



RECEIVED FOR RECORD  
SEP 30 2023 10:46A  
TOWN CLERK  
CROMWELL, CT

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

---

**REGULAR MEETING**  
**7:00 WEDNESDAY, SEPTEMBER 6, 2023**  
**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. August 2, 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:
10. Old Business;
  - a. Application #23-07: Request to conduct activities within the Upland Review Area to allow for the construction of a parking lot at 14R Winchester Way (adjacent to 150 Country Squire Drive) Cromwell Village Associates, LCC is the Applicant and the Town of Cromwell is the Owner.
11. Commissioner's Comments and Reports:
12. Adjourn



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

---

***REGULAR MEETING  
7:00 WEDNESDAY, AUGUST 2, 2023  
TOWN COUNCIL CHAMBERS  
CROMWELL TOWN HALL, 41 WEST STREET***

**Minutes and Record of Votes**

**Present:** Chairman John Whitney, Joseph Corlis, Peter Omicioli, William Yeske, Andrew Holt

**Absent:** Vice Chairman Stacy Dabrowski, Robert Donohue, Wynn Muller

**Also present:** Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska

**1. Call to Order**

The meeting was called to order at 7:01pm by Chairman Whitney.

**2. Roll Call**

The presence of the above members was noted.

RECEIVED FOR RECORD  
AUG 15/2023 10:31A  
JoAnn Scobie  
TOWN CLERK  
CROMWELL, CT *PL*

**3. Seating of Alternates:**

A motion was made by Peter Omicioli and seconded by Joseph Corlis to seat Andrew Holt as an alternate. All were in favor; the motion passed.

**4. Approval of Agenda:**

A motion was made by Peter Omicioli and seconded by Joseph Corlis to approve the agenda. All were in favor; the motion passed.

**5. Approval of Minutes:**

a. April 5, 2023

A motion was made by Joseph Corlis and seconded by William Yeske to approve the minutes of April 5, 2023. All were in favor; the motion passed.

**6. Development Compliance Officer Report:**

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

Mr. Driska said there was a copy of his report in the package and asked if there were any questions.

**7. Town Planner Report:**

Mr. Popper said the Texas Road House has demolished the old Ruby Tuesday and the medical office has started clearing the lot at 82 Shunpike Road. He said there is also a new pizza place by Luna Cafe. He said there is lots of residential construction going on including the subdivisions at Arbor Meadows and Woodside Road and Hicksville Road.

**8. Public Comments: none**

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

- a. Application #23-06: Request to conduct activities within the Upland Review Area to allow for the processing and storage of concrete, bituminous and related demolition materials at 231 R Shunpike Road. Agora Recycled Materials, LLC is the Applicant and Arborio Brothers LLC is the Owner.

Chairman Whitney read the application. Mr. Popper said this is a request to renew a permit that was issued in 2011. He said you can schedule to hear it at the next meeting or hear it tonight since it is a renewal.

Chris Harriman, an Engineer with Haley Aldrich said he is a licensed environmental professional and a soil scientist. He said this is a renewal of a previous permit. Mr. Harriman explained the process of the processing of excess materials. He said the wetland lines are very obvious and he showed where the upland review area overlaps with the activities. He said the jersey barriers have worked quite well and they create a good barrier. Mr. Harriman said there have been no complaints from the town or public. He said there were no signs of any impact when I walked it in May and no significant activity to the upland review area and no activity at all in the wetlands.

Mr. Yeske asked if they have conducted the activity since 2011 and Mr. Harriman said yes, they rent a crusher to do the work so it varies how often they crush materials.

Mr. Driska said that he concurs with Mr. Harriman and he has no concerns.

Mr. Popper asked for two motions and read what qualifies an application for significant activity.

A motion was made by Peter Omicioli and seconded by Joseph Corlis to hear application #23-06 tonight. All were in favor; the motion passed.

A motion was made by Peter Omicioli and seconded by Joseph Corlis to find this activity to not be significant. All were in favor; the motion passed.

A motion was made by Peter Omicioli and seconded by Joseph Corlis to renew the permit for this activity to allow for the processing and storage of concrete, bituminous and related demolition materials at 231 R Shunpike Road. All were in favor; the motion passed.

- b. Application #23-07: Request to conduct activities within the Upland Review Area to allow for the construction of a parking lot at 150 Country Squire Drive. Cromwell Village Associates, LCC is the Applicant and the Town of Cromwell is the Owner.

Chairman Whitney read application #23-07. Mr. Popper said the Town Council approved the sale of the land to Country Village Associates if they receive the necessary permits. He asked the commission to accept this application and hear it tonight.

Mr. Rock Emond, SLR 99 Realty Drive, Cheshire, CT said this site is located at the old Nike site He said the 2018 approval included upland review activity. Mr. Emond said there is not enough parking there and they would like to purchase this land and half of it is in the wetlands and in the emergency access drive. The land would be a new parking lot and a new access drive with retaining walls. He said we have met with town staff to discuss the project and enhancement to the site. Mr. Edmond said he has provided Town Engineer Jon Harriman with options to alleviate downstream issues. He said I am working with him and he said there may be potential changes to the area in the upland review area. Mr. Emond said there would not be any direct impact to the wetlands. Mr. Popper said the Commission needs to determine if there is significant activity and to schedule it for the meeting in September. He said the town staff will be looking at any issues.

A motion was made by Peter Omicioli an seconded by Joseph Corlis to find the activity to be insignificant for application #23-07 and to schedule it to be heard at the September meeting. All were in favor; the motion passed.

#### **10. Commissioner's Comments and Reports:**

#### **11. Adjourn**

A motion was made by Peter Omicioli and seconded by Joseph Corlis to adjourn at 7:28pm. 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	Approved	4/5/2023
23-04	Morecon Builders, LLC	70 County Line Drive	Parcel is impacted by wetlands & a conservation easement to the south	3/23/2023	Approved	4/5/2023
23-05	Ed Bartolotta Jr.	373 Main Street	Property lies in a floodzone for house construction	6/23/2023	Approved	6/28/2023
23-06	Agora Recycled Materials, LLC	231R Shunpike Road	Renewal of existing IWWA application #11-14	7/12/2023	Approved	8/2/2023
23-07	Cromwell Village Assoc. LLC	150 County Line Drive	Construct new parking lot at the Landon w/ upland review activities	7/19/2023	Pending	
23-08	Penelope Damiata	51 North Road	Septic System replacement w/in upland review area	8/3/2023	Administrative Approval	8/8/2023

Application # 23-07

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

**APPLICATION TO CONDUCT REGULATED ACTIVITY**

Street Address: 150 Country Squire Drive	Map/Block/Lot: 14-9 + 15-057 Volume/Page: 1675-181+ 1132-248
Applicant: Cromwell Village Assoc., LLC	Owner: Town of Cromwell (15-057) - Cromwell Village Associates (14-9)
Address: 2319 Whitney Avenue, Suite 1A Hamden, CT 06518	Address: 41 West Street, Cromwell, CT 06416 (15-057) 2319 Whitney Avenue, Suite 1A Hamden, CT 06518 (14-9)
Phone:	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.  Signature:
Parcel ID #: 00336000 + 05078000	

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):
This project is to construct a new parking lot located at 150 Country Squire Drive to serve the Landon of Cromwell, 39 additional spaces are proposed. Upland review activities include the construction of a new parking lot, driveway, retaining walls and stormwater management practices

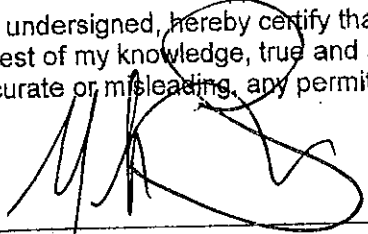
Area of Wetland Impacted by this Project (in square feet or acres):	0
Area of Upland Review Area Impacted by this Project (in square feet or acres):	±26,130 s.f.

Application # 23-07

Description of Alternative Methods Considered, and Justification for Method Chosen:
No direct wetland impacts are proposed. Erosion controls will protect the wetland against temporary construction related activities.

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 <input checked="" 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?	Yes / No <input checked="" 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?	Yes / No <input checked="" 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

7/19/23  
Date of Submission

Mark Forlenza  
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.*



## Memorandum

**To:** Town of Cromwell Inland Wetlands & Watercourses Commission

**From:** Thomas J. Daly, PE – US Manager of Civil and Structural Engineering  
Rock Emond – Associate Civil Engineer

**Date:** August 30, 2023

**Subject:** Additional Parking at 150 Country Squire Drive, Cromwell, Connecticut

**SLR #:** 141.12398.00007

---

Cromwell Village Associates, LLC. is seeking a modification to an existing site plan approval to install 39 parking spaces located along the northern portion of the property and on a portion of property currently owned by the Town of Cromwell as defined on the plans provided. The intent behind this modification is to obtain approval to seek a purchase agreement with the Town of Cromwell town council to obtain this portion of land. The 39 parking spaces are proposed to address the need for additional parking spaces, with this increase in parking, it is believed that the parking concerns of the overall site will be addressed. Drainage patterns shall be maintained and the increase in impervious will be mitigated by a stormwater basin and high-level overflow structure. In working with town staff, additional secondary measures have been included in this proposal to assist with historical drainage concerns in the area, these include a bio-depression providing approximately 1,350 cubic feet of storage, an 18-inch earthen berm to the west of the wetland providing approximately 12,400 cubic feet of storage, and an 18 inch by 4' wide riprap berm to provide velocity dissipation down gradient of the wetland. Of these improvements approximately 26,130 square feet of activity will occur within the 100-foot upland review area, no direct wetland activities are proposed.











