



RECEIVED FOR RECORD  
Mar 27, 2018 01:57P  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT

**Town of Cromwell  
Planning and Zoning Commission**

**REGULAR MEETING  
7:00 P.M. TUESDAY APRIL 3, 2018  
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET**

**AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments**
6. **Development Compliance Officer Report:**
7. **Town Planner Report:**
8. **New Business:**
  - a. Application #18-06: Request for Site Plan Approval for the Planned Residence Development Zone District at 76 Field Road. Carrier Group, Inc. is the Applicant and the Owner.
9. **Public Hearing:**
  - a. Application #18-03: Request for a Special Permit under Section 2.10.3 and 2.10.4 of the Zoning Regulations to allow for the parking of storage trailers in R-15 Zone District at 20 Pleasant Street. Matthew Zeiner is the Applicant and the Owner.
  - b. Application #18-05: Request for a Special Permit under Section 8.7 of the Zoning Regulations for the proposed Planned Residence Development at 76 Field Road. Carrier Group, Inc. is the Applicant and the Owner.
10. **Commissioner's Comments:**
11. **Adjourn**



P & Z Permits 2017						
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
17-01	Greater Hartford Comm. Foundation	One Golf Club Road	Travelers Championship	Approved with conditions 2/2/17	Event over	
17-02	Town of Cromwell		Amend Section 1.7 of the Zoning Regulations	Approved 3/7/2017	Complete	
17-03	Jonathan Gerolami	321/323 Main Street	Recreation games	Approved by ZEO 1/20/2017	Open for Business	
17-04	Sommer Nelson	547 Main Street	VCA Cromwell Animal Hospital- Dog Training classes	Approved by ZEO 1/27/2017	Open for classes	
17-05	Michael Santangelo	17 Jennerifer Lane	Oversized Garage	Approved 3/21/2017	Complete	
17-06	Town of Cromwell - Public Works Dept.	Willowbrook Rd at 372	Roadway reconstruction filling withtin flood hazard area	Approved 3/21/2017	Begins 11/16/17 on going to Spring 2018	
17-07	Town of Cromwell	Willowbrook Rd. (South end)	Widening & pavement rehabilitation	Approved 3/21/2017	Begins 11/16/17 on going to Spring 2018	
17-08	Stanley Jasiocki	33 Shadow Lane	Leanto Greenhouse	Approved with conditions 3/21/2017	Complete	
17-09	Edward Alnas	136 Berlin Road	Pizzapie Restaurant	Approved by ZEO 3/3/2017	Complete	

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-10	Two Men & a truck	70 County Line Drive	Proposed Building	Approved 4/18/17	Withdrawn
17-11	C & G Holdings II, LLC	Lots 6 & 7 Commerce Dr.	Resubdivision	Approved with conditions 6/6/17	Complete
17-12	Lisa DiMichele	6 Kirby Road	Caffe Vernazza, Emporium	Withdrawn	Closed
17-13	Chris Cambareri	Country Squire Drive	Military Simulation	Approved by ZEO 4/17/2017	Event over
17-14	Autumn Lake of Cromwell	385 Main Street	Install new signs	Approved 5/16/2017	Complete
17-15	Keystone Novelities	113 Berlin Road	Temp Fireworks Retail	Approved 5/2/17	Event over
17-16	Kevin Reed	town wide	Amenda reg 3.5.C.4 to add pet day care	Approved 5/16/2017	Complete
17-17	Fire Dept. Michael Terenzio	105 Coles Road	Mother's day flower dales	Approved by ZEO 4/16/17	Event over
17-18	Lisa DiMichele	6 Kirby Road	SP Mod. To install parking spaces	Denied 7/18/2017	Closed
17-19	Paraco Gas	Krauszers/117 Berlin Road	Propane tanks & cage	App/cond 6/6/17	Not completed or started
17-20	Middlesex Counseling Center	1 Willowbrook Suite 6	Family Counseling	Approved by ZEO 5/15/2017	Open for Business
17-21	Town of Cromwell	Town wide	Amend sections 3.2.3 and Section 3.3.4	Approved 6/6/2017	Complete

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-22	JPG Partners, LLC	186 Shunpike Road	Construct affordable housing development	PH continued to 11/21/2017	Denied 1/16/2018
17-23	JLSurveying	135 Berlin Road	Install additional parking at Cromwell Diner	Approved with conditions 6/20/17	Not complete
17-24	Myhang Phan	542 Main Street	My Hair Salon	Approved by ZEO 5/24/2017	Open for Business
17-25	Carrier Group Inc.	76 Field Road	Change zone R-25 to PRD zone	Approved 8/1/17	Complete
17-26	Stephen Larson	30 New Lane	Fibre Dust tent sale	Approved by staff	Event over
17-27	HB Nitkin	51 Shunpike Road	Amend site plan	Approved with conditions 7/18/17	Pending
17-28	Coles Road Brewery	30 New Lane	Operate a Brewery	Tabled	Withdrawn
17-29	Splash Car Wash	23 Shunpike Road	Car Wash pay stations	Approved 7/18/2017	Complete
17-30	Kendall Amenta	2 Willowbrook Road	Tanning Salon & Spa	Approved by ZEO 7/3/2017	Open for Business
17-31	Dorothy Williams	200 West Street	Install monument sign	Approved 8/1/17	Open for business
17-32	Arco National Const.	120 County Line Drive	Erosion & Control Plan	Approved 9/5/17	Work in progress
17-33	Christopher Panebianco	48 South Street	Home based business	Approved 9/5/17	Complete

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-34	Robert Gallitto	95-97 Berlin Road	Site Plan Modification	Approved 9/5/17	Work in progress
17-35	Jeff DiClemente	75 Field Road	Park Comm. Vehicles and Trailer	Approved 10/3/2017	Complete
17-36	Evergreen	Willowbrook Road	Site Plan Modification	On Hold	Withdrawn
17-37	Republican Town Comm.	309 Main Street	Campaign Headquarters	Approved by ZEO 8/23/2017	Event over
17-38	Stephen Larson	30 New Lane	Fibre Dust Retail Store	Approved by ZEO 8/30/17	Work in progress
17-39	Linden Landscape Ed Amate	60 Hicksville Road	New Parking Expansion a Adelbrook,	Approved w/conditions 10/3/2017	Under construction
17-40	Ed Amate	136 Berlin Road	Smoothie & Art Class	Approved by Town Planner 8/30/17	Open
17-41	Patrick Precourt	14 Alcap Ridg	Gym/Fitness Center	Approved by Town Planner 8/31/17	Complete
17-42	National Sign Corp.	164 West Street	Install new digital sign	Approved 11/9/17	Complete
17-43	Celina Kelleher	Pierson Park	Trick R Trunk	Approved by Town Planner 9/1/17	Event over

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-44	Cromwell Little League	6 Mann Memorial	Install Lights on field	No Action	Pending
17-45	Cromwell Village Assoc.	150 Country Squire Dr./Nike Site	Amend zone map	Approved 11/9/17	Complete
17-46	Lisa DiMichele	6 Kirby Road	Additional parking for coffee shop	Approved 10/3/2017	Complete
17-47	Tom O'Rourke	Nike Site/Country Squire Dr	Military Simulation event	Approved by ZEO 9/18/2017	Complete
17-48	Troung Linh	200 West Street	Astrology & Crystal Energy	Approved by ZEO 8/3/2017	Complete
17-49	Gary Nelson	5 Reiman Drive	Painting & Handyman Serv.	Approved by ZEO 10/2/2017	Complete
17-50	Patricia Deperry	680 Main Street	Create rear lot	Approved 2/5/17	
17-51	PGA Tour Design & Const	1 Golf Course Road	Construct new club house	Approved 12/5/17	Scheduled to begin after PGA event
17-52	PGA Tour Design & Const	1 Golf Club Road	New club house & assoc. infrastructure	Approved 12/5/17	Scheduled to begin after pga event
17-53	ARCO National Const.	120 County Line Drive	Construct warehouse	Approved 12/12/17	Work in progress
17-54	Snyder Civil	11 Progress Drive	Construct bldg. Addition	Approved 1/2/2018	Work in progress





# Memo

**To:** Planning and Zoning Commission  
**From:** Stuart B. Popper, AICP  
Director of Planning and Development  
**Date:** March 27, 2018  
**Re:** Comments for the April 3, 2018 Meeting Agenda

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## 8. New Business:

a. Application #18-06: Request for Site Plan Approval for the Planned Residence Development Zone District at 76 Field Road. Carrier Group, Inc. is the Applicant and the Owner. *The applicant is proposing to develop 75 single-family homes in a PRD and associated road work at 76 Field Road. The property is located at 76 Field Road, 59R Nooks Hill Road and 10 South Ridge Lane and is 106.5 acres in size. The proposed development will occupy 50 acres of the 106.5 acre site. Attached are staff comments.*

## 9. Public Hearings:

a. Application #18-03: Request for a Special Permit under Section 2.10.3 and 2.10.4 of the Zoning Regulations to allow for the parking of storage trailers in R-15 Zone District at 20 Pleasant Street. Matthew Zeiner is the Applicant and the Owner. *The applicant is proposing to park three trailers: 1) Freedom 20'x 8.5' yellow, 2) Pace 12' x 6' white, 3) Wells Cargo 14' x 8' yellow on the property. Attached are staff comments.*

b. Application #18-05: Request for a Special Permit under Section 8.7 of the Zoning Regulations for the proposed Planned Residence Development at 76 Field Road. Carrier Group, Inc. is the Applicant and the Owner. *The applicant is proposing to develop 75 single family homes in a PRD and associated road work at 76 Field Road. The property is located at 76 Field Road, 59R Nooks Hill Road and 10 South Ridge Lane and is 106.5 acres in size. The proposed development will occupy 50 acres of the 106.5 acre site. Attached are staff comments.*

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Arbor Meadows  
Street Address: 76 Field Road, 59R Nooks Hill Road, 10 South Ridge Lane  
Volume/Page: 1580/42, 1580/42, 1580/74 PIN #: 00322300, 00323700, 00322000

Applicant Name: Carrier Group, Inc.  
Address: 68A South Canal Street, Plainville, CT 06062  
attn: Patrick Carrier

Telephone: (860)793-6805 (day) \_\_\_\_\_ (evening)

Email Address: patrickc@bycarrier.com

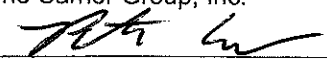
Property Owner Name: Carrier Group, Inc.  
Address: 68A South Canal Street, Plainville, CT 06062

Attached:

- (✓) Application fee. (\$1435)
- (✓) Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- 1. *Is any part of the site within 500' of an adjoining town?* (Yes) (No) ✓
- 2. *Will this project require an Inland Wetlands Agency permit if yes, have you obtained it?* (Yes) ✓ (No) ✓
- 3. *Will this project require a DEP Stormwater Management Permit if yes, have you applied for it?* (Yes) ✓ (No) ✓
- 4. *Will this Project Require an STC Permit if yes, have you submitted a copy of the plans to the STC?* (Yes) (No) ✓
- 5. *Does the parking comply with the handicapped parking requirements as set forth in current version of the State Building Code?* (Yes) (No) N/A

I hereby certify that the information presented above is correct to the best of my knowledge.

The Carrier Group, Inc.  
by   
Applicant Name and Signature  
Its Vice President duly authorized

2-27-18  
Date

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday April 3, 2018 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #18-03: Request for a Special Permit under Section 2.10.3 and 2.10.4 of the Zoning Regulations to allow for the parking of storage trailers in R-15 Zone District at 20 Pleasant Street. Matthew Zeiner is the Applicant and the Owner.
2. Application #18-05: Request for a Special Permit under Section 8.7 of the Zoning Regulations for the proposed Planned Residence Development at 76 Field Road. Carrier Group, Inc. is the Applicant and the Owner.

At this hearing interested persons may appear and be heard and written testimony received. This application is available for public inspection in the office of the Town Planner.

Alice Kelly  
Chairman

Dated in Cromwell, Connecticut this 20<sup>th</sup> day of March 2018.

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SPECIAL PERMIT

Type of Activity: PARKING OF STORAGE TRAILERS

(Per Section 2.10.2, 2.2.D.1, 2.10 of the Cromwell Zoning Regulations)

Street Address: 20 PLEASANT STREET Zoning District: R-15

Assessor's Parcel ID #: 00402400 Volume/Page: 1467/211

Applicant's Name: Matthew Zeiner

Address: 20 PLEASANT STREET

Telephone Number (daytime): 860 983 2631

Email Address: MattZeiner1@gmail.com

Property Owner's Name: Matt Zeiner

Address: 20 PLEASANT STREET

Description of Proposed Activity:

PARK TRAILER #I FREEDOM 20' x 8.5' YELLOW

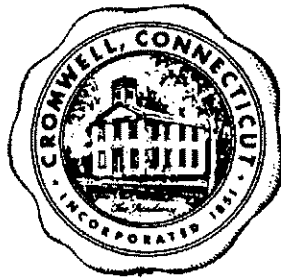
PARK TRAILER #II PACE 12' x 6' WHITE

PARK TRAILER #III WELLS CARGO 14' x 8' YELLOW

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, and with Section 13.2.d. (Sign Posting).

[Signature]  
(applicant)

1/16/18  
(date)



**MEMORANDUM**

To: Stuart B. Popper, AICP, Director of Planning & Development  
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*  
Date: March 27, 2018  
Re: **P&Z Application #18-03, Special Permit, 20 Pleasant Street**

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The Applicant has not responded to an email request to provide information pertaining to the proposed use of three trailers referenced within the Special Permit application.

18-05

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Construction of 75 single family PRD and the associated roadway network.  
(Per Section 4.7.E of the Cromwell Zoning Regulations)  
Street Address: 76 Field Rd, 59R Nooks Hill Rd, 10 South Ridge Rd Zoning District: PRD  
Assessor's Parcel ID #: 00322300, 00323700, 00322000 Volume/Page: 1580/42, 1580/42, 1580/74

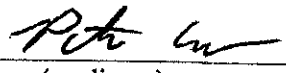
Applicant's Name: Carrier Group, Inc.  
Address: 68A South Canal Street, Plainville, CT 06062  
Telephone Number (daytime): (860)793-6805  
Email Address: patrickc@bycarrier.com

Property Owner's Name: Carrier Group, Inc.  
Address: 68A South Canal Street, Plainville, CT 06062

Description of Proposed Activity:  
The proposed development consists of 75 single family homes in a planned residential development (PRD).  
PRD zone change for Master Plan approval was granted August 1, 2017.

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting).*

The Carrier Group, Inc.


by   
(applicant)

2-27-18  
(date)

Its Vice President duly authorized

**Engineering Department  
Town of Cromwell  
Cromwell, CT**

**Memorandum**

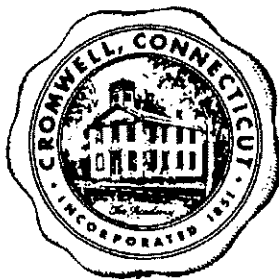
**To:** Stuart Popper, Town Planner  
**CC:** Planning & Zoning Commission  
**From:** Jon Harriman, P.E.   
**Date:** 3/2/2018  
**Re:** #18-05&18-06 76 Field road – Arbor Meadows

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This office has initiated the review of the Arbor Meadows application. I have three points that the Commission may wish to consider at the time of application. I will have more comments as the application progresses.

I would suggest independent third party reviews of two items – a) the plan for the pesticide impacted soils and b) the traffic study. In regards to the soils that are (potentially) impacted by pesticides, I haven't received a plan or narrative analysis to review.

I would also request that if the applicant hasn't already performed test pits in the proposed pond locations to please provide them. We are interested in depth to seasonal high groundwater in relation to the WQV capacity in the ponds.



## MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development  
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*  
Date: March 5, 2018  
Re: **P&Z Application #18-05 Special Permit, #18-06 Site Plan Approval  
76 Field Road, Carrier Group, Inc.**

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### BACKGROUND

The Subject Property located at 76 Field Road contains 106.5 acres of undeveloped land which until recently was utilized for agricultural purposes for the growing of trees and shrubs.

### PROPOSAL

The Applicant is seeking approval to construct 75 single-family homes in a Planned Residential Community.

### COMMENTS

The Applicant is requested to provide the following:

Item	Regulation
1. Provide the name and number of a responsible person for 24/7 erosion and sedimentation control contact and response on the plan's cover page and on Site Plan page SE-3	§ 5.5.C.2. and CT DEEP Guidelines for Soil Erosion and Sediment Control (2002) 1. §3-12
2. Retain an inspector who is a Certified Professional in Erosion and Sediment Control (CPESC) or other qualified professional to inspect the development activity and to file periodic reports	§ 5.5.E.2.(2)
3. An Impact Statement	§ 9.4
4. Fully dimensioned drawings of all sides of proposed buildings	§ 8.6.D.4.(8) a)
5. Photometric plan	§s 5.6 & 8.6.D.4.(8) b)
6. The size, location and type of any signs	§ 8.6.D.4.(9)





March 9, 2018

Mr. Stuart Popper  
Town Planner  
Town of Cromwell  
41 West Main Street  
Cromwell, CT 06416

**RE: Proposed Planned Residential Development  
Arbor Meadows  
76 Field Ford, 10 South Ridge Land, and 59R Nooks Hill Road  
Cromwell, Connecticut  
MMI #2641-16**

Dear Mr. Popper:

We are in receipt of a memorandum from Mr. Bruce Driska, Zoning and Wetlands Enforcement Officer, dated March 5, 2018, with comments regarding the above-referenced project. We are in the process of revising plans to address all town comments. At this time we offer the following responses to these comments:


- C1. Provide the name and number of a responsible person for 24/7 erosion and sedimentation control contact and response on the plan's cover page and on Site Plan page SE-3.
- R1. The information will be added to the revised plans.**
- C2. Retain an inspector who is a Certified Professional in Erosion and Sediment Control (CPESC) or other qualified professional to inspect the development activity and to file periodic reports.
- R2. The applicant has no objection to this being a condition of approval but would like to discuss timing and frequency of the inspections at the preconstruction meeting.**
- C3. An impact statement.
- R3. A full impact statement with supporting documentation has been submitted with the Zone Change/Master Plan application. The applicant has requested that it be incorporated into the pending application.**

- C4. Fully dimensioned drawings of all sides of proposed buildings.
- R4. Each house will be custom designed for each lot, so no detailed drawings are available at this time. Typical house plans were submitted with the Zone Change/Master Plan application.**
- C5. Photometric plan.
- R5. A copy of the photometric plan was submitted with the application. We are prepared to submit additional copies if required.**
- C6. The size, location, and types of any signs.
- R6. The applicant plans on submitting a separate sign application once the design of the entry sign is finalized.**

Please feel free to contact either of the undersigned should you need any further information.

Very truly yours.

MILONE & MACBROOM, INC.



Thomas J. Daly, PE, Vice President  
Senior Project Manager, Civil Engineering

Cc: Patrick Carrier  
Attorney Joan Molloy

2641-16-mr818-2-ltr



March 9, 2018

Mr. Stuart Popper  
Town Planner  
Town of Cromwell  
41 West Main Street  
Cromwell, CT 06416

**RE: Proposed Planned Residential Development  
Arbor Meadows  
76 Field Ford, 10 South Ridge Land, and 59R Nooks Hill Road  
Cromwell, Connecticut  
MMI #2641-16**

Dear Mr. Popper:

We are in receipt of a memorandum from Mr. John Harriman, PE, Town Engineer, dated March 5, 2018, with comments regarding the above-referenced project. We are in the process of revising plans to address all town comments. At this time we offer the following responses to these comments:

- C1. The discharge from the larger stormwater management pond enters a natural (my assumption) drainage channel midway down a hill. It would appear that above the point of discharge the slope of this channel is upwards of 25% while below the discharge point is 10%. I would suggest extending the discharge point down the hill to minimize the potential for erosion into the wetlands below. This revision would increase the amount of activity in the upland review area but should be given consideration to reduce the potential for wetland impacts.
- R1. Enclosed is an alternate design for the basin outlet. We will present this alternative with the Inland Wetlands Commission.**
- C2. The other stormwater management pond discharges in close proximity to the property line (property belongs to Town of Cromwell). I would request that periodic inspections include off-site (Town of Cromwell property) review for erosion downstream. I would also suggest that the discharge be a level spreader rather than the plunge pool proposed.
- R2. The applicant has no objection to this being a condition of approval, and the plans will be revised to include a riprap level spreader.**

Mr. Stuart Popper | Page 2  
March 9, 2018

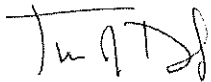
C3. The cover page discusses periodic inspections, and maintaining those inspection records on site. I would request that the periodic inspection reports be forwarded to town staff.

**R3. The applicant has no objection to this being a condition of approval.**

Please feel free to contact either of the undersigned should you need any further information.

Very truly yours,

MILONE & MACBROOM, INC.

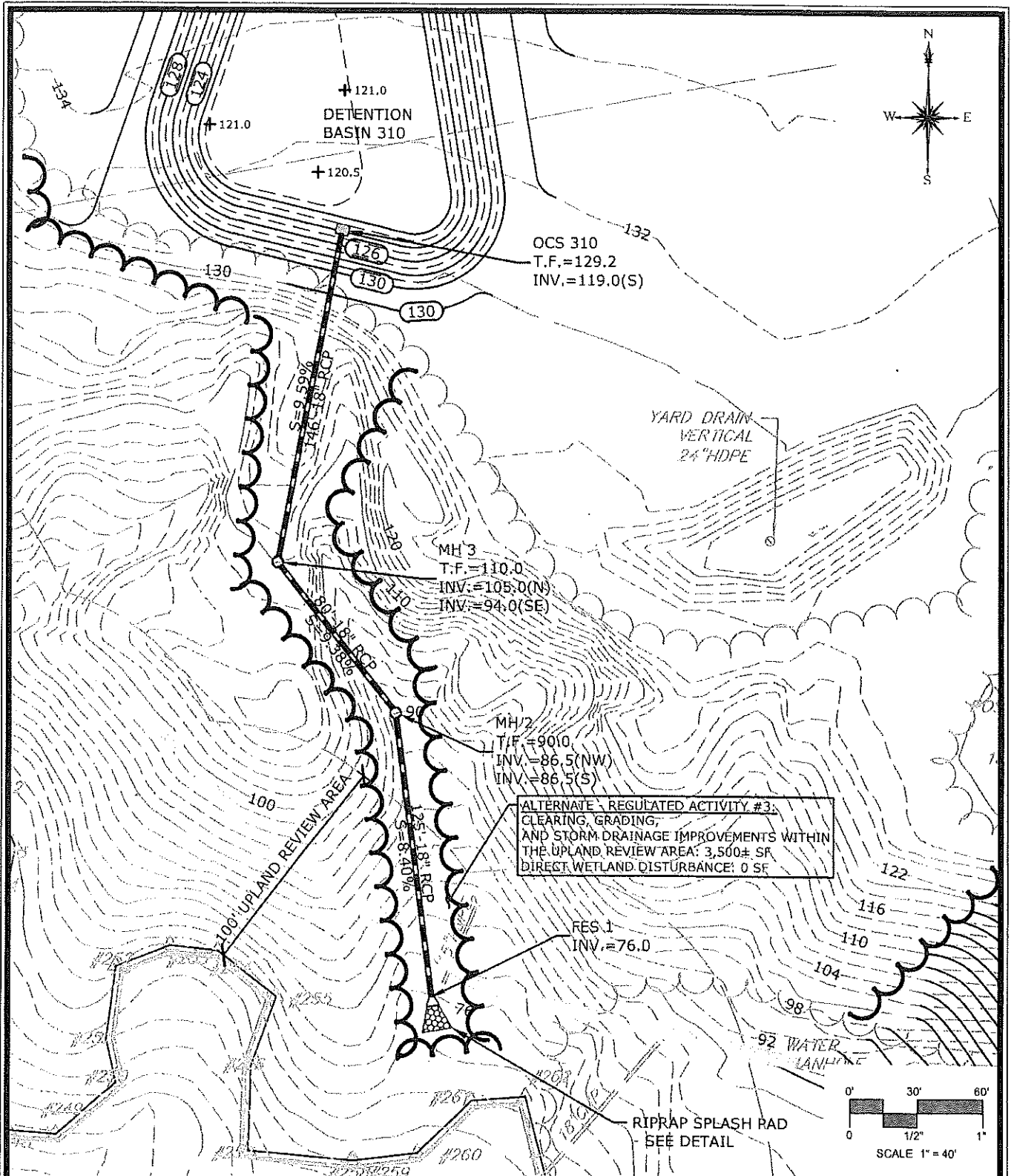


Thomas J. Daly, PE, Vice President  
Senior Project Manager, Civil Engineering

Cc: Patrick Carrier  
Attorney Joan Molloy

Enclosure

2641-16-mr818-1-ltr



Drawing: V:\DESIGN\2641-16-02\CAD\NONPUBSET\ALTERNATE DISCHARGE\ME-ALTERNATE DISCHARGE.DWG Layout 7/08/2018 11:19

Plotted by: ROCKE On this date: Thu, 2018 March 8 - 4:56pm


**MILONE & MACBROOM**  
 99 Realty Drive  
 Cheshire, Connecticut 06410  
 (203) 271-1773 Fax (203) 272-9733  
 www.miloneandmacbroom.com

**ALTERNATE STORM DISCHARGE**  
**ARBOR MEADOWS**  
**PLANNED RESIDENTIAL DEVELOPMENT**  
 76 FIELD ROAD, 10 SOUTH RIDGE LANE, AND 59R NOOKS HILL ROAD  
 CROMWELL, CONNECTICUT  
 PROJECT PHASE: \_\_\_\_\_ REV: \_\_\_\_\_

DATE	MARCH 8, 2018		
SCALE	1"=60'		
PROJ. NO.	2641-16		
DESIGNED	DRAWN	CHECKED	
RYE	RYE	TD	
DRAWING NAME:			
<b>ALT-1</b>			

## Popper, Stuart

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**From:** Jessica Jones <jjones@cromwellfd.com>  
**Sent:** Wednesday, March 14, 2018 3:58 PM  
**To:** Popper, Stuart  
**Subject:** P&Z Application # 18-05 and #18-06; 76 Field Rd.

Good Afternoon Stuart,

Please see the comments/concerns below on Application # 18-05 and 18-06.

### **Fire Chief:**

We will be looking to have the first hydrant as you enter the project relocated either closer to the end of the second island or at the end of the entrance island.

### **Fire Marshal:**

No comments at this time on the site plan with regards to the Ct Life Safety Codes.

Jessica L. Jones  
Administrative Assistant

Office of the Cromwell Fire Marshal  
1 West Street  
Cromwell, CT 06416  
Phone: 860-635-3188 x 1020  
Fax: 860-613-2406  
[JJones@Cromwellfd.com](mailto:JJones@Cromwellfd.com)



## Popper, Stuart

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**From:** Peck, Rich  
**Sent:** Thursday, March 15, 2018 10:33 AM  
**To:** Popper, Stuart  
**Cc:** Spina, Louis  
**Subject:** P & Z Application #18-05 and #18-06 Site Plan Approval- Sanitary Sewer Approval

Stuart,

At the CWPCA Meeting, March 12, 2018 the Sewer Authority approved the proposed sanitary sewer construction design for the Planned Residence Development Zone District at 76 Field Road.

Sincerely,

Rich

**Richard A. Peck**  
Sewer Administrator, CWPCA  
Town of Cromwell  
860-632-3430  
[mail to: rpeck@cromwellct.com](mailto:rpeck@cromwellct.com)

## Popper, Stuart

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**From:** Harriman, Jon  
**Sent:** Tuesday, March 27, 2018 8:59 AM  
**To:** Tom Daly (TDaly@mminc.com)  
**Cc:** Popper, Stuart  
**Subject:** Arbor Meadows - drainage

Hi Tom,

I've been reviewing the engineering report, and have taken a look at the existing drainage in Field Road and have some concerns. I am specifically looking at the two catch basins on either side of Field Road where the proposed entrance to the development would be. The drainage reports appears to show 10" of ponding water over the basin on the south side of the road and only 7" of freeboard in the northerly basin during the ten year storm event. Can you confirm that this is correct, maybe I am not interpreting the inlet report and HGLs correctly. Also looking into those structures last week, we can see they are nearing the end of their life cycle. I am not sure you would be able to tie into the southern one without replacing it, and I am thinking that a lot of heavy truck traffic over those two basins will further deteriorate the condition.

Let me know what you think, and we can talk about a solution if one is needed.

Jon Harriman, P.E.  
*Town Engineer*  
*Town of Cromwell, CT*  
*ph: 860 632-3465*  
*fx: 860 632-3477*