



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

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**REGULAR MEETING**  
**7:00 WEDNESDAY, OCTOBER 4, 2023**  
**TOWN COUNCIL CHAMBERS**  
**CROMWELL TOWN HALL, 41 WEST STREET**

**AMENDED AGENDA**

1. Call to Order
2. Roll Call
3. Seating of Alternates:
4. Approval of Agenda:
5. Approval of Minutes:
  - a. September 6, 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 #23-11: Request to conduct activities within the Upland Review Area to allow for improvements to Pierson Park at 20 James Martin Drive. The Town of Cromwell is the Applicant and the Owner.
10. Old Business;
  - a. Application #23-10: Request to conduct activities within the Upland Review Area to allow for the construction of new tennis courts at Cromwell High School at 1 Donald Harris Road. The Town of Cromwell is the Applicant and the Owner.
11. Commissioner's Comments and Reports:
12. Adjourn

RECEIVED FOR RECORD  
Sep 27, 2023 10:21A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT



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

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**REGULAR MEETING**  
**7:00 WEDNESDAY, SEPTEMBER 6, 2023**  
**TOWN COUNCIL CHAMBERS**  
**CROMWELL TOWN HALL, 41 WEST STREET**

**Amended Minutes and record of votes**

**Present:** Chairman John Whitney, Vice Chairman Stacy Dabrowski, Joseph Corlis, Peter Omicioli, William Yeske, Robert Donohue, Andrew Holt

**Absent:** 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 7:00pm by Chairman Whitney.

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates:**

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

**4. Approval of Agenda:**

A motion was made by Joseph Corlis and seconded by Peter Omicioli to approve the agenda with the addition of item 9a. Accept and Schedule application #23-10 Town of Cromwell, 1 Donald Harris Road for activities in the upland review area. All were in favor; the motion passed.

**5. Approval of Minutes:**

RECEIVED FOR RECORD  
Sep 27, 2023 10:21A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

a. August 2, 2023

A motion was made by Joseph Corlis and seconded by Peter Omicioli to approve the minutes of August 2, 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 there are no updates to that report.

**7. Town Planner Report:**

Mr. Popper said that the Texas Roadhouse project is underway and the swim school renovation is moving along. He said the construction has started at the new medical office building on Shunpike Road. He said two new restaurants, Lorenzo's and Nostalgia opened. Mr. Popper said that the old Lord Cromwell is still negotiating a tax settlement. He said that the Planning and Zoning Commission has an application for a pad site at the Stop and Shop plaza which will be heard on September 19, 2023. Mr. Popper said that there will be an Auto Zone at the old Friendly's and there is a new owner for the former Well in addition to a new hair salon, Jessica's Color Room in the old bank on Main Street. Mr. Popper said the old Tom's Cafe is now a tattoo parlor.

**8. Public Comments: none**

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

a. Application #23-10: Request to conduct activities within the Upland Review Area to allow for the construction of new tennis courts at Cromwell High School at 1 Donald Harris Road. The Town of Cromwell is the Applicant and the Owner.

Mr. Popper said that they would like to relocate the tennis courts at the high school.

A motion was made by Joseph Corlis and seconded by Peter Omicioli to accept and schedule application #23-10 to be heard tonight. All were in favor; the motion passed.

Jon Harriman, Cromwell Town Engineer said they are in the design stage of the athletic fields and the main project is replacing the synthetic turf and track surface. He said we will also install new lighting, bleachers and a new parking lot but we need to find an area for the parking and tennis courts. Mr. Harriman said it seemed less invasive to put the tennis courts near the wetlands instead of a parking lot with cars. He said we will protect the area of impact with silt fencing.

A motion was made by Peter Omicioli and seconded by Robert Donohue to find application #23-08 insignificant and to schedule at the next meeting on October 4, 2023.

Mr. Popper asked if they wanted the design engineer to attend with Mr. Harriman and the Commissioners agreed that only Mr. Harriman needed to attend.

**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, LLC is the Applicant and the Town of Cromwell is the Owner.

Mr. Popper said the Town Council will be selling this parcel to the Cromwell Villages once all the permits are approved. He said at the last meeting you deemed this activity insignificant.

Rock Emond, SLR Consulting said this is the old Nike site and has 7 main buildings. He said there is parking located throughout the parcel but the demand is high and they can use more. He said this project is to construct a new parking lot with 39 additional spaces and electrical chargers. Mr. Emond said the activities within the upland review area include the construction of the new lot, a driveway and retaining walls and stormwater management practices. Mr. Emond discussed the stormwater management system and how they will mitigate historical flood issues down slope. He said a rip rap berm will also be installed. He said we are providing erosion control throughout the whole structure and there are no direct wetland impacts proposed. Mr. Popper asked if they are going to relocate the hydrant per a staff comment and Mr. Emond said yes, they will move it. Mr. Popper said this has been reviewed by town staff and they have found no negative impacts to the upland review area. Mr. Popper said if approved here it will go to Planning and Zoning for a site plan modification.

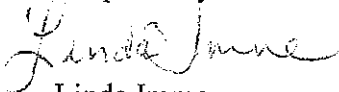
A motion was made by Peter Omicioli and seconded by Joseph Corlis to approve application #23-07. All were in favor; the motion passed.

**11. Commissioner's Comments and Reports:**

**12. Adjourn**

A motion was made by Peter Omicioli and seconded by Joseph Corlis to adjourn at 7:31pm. All were in favor; the motion passed.

Respectfully submitted,

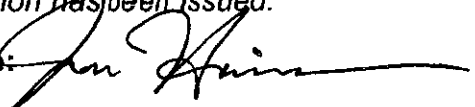


Linda Imme  
Recording Clerk

			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 Mli-Homens & Carlos M. Mli-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 Barolotta 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 JWVA 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	Approved	9/6/2023
23-08	Penelope Darniata	51 North Road	Septic System replacement w/in upland review area	8/3/2023	Administrative Approval	8/8/2023
23-09	Andre Budonaro	145 North Road	Install Water Main and Hydrant	8/17/2023	Administrative Approval	8/18/2023
23-10	Town of Cromwell	1 Donald Harris Road	Replacing Tennis Courts at High School	8/30/2023	Pending	
23-11	Norman Aldrich	101 West Street	Building deck on the back of home	9/6/2023	Pending Administrative Approval	

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

**APPLICATION TO CONDUCT REGULATED ACTIVITY**

Street Address: 20 James Martin Drive	Map/Block/Lot: 53/10/20 Volume/Page: 130/140
Applicant: Town of Cromwell (Jon Harriman)	Owner: same
Address: 41 West Street, Cromwell, CT 06416	Address:
Phone: (860) 632-3465	<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 #00111800	

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> ):
No wetlands exist on the site but a stream runs adjacent the site. The program
that the Town desires requires use of the entire site.

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): 1.24 acres

Description of Alternative Methods Considered, and Justification for Method Chosen:
The alternate method would be to reduce program that is desired
by the Town. The current design was chosen because it meets the desired
Town program.

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


09/27/23  
 Date of Submission

Jon Harriman  
 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.*

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

**APPLICATION TO CONDUCT REGULATED ACTIVITY**

Street Address: 1 Donald Harris RD, 2 Shady LN & 4 Shady LN	Map/Block/Lot: 45-25B, 33-054, 33-69
	Volume/Page: 137/168, 1372/055, 1770/184
Applicant: Town of Cromwell	Owner: Town of Cromwell
Address: West Street. Cromwell, CT	Address: West Street, Cromwell, CT
Phone: <b>860-632-3465</b>	<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 # 00113800, 10405000, 11501700	

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 existing tennis courts are in poor condition and must be replaced.
Replacing the courts in their current location limits the number of courts and the current court location has been indentified as an area to expand the existing parking area to accomodate attendance at athletic events. Therefore,
the undeveloped area on the west side of the site is the only feasible location for the new courts.

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): 28,450 SF

Description of Alternative Methods Considered, and Justification for Method Chosen:
<b>See Reason for Upland Review Area Disturbance</b>

<b>Certification of Notice to Neighboring Municipalities</b>	
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

9/27/23  
 \_\_\_\_\_  
 Date of Submission

Jon Harriman  
 \_\_\_\_\_  
 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 NARRATIVE

The Town of Cromwell previously determined the town's need for new and renovated athletic facilities at Cromwell High School. The intent of these renovations is to upgrade the existing track and field facility, and replace the existing deteriorated tennis courts, with 6 new courts, such that all sporting events can be hosted on-campus.

The desire to host football games at the high school will necessitate an increase in parking to accommodate the additional spectators associated with these games. Based on engineering review, and discussions with the Cromwell Field Committee, it was determined that the best location for the expanded parking would be adjacent to the existing parking area, in the location of the current tennis courts.

With limited space available for 6 new tennis courts in the location of the current courts and the preference to expand the parking area in this location, another area on-site needed to be identified for the new tennis courts. The High School Campus sits on a  $\pm 45.6$  Acre parcel, and the Town owns three adjacent lots on Shady Lane and Congress Drive totaling an additional  $\pm 9.6$  acres. The existing Campus parcel is almost completely developed, aside from the pond and wetland system south of the school building. The three adjacent parcels are also dominated by wetland soils or a constructed stormwater basin. Based on a review of these limitations an area west of the soccer fields to the north of the school building was identified as the only prudent and feasible location for the proposed tennis courts.

Construction of the courts will require clearing of approximately 1 acre of woodland adjacent to the existing wetlands, in addition to excavation and placement of select fill material to construct the courts. The wetlands are proposed to be protected from the construction activities by silt fence, and runoff from the constructed courts will be collected by a trench drain and discharged through a water quality treatment unit, prior to entering into the school's existing drainage system.

The school's drainage system discharges to a pond at the south end of the property, which also collects runoff from the surrounding densely developed residential areas, which then discharges through an outlet control structure into a tributary of Chestnut Brook. With the removal of the 4 existing tennis courts the proposed 6 courts generates approximately 10,000 SF of additional impervious area on-site. However, given the much larger overall drainage area to the pond, the addition of this impervious area will not significantly impact the peak discharge from or peak elevations in the pond. Therefore, stormwater from the tennis courts is only proposed to be treated for water quality prior to discharge.