the requirements of the Connecticut Inland Wetlands and Watercourses Act (P.A. 155).

Inland wetlands include soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey as may be amended from time to time, of the National Resources Conservation Service (NRCS). Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) *Evidence of scour or deposits of recent alluvium or detritus*, (B) *the presence of standing or flowing water for a duration longer than a particular storm incident*, and (C) *the presence of hydrophytic vegetation*.

Wetlands were delineated by examining the upper 20" of the soil profile with a spade and auger. Those areas meeting the requirements noted above were marked with pink vinyl flags and numbered with the following sequence: WF 1 – 26 (refer to *Wetland Delineation Sketch Map*), attached.

CT Certified Forester
matt@davisonenvironmental.com
www.davisonenvironmental.com

Attachments: (1) Wetland Photographs
(2) NRCS Soil Survey Mapping
(3) Wetland Delineation Sketch Map

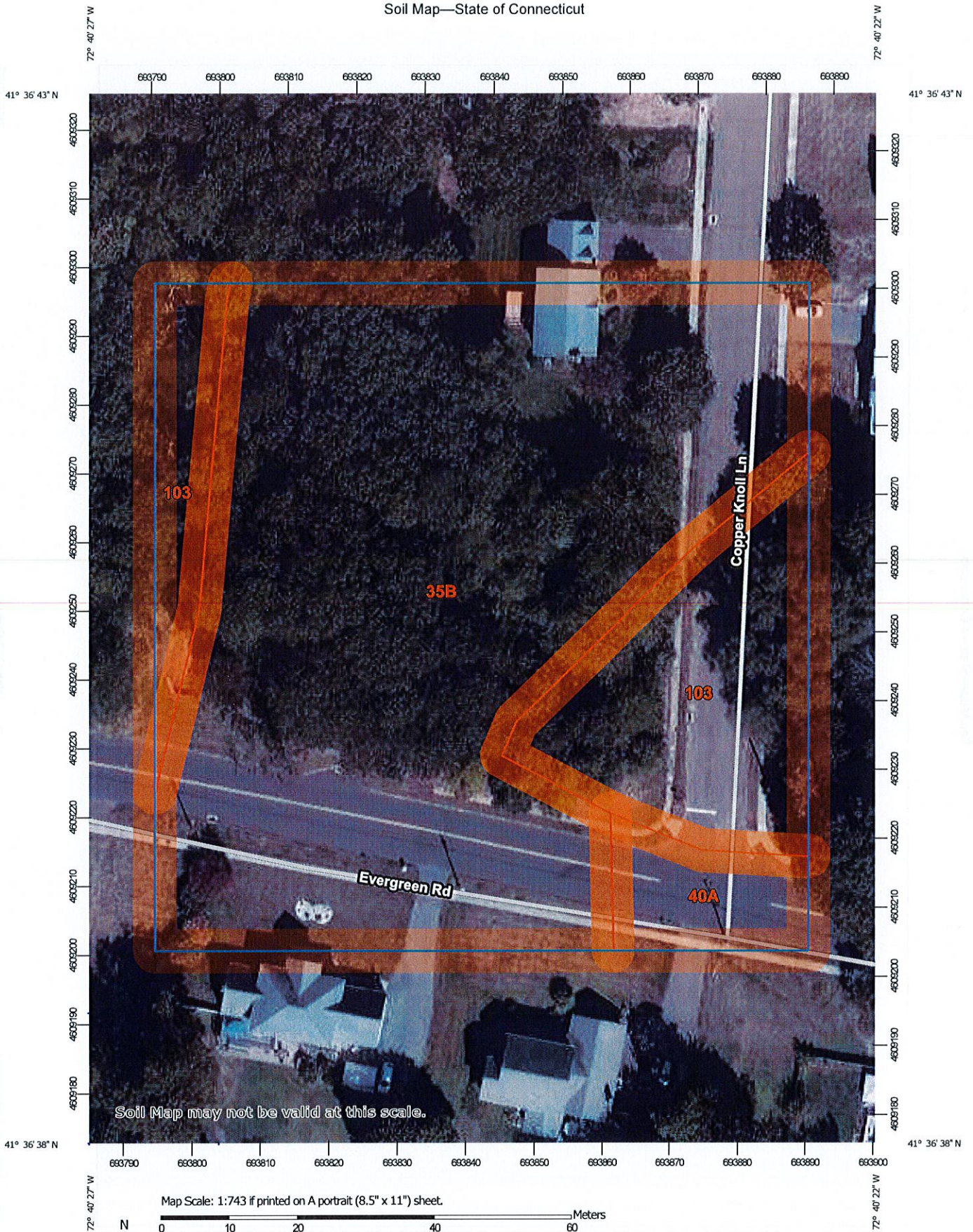


Photo 1: View of delineated wetland at WF 24 looking south



Photo 2: View of headwall at Evergreen Road

Soil Map—State of Connecticut



Natural Resources
Conservation Service

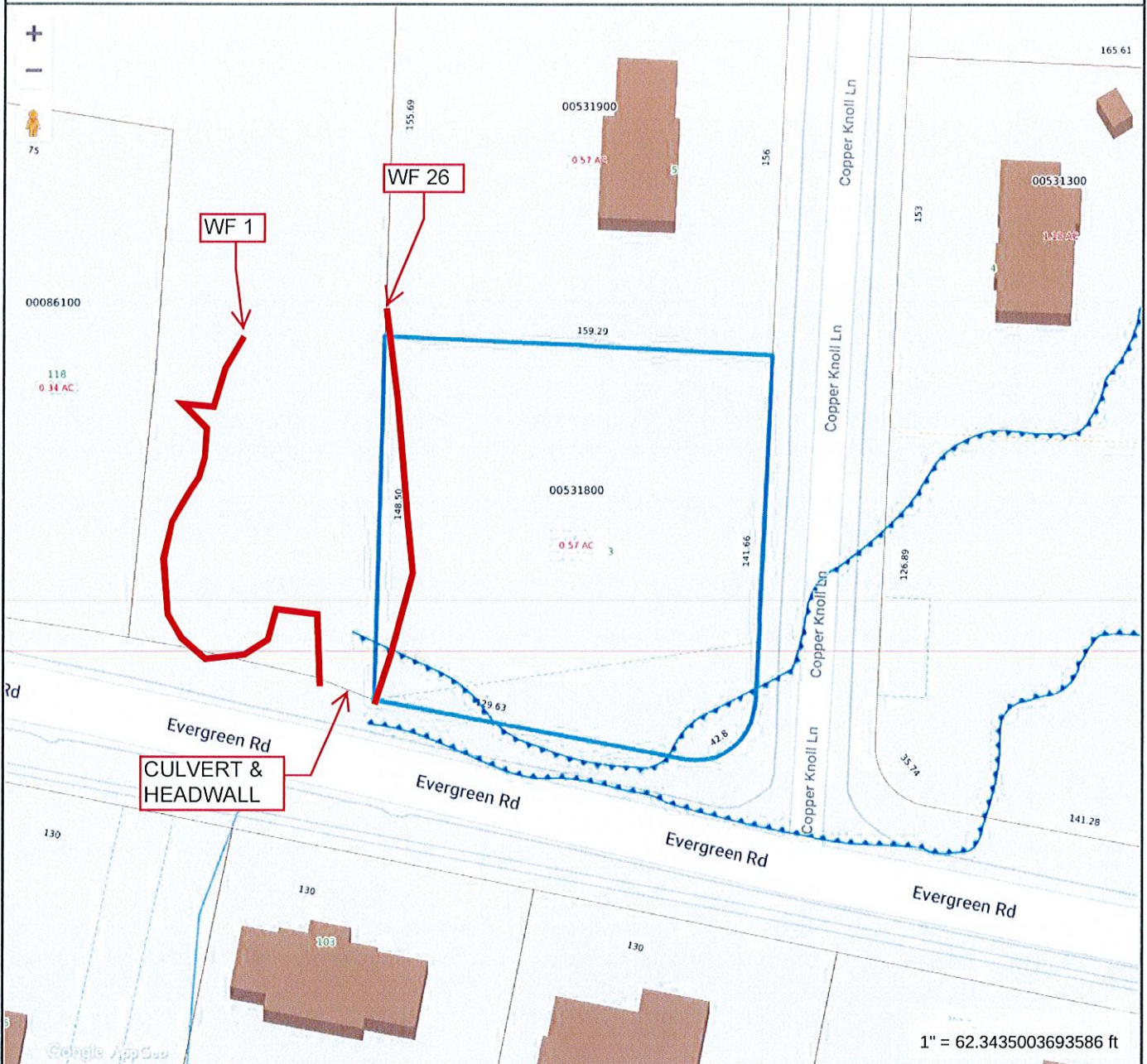
Web Soil Survey
National Cooperative Soil Survey

8/10/2022
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
35B	Penwood loamy sand, 3 to 8 percent slopes	1.7	73.3%
40A	Ludlow silt loam, 0 to 3 percent slopes	0.1	4.8%
103	Rippowam fine sandy loam	0.5	21.8%
Totals for Area of Interest		2.3	100.0%

3 Copper Knoll Lane Cromwell

**Property Information**

Property ID 00531800
Location 3 COPPER KNOLL LANE
Owner
Owner Address
Map Block Lot

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

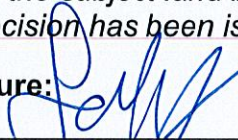
Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 6/25/2021
Data updated on a daily basis

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

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

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: 70 County Line Drive	Map/Block/Lot: 26-08 Volume/Page: 1787-237
Applicant: Morecon Builders, LLC	Owner: Nova Sky Properties, LLC
Address: 26 Killingworth Road, Suite #129 Higganum, CT 06441	Address: 26 Killingworth Road Suite #129 Higganum, CT 06441
Phone: 860-969-1617	<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: 
Parcel ID # 11000500	

Reason for the Proposed Wetland or Upland Review Area Disturbance (*not a description of the project, but an explanation of why this disturbance is necessary to complete the project*):

The development potential of this parcel is impacted by both wetlands and a conservation easement to the south, encumbering roughly one-third of the parcel. The upland review area encompasses another one-third of the remaining buildable area, making development difficult without there being some impact.

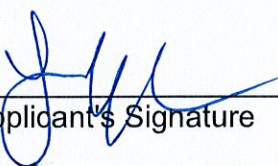
Area of Wetland Impacted by this Project
(in square feet or acres): 0

Area of Upland Review Area Impacted by this Project
(in square feet or acres): 6,872 sq. ft. or 0.1577 acres

Description of Alternative Methods Considered, and Justification for Method Chosen:
The proposed activity is within the limits of the regulated
activity that was approved by the IWWA when the original
parcel was subdivided to create this building lot.

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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input 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

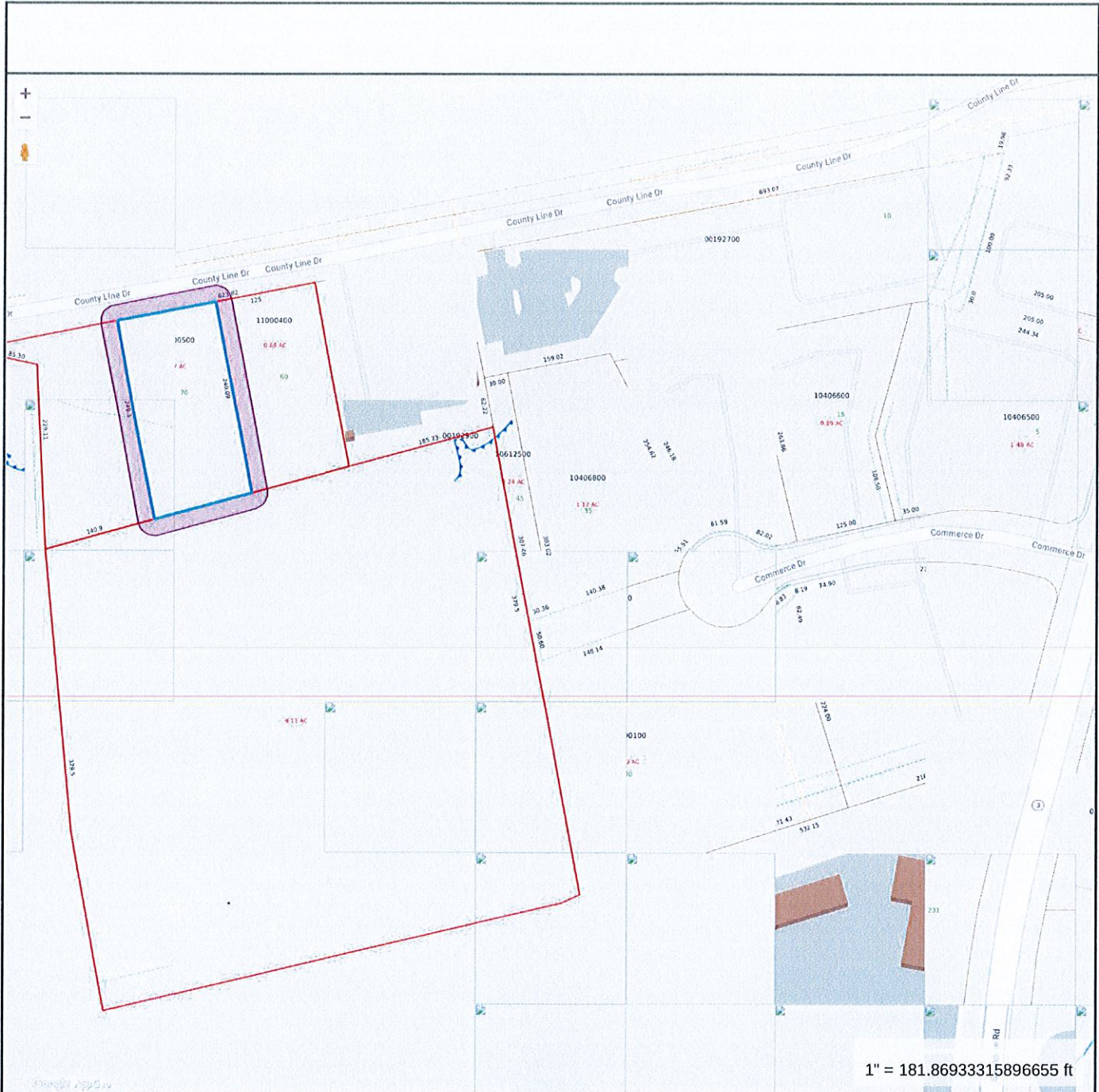
3-23-23

Date of Submission

Sal Morello

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.



1" = 181.86933315896655 ft

Property Information

Property ID 11000500
Location 70 COUNTY LIN
Owner
Owner Address
Map Block Lot



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 6/30/2022
Data updated on a daily basis

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.

Project Narrative – 70 County Line Drive, Cromwell Morecon Builders, LLC, Applicant

Project Description:

The applicant is seeking to construct a 6,600 sq. ft. one-story contractor's building and twelve (12) space parking lot on the property at 70 County Line Drive. The parcel is currently vacant and in the Industrial Zone.

The new building would be served by public sewers through a low-pressure force main and public water that are within County Line Drive. All other utilities such as electric, telephone, and cable service will be provided by the existing services adjacent to the project site and shall be located underground.

Stormwater is proposed to be managed by collecting surface runoff from pavement areas through the use of catch basins with hooded outlets and an underground pipe system and conveying it to an underground infiltration system. This system will attenuate the proposed peak flow rates in order to prevent increases in the existing peak flow rates from the project site and will incorporate several storm quality measure to provide some stormwater treatment before discharging it from the site.

Parcel Description:

The northerly two-thirds of the site is presently open, with all of it being meadow. The northerly half slopes at level to gradual grade towards County Line Drive. The southern portion slopes at a level to gradual grade towards the rear third of the site. The southerly third of the site is heavily wooded with large caliper deciduous trees. The topography in this portion of the site continues to slope in a southerly direction at a steep grade until it reaches a wetlands area at the toe of the slope. This wetlands area is a wooded swamp that is a riparian zone along a southerly flowing unnamed watercourse that is part of the headwaters to Coles Brook.

Proposed Impact:

The parcel is 30,587 sq. ft. in size. Over one-third of it, 11,648 sq. ft., is encumbered by a Conservation Easement. The upland review area (outside of the conservation easement area) is another 6,872 sq. ft. and runs through the centermost portion of the lot, making development difficult without there being some impact to the regulated area.

The proposed plans avoid any direct impacts to the wetlands. The impact to the upland review area for the purposes of constructing the building, the parking area, and grading is 6,872 sq. ft. or 0.1577 acres.

The Erosion and Sedimentation Control measures are set forth in Sheet 5 of the plan set. Measures include a construction entrance at County Line Drive to avoid tracking sediment from the site, a sediment filter fence along the easterly, southerly, and southwesterly portions of the development to prevent sediment from entering the wetlands to the south, inlet protection, and an area for soil to be stockpiled, to be surrounded by a sediment filter fence.