

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

REGULAR MEETING
7:00 WEDNESDAY, AUGUST 1, 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. Approval of Minutes:
 - a. July 12, 2018
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. Old Business:
 - a. Application #18-10: Request to remove soils within 200' of the Connecticut River at 79 River Road. Arcadis U.S., Inc is the Applicant and River Road of Cromwell LLC is the Owner.
 - b. Application #18-13: Request to construct a single family house within the Upland Review Area at 62 Evergreen Road. Shady Lane Farm LLC is the Applicant and the Owner.
 - c. Application #18-14: Request to construct a building within the Upland Review Area at 113 Berlin Road. Ganesha Hospitality is the Applicant and the Owner.
 - d. Application #18-16: Request to install erosion control within 200' of the Connecticut River at 100 Golf Club Road. The Tournament Players Club is the Applicant and the Owner.
10. Public Hearings:
 - a. Application #18-12: Request to dredge and enlarge existing pond at 80 Coles Road (Hoffman Farms) Town of Cromwell is the Applicant and the Owner.
 - b. Application #18-17: Request to construct a building within the Upland Review Area and Wetlands at 136 Berlin Road. TNO Cromwell LLC is the Applicant and the Owner.
11. Commissioners' Comments and Reports:
12. Adjourn

RECEIVED FOR RECORD
Jul 25, 2018 01:50P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

**TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
SPECIAL MEETING
7:00 P.M. THURSDAY, JULY 12, 2018
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Joseph Corlis, G. Alden Nettleton, William Yeske, John Whitney

Absent: Wynn Muller, Amanda Drew

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Council Liaison Richard Newton, Town Engineer Jon Harriman

1. Call To Order

The meeting was called to order by Chairman Corlis at 7:01 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates: NONE

4. Approval of Agenda:

A motion to approve the amended agenda was made by John Whitney, Seconded by William Yeske. *All in favor; motion passed.*

5. Approval of Minutes:

a. June 6, 2018: A motion to approve the minutes as presented was made by John Whitney; Seconded by G. Alden Nettleton. *All in favor; motion passed.*

6. Development Compliance Officer Report

a. Status of On-Going Projects and Existing Cease and Desist Orders: Mr. Driska said that construction was progressing quickly at 120 County Line Drive and he was conducting regular inspections. There were no violations as far as Erosion and Sedimentation controls were concerned. He said that the work had been completed at the Cromwell boathouse as well. Mr. Driska said that there were no enforcement orders in place at this time.

7. Town Planner Report

Mr. Popper said that there were a number of new applications to accept and schedule at tonight's meeting. He said that the ShopRite construction was moving forward and that the grading differential required extensive regrading of the site. He said their construction buildout was anticipated to take ten months. He said that the clubhouse at the TPC had already been demolished and the foundation poured for the new clubhouse. He expected to make a number of additional announcements regarding new projects later this summer.

8. Public Comments

There were no public comments at this time.

9. Old Business:

- a. Application #18-06: Request to conduct regulated activities (construction of a portion of a residential building and emergency accessway) within the Upland Review Area at 150 Country Squire Drive. Cromwell Villages LLC is the Applicant and Country Squire Site LLC is the Owner.

Attorney Matthew Ranelli, with Shipman & Goodwin, begin by saying that they had made their formal presentation last month regarding their proposal to re-develop the Nike Site at 150 Country Squire Drive. There were no wetlands onsite, but there was an offsite depression that was classified as a wetland adjacent to the property. A small portion of the Upland Review Area would be impacted by the emergency accessway and the corner of one building. He said that they had asked for a finding of no significant activity, which the Agency had made, citing the lack of impact outlined by the soil scientist and as a result of the stormwater management plan. They had asked that the Agency hold off on approving the application to ensure that no petitions for a public hearing were filed.

Mr. Popper said that there had been no public comments made during the thirty day period and that the only staff comment was brought up at the meeting, that being Mr. Driska's request that a silt fence be installed around the Upland Review Area prior to construction, which the applicant had agreed to.

John Whitney made a motion to approve Application #18-06: Request to conduct regulated activities (construction of a portion of a residential building and emergency accessway) within the Upland Review Area at 150 Country Squire Drive, with the condition that the silt fence be constructed around the Upland Review Area prior to construction; Seconded by William Yeske. *All in favor; motion passed.*

10. New Business – Accept and Schedule New Applications:

- a. Application #18-10: Request to remove soils within 200' of the Connecticut River at 79 River Road. Arcadis U.S., Inc is the Applicant and River Road of Cromwell LLC is the Owner.

Lance Kazzi, Arcadis U.S, 213 Court Street, Suite 700, Middletown, Connecticut, presented the application. He said that the next phase of the soil remediation and removal is to take place at the front part of the property. They are looking to remove about four inches of soil along the front parking lot and along the road. No wetlands will be impacted as the wetlands are free of any contamination.

Mr. Popper clarified that the application is for work within the Upland Review Area. Mr. Kazzi said that the soils will be managed as they are excavated and removed via trucks, and will not be stockpiled. They plan to work in phases to lessen the footprint of the

disturbance. He said that the traffic plan that they had previously submitted may need to be tweaked.

Mr. Driska said that he had previously inspected the area. He asked about one area that appeared to be a washout. Mr. Kazzi said he was not sure, but they had identified some runoff during heavy rains.

Mr. Popper read the seven part definition of "significant impact" for the Agency. He said that he was of the opinion that it was not significant and that the work would be monitored to ensure that there was no impact on the Upland Review Area.

John Whitney made a motion to make a finding of no significant impact; Seconded by William Yeske. *All in favor; motion passed.*

The application was scheduled to be heard on August 1, 2018.

- b. Application #18-12: Request to dredge and enlarge existing pond at 80 Coles Road (Hoffman Farms) The Town of Cromwell is the Applicant and the Owner.

Jon Harriman, Town Engineer, presented the application. He said that they were looking to make an enhancement to the Hoffman Farm Open Space. There is a silted in farm pond located in the southeast corner of the property. They were considering making it into a skating pond. George Logan, with REMA, had delineated the wetlands. He would be present next month to make a presentation about his findings. Mr. Harriman believed the proposed impacts of dredging and enlarging the pond to be significant. Mr. Logan had suggested creating different elevations or shelves within the pond to enhance wildlife habitat.

John Whitney complimented the plan, saying it was an excellent idea.

Mr. Popper said he believed the impacts to be significant and that a public hearing should be scheduled for August 1, 2018.

John Whitney made a motion to make a finding of significant impact; Seconded by G. Alden Nettleton. *All in favor; motion passed.*

A public hearing on the application was scheduled for August 1, 2018.

- c. Application #18-13: Request to construct a single family house within the Upland Review Area at 62 Evergreen Road. Shady Lane Farm LLC is the Applicant and the Owner.

Mr. Popper presented the application. He said that Lot 15 was previously designated as Open Space and the developer was proposing to now relocate the open space onto Evergreen Road. Before an application for modification can be presented to Planning and Zoning, wetlands approval is required. This application is to construct a single

family house within the 100' Upland Review Area. Mr. Popper said that the applicant would review the detailed plans. He said that he was of the opinion that this was an insignificant impact.

John Whitney made a motion to make a finding of no significant impact; Seconded by William Yeske. *All in favor; motion passed.*

The application was scheduled for August 1, 2018.

- d. Application #18-14: Request to construct a building within the Upland Review Area at 113 Berlin Road. Ganesh Hospitality is the Applicant and the Owner.

Mr. Popper presented this application. He reviewed the site location, saying it was the empty lot between the Quality Inn and the Sunoco. The owner wanted to subdivide the property in order to sell the parcel, but needs to first show that it can fit a proposed building. He said that the site was all within the 100' Upland Review Area as the property abuts the Mattabassett River. He said that staff had not had an opportunity to review the application.

John Whitney made a motion to make a finding of no significant impact; Seconded by William Yeske. *All in favor; motion passed.*

The application was scheduled for August 1, 2018.

- e. Application #18-15: Request to operate soil processing facility within the Upland Review Area at 150 Sebethe Drive. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner.

Robert Gallitto, of Gallitto Construction, 62 Westfield Street Rear, Middletown, Connecticut, presented the application. He said that he stored extra materials, and processed topsoil and millings for sale to nurseries and towns. He reviewed the site map. He said that there was a detention pond with a sedimentation catch basin leading to it. He had installed a silt fence as instructed by Mr. Driska.

Mr. Driska said that these steps were to improve water quality before it reaches the pond. He said that the silt fence should remain as long as the activity continues.

John Whitney made a motion to make a finding of no significant impact; Seconded by William Yeske. *All in favor; motion passed.*

Mr. Popper said that the application had been reviewed by staff and there were no additional comments.

John Whitney made a motion to approve Application #18-15: Request to operate a soil processing facility within the Upland Review Area at 150 Sebethe Drive, with the

condition that the silt fence remain installed, Seconded by William Yeske. *All in favor; motion passed.*

- f. Application #18-16: Request to install erosion control within 200' of the Connecticut River at 100 Golf Club Road. The Tournament Players Club is the Applicant and the Owner.

Nate Russell, with GZA, presented the application on behalf of the TPC River Highlands. He said that there was a severe weather incident around June 18, 2018, that caused a tree to fall and sever the discharge line from an irrigation pump. He said that there was significant erosion and a landslide in the area. The property owner had contacted their irrigation contractor to stabilize the slope and to install a silt fence and straw bails. He said that the landslide stopped flowing about fifty feet from the Connecticut River.

The TPC needs to now work with the Connecticut DOT and railway line to restore and support the slope. He presumes that a geotechnical engineered reinforced soil slope will be needed. He is unsure of the exact work schedule based on the parties involved.

Mr. Popper said that the staff will need time to review the plans once they are submitted. He thanked GZA and the TPC for contacting the town regarding the matter and that they filed the application in response to the town's request.

John Whitney made a motion to make a finding of no significant impact; Seconded by G. Alden Nettleton. *All in favor; motion passed.*

The application was scheduled for August 1, 2018, if the applicant is ready. Otherwise, it will be heard at the September meeting.

There was a brief discussion concerning the continued use of the railway. Mr. Russell said that they were trying to establish survey monitoring points. He said that the rail is open now, but anticipated some interruption of service during the repair work.

Mr. Driska said that the TPC had granted him full access through a secure gate to allow him to periodically monitor the site.

- g. Application #18-17: Request to construct a building within the Upland Review Area and Wetlands at 136 Berlin Road. TNO Cromwell LLC is the Applicant and the Owner.

Mr. Popper reviewed the site plan with the Agency members. He said that the applicant will present more information regarding the remediation and drainage plans at the August 1, 2018 meeting. He believed this to be a significant activity.

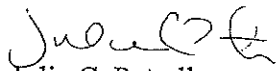
He said that the site contains manmade wetlands that provide drainage for the shopping center, but not as much as expected even after they were cleaned out about two years ago. He said that George Logan, from REMA, will be present at the August 1, 2018 meeting and will share his ideas for improving the wetlands.

John Whitney made a motion to make a finding of significant impact and to schedule the matter for a public hearing on August 1, 2018; Seconded by William Yeske. *All in favor; motion passed.*

11. Commissioners' Comments and Reports: NONE

12. Adjourn: William Yeske made a motion to adjourn; Seconded by G. Alden Nettleton. All in favor; motion passed. Meeting adjourned at 7:48 p.m.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk

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

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: <u>79 River Road</u>	Map/Block/Lot: <u>53 / 14</u> Volume/Page: <u>601 / 57</u>
Applicant: <u>Arcadis U.S.</u>	Owner: <u>Aaron Schames</u>
Address: <u>213 Court Street Suite 700 Middletown, CT 06457</u>	Address: <u>2842 Main Street #108 Glastonbury, CT 06033</u>
Phone: <u>(860) 503-1447</u>	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 #: <u>00387900</u>	

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 is an Administrative Order from the CT Dept. of Energy & Environmental Protection to remove soil impacts at the property, which are present within the Upland Review Area.

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): ~ 1.5 Acres

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

Alternative remedial measures, including in-situ technologies such as thermal remediation, were considered to address the soil impacts. Due to their shallow depth and the requirement to comply with the CT DEEP Order, soil removal and off-site disposal was selected as the most effective remedial approach protective of human health and the environment.

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 / <input checked="" type="radio"/> 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 / <input checked="" type="radio"/> 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 / <input checked="" type="radio"/> 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.

Lance Kazi
Applicant's Signature

7/5/18
Date of Submission

Lance Kazi
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

Soil Excavation and Off-site Disposal

79 River Road, Cromwell, CT

Background

Arcadis has conducted various investigation activities at the Site over the past several years. Work has been performed under Administrative Order AOWSMT 13-001 with the Connecticut Department of Energy and Environmental Protection (CT DEEP). The Site is bound to the south by residential properties, to the west by a CSX Corporation partner railroad (Providence and Worcester Railroad Company), and a wetland area identified as Dead Man's Swamp, located north of the Site.

Topography throughout the Site is relatively flat. The elevation of the Site ranges from approximately 12 feet above mean sea level (msl) at the eastern property boundary along River Road to 20 feet above msl along the northwestern boundary adjacent to the railroad. The Connecticut River is located approximately 200 feet east of the Site on the east side of River Road.

On-site investigation and evaluation is substantially complete, although limited additional delineation is needed to refine the exact extent of soil impacts requiring remediation. Off-site soil remediation was performed in 2017 to address impacts east of River Road.

Excavation Plan (including Off-site Transport and Disposal)

A Remedial Action Plan (RAP) was prepared and submitted to the CT DEEP in May 2018 to describe and document the administrative or remedial measures necessary to render the Site compliant with the Connecticut Remediation Standard Regulations (RSRs) based on the findings of site characterization activities performed through April 2018. Several remedial technologies and alternatives were evaluated to address these impacts. Soil excavation and off-site disposal was selected as the preferred remedy based on the near immediate cleanup timeframe and certainty associated with source area removal. Site features are also suited for soil excavation due to the shallow target depth over a relatively widespread area of the impacts.

The primary goal of the proposed remedial action is to remove soils impacted above the applicable RSR criteria from 0-4 feet below grade within the target cleanup areas (see attached site plan). In preparation for the on-site soil remediation, an updated topographic survey of the Site and surrounding area was completed earlier this year. In addition, the on-site and nearby off-site wetland areas were recently delineated by a certified soil scientist. The impacted soils are confined to the Upland Review Areas based on the recent wetland delineation survey. No soil or sediment removal activities will be performed within defined wetland boundaries.

Overall, it is anticipated that the excavations will extend to a maximum of 4 feet below grade. The proposed excavations will extend to pre-defined horizontal and vertical limits based on the site characterization data. The proposed excavation footprints will be defined from soil borings completed prior to excavation. However, if sheens or other evidence of impacts are observed in the soils remaining at 4 feet, deeper excavation in those areas will be evaluated at that time to determine if they can be

safely excavated and if it is technically feasible. Based on the available data, the approximate extent of planned excavations just under 1 acre. Given the maximum target excavation depth of 4 feet below grade, the total estimated excavation volume is anticipated to be approximately 6,600 cubic yards.

The excavated soils will be "live-loaded" to the extent possible for off-site transport and recycling/disposal at an approved off-site facility. If necessary to maintain progress and efficiency, soils will be temporarily stockpiled in the work area, in accordance with the CT DEEP's *General Permit for Contaminated Soil and/or Sediment Management (Staging and Transfer)* (issued September 20, 2013, expiring September 19, 2018).

The excavation areas will be backfilled with clean soil in 12" lifts upon reaching target depths. The backfill material will be from a native source and will be analyzed at a Connecticut-certified laboratory for confirmation prior to initiating the placement. Backfilling and Restoration near the roadway will be in accordance with Town of Cromwell requirements.

Aside from the soil removal and replacement work described above, up to four groundwater monitoring wells will be installed within the upland review area in the same general areas as the excavations in order to monitor groundwater quality following the soil removal and replacement.

Methodologies and Protective Measures

Erosion and sedimentation (E&S) control measures and locations are depicted on the attached site plan and, unless otherwise directed, will include silt fencing or straw wattles and anti-tracking pads. The remediation contractor will follow the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control. The E&S control measures will be installed prior to any excavation activities taking place. Additional E&S control measure details can be provided upon request.

A detailed Traffic Control Plan is being developed, as part of the Safe Passage of Traffic Application and construction sequence planning. Nearly all of the work will take place on the site itself. Arcadis will work with the Town of Cromwell Police Department regarding appropriate site/traffic control and associated signage. Traffic along River Road and Wall Street will be minimized to the extent practical. An excavation permit from the Town will also be obtained prior to the start of any intrusive work.


A safe set-back distance from the building will be required to allow for safe excavation without causing risk to the building foundation. An estimated ten-foot set-back is anticipated, which will be determined as part of the development of construction design drawings. Any encountered product piping will be drained, isolated and extracted during the excavation process. If utilities appear to continue under foundations or the building they will be cut, capped and surveyed. Structures which extend below the bottom of the excavation depth will remain in place; however, those associated with specific environmental "areas of concern" (such as the Oil-Water Separator) will be fully removed.

Arcadis has developed a compliant and thorough site-specific Health and Safety Plan (HASP) that will be used at all times onsite and provided to subcontractors implementing work onsite. Chevron and Arcadis will identify an experienced and certified site safety officer (SSO) to provide construction oversight and documentation of field activities associated with the excavation, backfilling, and restoration. The SSO will be responsible for monitoring compliance with the HASP and job safety analyses. The Arcadis Project Manager or delegate will be responsible for coordination with external project stakeholders, including the site owner, the public and representatives from the Town of Cromwell and CT-DEEP.

Application # 18-13

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: <u>62 Evergreen Road</u>	Map/Block/Lot: <u>32-25-145</u> Volume/Page: <u>1349 217</u>
Applicant: <u>Shady Lane Farm LLC</u>	Owner: <u>Shady Lane Farm LLC</u>
Address: <u>62 Evergreen Road</u> <u>Cromwell CT 06416</u>	Address: <u>62 Evergreen Road</u> <u>Cromwell CT 06416</u>
Phone: <u>860-982-7485</u>	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 #: <u>00214900</u>	

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 Proposed disturbance to the wetlands and Upland Review Areas on this Property are necessary to allow for the development of an "Open Space Conservation Subdivision" on this Property. There are wetlands areas and Upland Review Areas on both ends of this Property, that without impacting, would make the useable Upland areas impossible to develop.

Area of Wetland Impacted by this Project
(in square feet or acres): See Attachment List for wetlands impacts

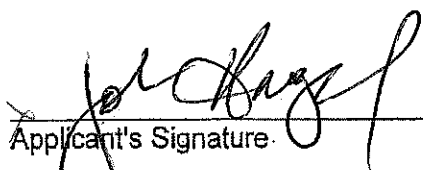
Area of Upland Review Area Impacted by this Project
(in square feet or acres): See Attached list for Upland Review Area impact.

Application # _____

Description of Alternative Methods Considered, and Justification for Method Chosen:
The alternative method considered for crossing the wetlands was to use a slope on the embankments from the edge of the right of way to the existing grade at a 3 to 1 slope, instead of using retaining walls. If the alternative method was used, there would have been an additional 2,500 sq. ft. of direct impact to wetlands and 14,000 sq. ft. to the Inland Review Area.

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 / <input checked="" type="radio"/> 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 / <input checked="" type="radio"/> 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 / <input checked="" type="radio"/> 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

7/10/18
Date of Submission

JOHN HABET
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 "A"

Town of Cromwell Inland Wetlands and Watercourses Wetlands Application

Attachment for Shady Lane Farm Subdivision, #62 Evergreen Road

List of Regulated Activities

Wetlands Activity #1

Disturbance to wetlands & watercourse for installation of precast concrete box culvert and roadway crossing = 4,900 sq. ft. or 0.112 acres.

Upland Review Area Activity #1

Clearing, stripping topsoil, grading and construction of roadway, precast concrete box culvert and retaining walls within 100' upland review area= 26,270 sq. ft. or 0.603 acres

Upland Review Area Activity #2

Stripping topsoil, grading and construction of stormwater management basin within 100' upland review area = 18,200 sq. ft. or 0.418 acres.

Upland Review Area Activity #3

Clearing, stripping topsoil, grading, construction of houses and related site improvements, & re-establishing lawn for proposed lot #7 within 100' upland review area = 10,200 sq. ft. or 0.2342 acres.

Upland Review Area Activity #4

Clearing, stripping topsoil, grading, construction of houses and related site improvements, & re-establishing lawn for proposed lots #1 & #2 within 100' upland review area= 14,900 sq. ft. or 0.3426 acres.

Upland Review Area Activity #5

Clearing, stripping topsoil, grading, construction of houses and related site improvements, & re-establishing lawn for proposed lot #15 within 100' upland review area= 12,028 sq. ft. or 0.276 acres.

Upland Review Area Activity #6

Clearing, excavation, regrading and construction of wetlands mitigation area within 100' upland review area= 14,495 sq. ft. or 0.333 acres.

The Shady Lane Farm Subdivision is a previously approved fifteen (15) lot conservation subdivision, located off of Congress Drive and to the west of Cromwell High School. Three areas of open space were proposed, A, B, and C.

One of the proposed areas, Open Space B, is located about midway along Shady Lane and contains about 256 feet of sidewalk. The Town of Cromwell has raised some concerns about being burdened with the responsibility of maintaining this one stretch of sidewalk within the subdivision. In light of these concerns, the developer is proposing to swap one of the proposed house lots, # 15, with this Open Space B, so that Lot 15 is kept as open space and Open Space B be developed as a single family house lot. The responsibility of maintaining the sidewalk, which has already been put in place, would then be transferred to the future homeowner, rather than the Town of Cromwell. There would not be any sidewalk to maintain along the new Lot 15.

In moving Open Space B to Evergreen Road, it preserves a section of undeveloped land in an area along Evergreen Road that is almost completely developed. It is also contiguous to Open Space A, creating a larger tract of open space.

The previous application listed "Upland Review Area Activity # 5 -Clearing, stripping topsoil, grading, construction of houses and related site improvements, & re-establishing lawn for proposed lot # 15 within 100' upland review area = 9,400 sq.ft. or 0.216 acres."

This application proposes the same types of impacts, but now only affecting 9,060 sq.ft. or 0.208 acres, which is less than previously approved.

All other previously listed impacts have already been completed.

Application # 18-14

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: <u>113 Berlin Road</u>	Map/Block/Lot: <u>07/48-3</u>
	Volume/Page: <u>1250/177</u>
Applicant: <u>Ganesha Hospitality LLC</u>	Owner: <u>Ganesha Hospitality LLC</u>
Address: <u>113 Berlin Road</u> <u>Cromwell CT 06416</u>	Address: <u>113 Berlin Road</u> <u>Cromwell CT 06416</u>
Phone: <u>860 874 3783</u>	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.
Parcel ID #: <u>00459200</u>	
	Signature:

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 Upland Review Area takes up a majority of this site and there would not be enough room for a HOKI site without entering the Upland Review Area.

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


Area of Upland Review Area Impacted by this Project
(in square feet or acres): 37,600 Sq. Ft.

Application # _____

Description of Alternative Methods Considered, and Justification for Method Chosen:
<i>This is just a schematic plan for a future hotel on the site. More details will be given on methods considered in later stages of the project when the development plans are finalized.</i>

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="radio"/> Yes / <input type="radio"/> No 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="radio"/> Yes / <input type="radio"/> No 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="radio"/> Yes / <input type="radio"/> 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


07/11/18
Date of Submission

JAMES P. CASSION 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.

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

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address:	1 Golf Course Road	Map/Block/Lot: 60/48/17
		Volume/Page: -
Applicant:	GZA GeoEnvironmental	Owner: Tournament Players Club of CT, Inc.
Address:	1350 Main Street Suite 1400 Springfield, MA 01103	Address: 1 Golf Club Road Cromwell, CT 06416
Phone:	(413)726-2100	<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>
Parcel ID #:	00457008	
		Signature:  David Corrado, General Manager

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*):

Stabilize slope that was severely eroded and experienced a landslide following damage to the TPC's water diversion pump discharge line caused by a tree falling during sever weather on the night of June 18, 2018. The displaced soil needs to be re-graded to a geotechnically stable configuration and the upper slope reconstructed to support the adjacent railroad tracks and prevent further degradation of the area.

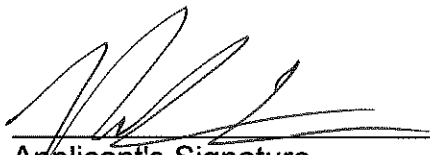
Area of Wetland Impacted by this Project
(in square feet or acres): **0 acres**

Area of Upland Review Area Impacted by this Project
(in square feet or acres): **0.6 acres (est.)**

Description of Alternative Methods Considered, and Justification for Method Chosen:
All alternatives for stabilizing the slope will have similar levels of disturbance required to (1) re-grade the previously disturbed areas and prepare a working platform on the lower slope and (2) re-construct the upper slope to stabilize the railroad.

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

July 12, 2018

 Date of Submission

Nathaniel L. Russell
 Printed Name

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TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
PUBLIC HEARING

The Cromwell Inland Wetlands and Watercourses Agency will hold a Public Hearing on Wednesday, August 1, 2017 at 7:00 pm in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #18-12: Request to dredge and enlarge existing pond at 80 Coles Road (Hoffman Farms). The Town of Cromwell is the Applicant and the Owner.
2. Application #18-17: Request to construct a building within the Upland Review Area and Wetlands at 136 Berlin Road. TNO Cromwell LLC is the Applicant and the Owner.


Joseph Corlis
Chairman

Dated in Cromwell, Connecticut this 18th day of July 2018

Application # 1812

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street <u>80 Coles Road</u> Address:	Map/Block/Lot: <u>15-4</u>
	Volume/Page: <u>763/344</u>
Applicant: <u>Town of Cromwell</u>	Owner: <u>Town of Cromwell</u>
Address: <u>41 West Street</u>	Address: <u>41 West Street</u>
Phone: <u>860 632 3465</u>	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 #: <u>03050000</u>	

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):

Dredge and enlarge existing pond to create a multi-use recreational pond. Some possible uses include fishing and ice skating. A complete pond construction plan will be provided to provide fish and plant life habitat enhancement shortly.

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

Area of Upland Review Area Impacted by this Project
(in square feet or acres):

Application # 18-12

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

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 / <u>No</u> 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 <u>Not Applicable</u>
Has a copy of the plans been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	Yes / No <u>Not Applicable</u>

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.

Jon Harriman
Applicant's Signature

7/10/18
Date of Submission

Jon Harriman
Printed Name

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Application # 18-17

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

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: <u>136 Berlin Road</u>	Map/Block/Lot: <u>01-17B</u>
	Volume/Page: <u>1563/216</u>
Applicant: <u>TNO Cromwell LLC</u>	Owner: <u>same</u>
Address: <u>Ocean Harbor Drive Oceanside, NY 11527</u>	Address:
Phone: <u>(212) 335-0203</u>	<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>
Parcel ID #: <u>00094000</u>	

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 applicant is proposing to construct a Starbucks coffee shop, driveway and parking area in the southeast corner of the property. There is a detention basin located on and covering a majority of the vacant land. By locating the building to the east of the basin, it renders the existing driveway unusable. Therefore, a new driveway must be created and the detention basin is the only land available.

Area of Wetland Impacted by this Project
(in square feet or acres): 4,900 sq ft or 0.125 acres


Area of Upland Review Area Impacted by this Project
(in square feet or acres): 22,800 sq ft or 0.5234 acres

Application # 18-17

Description of Alternative Methods Considered, and Justification for Method Chosen:
A number of layout configurations were considered and the proposed configuration results in the least amount of 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?	Yes / <u>No</u> Not Applicable
Has a copy of this application been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	Yes / <u>No</u> Not Applicable
Has a copy of the plans been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	Yes / <u>No</u> 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

7/12/18
Date of Submission

James P Cassidy, agent
Printed Name

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