



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

REGULAR MEETING
7:00 WEDNESDAY, DECEMBER 5, 2018
ROOM 224
CROMWELL TOWN HALL, 41 WEST STREET

RECEIVED FOR RECORD
Nov 28, 2018 01:27P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates:**
4. **Approval of Agenda:**
5. **Approval of Minutes:**
 - a. October 3, 2018
6. **Development Compliance Officer Report:**
 - a. Status of On-going Projects and Existing Cease and Desist Orders
7. **Town Planner Report:**
8. **Public Comments:**
9. **New Business:**
 - a. Approval of 2019 Meeting Calendar
10. **New Business: Accept and Schedule New Application:**
 - a. Application #18-23: Request to conduct activities within the Inland Wetlands and the Upland Review Area (to construct new town garage facilities) at 100 County Line Drive (Town Transfer Station). The Town of Cromwell is the Applicant and the Owner.
11. **Commissioners' Comments and Reports:**
12. **Adjourn**

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
REGULAR MEETING
7:00 P.M. WEDNESDAY, OCTOBER 3, 2018
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES

RECEIVED FOR REC
Oct 05, 2018 02:33
JOAN AHLQUIST-~~PH~~
TOWN CLERK
CROMWELL, CT *je*

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

Absent: Amanda Drew

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska

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 agenda was made by John Whitney; Seconded by Bill Yeske.
All in favor; motion passed.

5. Approval of Minutes:

a. September 5, 2018: A motion to approve the minutes as presented was made by John Whitney; Seconded by G. Alden Nettleton. *All in favor; motion passed* (Wynn Muller abstained).

6. Development Compliance Officer Report:

Mr. Driska referenced his report and asked if there were any questions or concerns. He said that the ARCO National Project at 120 County Line Drive was managing its stormwater detention area well, that the vegetated slopes were functioning as designed and the adjacent wetlands were not being adversely impacted. Mr. Driska also said that the TPC project was progressing and that they may need to use a reinforced turf mat in addition to the control measures and best management practices that are in place.

7. Town Planner Report:

Mr. Popper said that construction on the TPC and ShopRite structures was progressing and that Marshalls would be occupying 25,000 square feet of the former Kmart. He also mentioned that Planning and Zoning had recently approved a Marriott Hotel to be located next to the Liberty Bank on Route 372.

8. Public Comments: None

9. New Business Accept and Schedule New Applications: None

10. Old Business:

Mr. Popper reminded the Agency that they had previously determined each of these applications as not having a significant impact and had found that a public hearing was not necessary.

- a. Application #18-18: Request to conduct activities within Wetlands and Upland Review Area (construct a boardwalk over the existing stormwater pond) at 52 Missionary Road (Covenant Village). Covenant Home Inc. is the Applicant and Owner.

Attorney Michael Dowley, representing Covenant Village, said they would be briefly reviewing their presentation from last meeting. He said that Planning and Zoning had approved their revised master plan and they were now working on the First Phase, which concerned the independent living units, new entryway, and drainage pond improvements.

Ted Hart, P.E. with Milone & McBroom, reviewed an aerial photograph of the site. He said that they were proposing to create a new town commons, 54 living units, and a new entranceway from West Street. The town commons would have a variety of new dining options and amenities. He said that the new accessway will improve traffic circulation and provide better emergency access. He also reviewed the drainage plan, noting improved sediment removal measures. He said that runoff would not be increased and that water quality would be improved. He said that they had added Erosion and Sedimentation controls to the plans, had increased the length of the construction entrance from 50 to 100 feet, and provided a construction sequence, all per Town Staff comments.

Megan Raymond, soil scientist and wetlands scientist with Milone and McBroom, said she had evaluated the proposed activities in terms of possible direct and indirect impacts. She began by describing the existing conditions, saying there was a 2.1 acre stormwater pond and a .65 acre emergent wetlands, and they were hydrologically connected. She said that the proposed activities would impact about 75,000 square feet of the Upland Review Area, or about 1.5 acres.

Ms. Raymond described the functions of the two wetlands, to include flood flow alteration, nutrient assimilation, and sediment retention. She said this was a developed landscape, with managed wetlands, and there would be no significant adverse impact, direct or indirect. She said that the installation of the boardwalk piles would be localized, with no negative impact on the wetlands. She said that the enhanced erosion and sedimentation controls proposed would

prevent indirect impacts and that the stormwater quality entering the pond would be enhanced by the increased storage and pre-treatment measures proposed.

Attorney Dowley repeated their findings that there would be no adverse impacts. He said that if the application was approved, the site plan would be reviewed by Planning and Zoning next. He said that they had submitted revised plans with the construction sequencing added in as requested.

Mr. Popper said that Mr. Driska's comments had all been addressed. He said that Mr. Harriman's October 2, 2018 memo should be a condition of approval, as the Town Engineer had not had an opportunity to review the construction sequencing plan.

John Whitney made a motion to approve Application #18-18: Request to conduct activities within the Wetlands and Upland Review area (construct a boardwalk over the existing stormwater pond) at 52 Missionary Road, subject to the conditions contained in Jon Harriman's October 2, 2018 memo; Seconded by Bill Yeske. *All in favor; motion passed* (G. Alden Nettleton abstained).

- b. Application #18-19: Request to conduct activities within the Wetlands and Upland Review Area (install groundwater monitoring wells) at 79 and 90 River Road. Arcadis US, Inc. is the Applicant and River Road of Cromwell LLC is the Owner.

Lance Kazzi, LEP with Arcadis US, said that they were proposing to install four groundwater monitoring wells. He said that the wetlands area had been mapped out earlier this year. He reviewed their proposed locations. The wells would be installed with a four foot wide rubber tire track rig and each installation would take about half a day. He said that, once installed, there would be some routine water sampling. Mr. Kazzi said that there would be no long term impact to the wetlands.

Mr. Popper said that there were no additional staff comments or conditions of approval.

John Whitney made a motion to approve Application #18-19: Request to conduct activities within the Wetlands and Upland Review Area (install groundwater monitoring wells) at 79 and 90 River Road; Seconded by G. Alden Nettleton. *All in favor; motion passed*.

- c. Application #18-20: Request to conduct activities within the Upland Review Area (remove existing greenhouses and construct new building) at 419 Main Street (Cromwell Growers, Inc is the Applicant and Cromwell Realty, LLC is the Owner).

James Cassidy, P.E., Hallisey, Pearson and Cassidy, 630 Main Street, Cromwell, spoke on behalf of Cromwell Growers and Ed Bartolotta, in regards to this application to conduct regulated activities within 100 feet of a wetland at 419 Main Street. He said that the Agency had found that there was no significant impact at their last meeting.

Mr. Cassidy began by reviewing an aerial photograph of the 73 acre site, which is located in an industrial zone, and contains about 989,000 square feet of greenhouses. He said that there is

about 14.3 acres of wetlands on site, which drain through a series of culverts to a channel along New Lane. The applicant is seeking to construct a new greenhouse and loading dock, and the latter improvement will require the removal of some greenhouses. The loading dock addition will also require the removal of a portion of pavement and some grading work. He said that there would be no increase in impervious coverage. The greenhouse project will also require grading work and the relocation of an access drive. There will be an increase in impervious coverage, but no overall increase in runoff.

Mr. Cassidy said that 6,800 square feet of Upland Review Area would be impacted by the loading dock project, but that a structure separates the impacted area from the wetlands, so there is no potential for erosion or sedimentation. He said that the greenhouse project will impact about 1,800 square feet of the Upland Review Area in installing yard drains and a manhole, but that the area is separated by an access drive. He said that the erosion and sedimentation controls included a sediment barrier to protect the watercourse.

Mr. Cassidy said that he had addressed Mr. Driska's comment about notifying him as the Wetlands Agent in the construction sequence, as well as Mr. Harriman's request that an annual monitoring report be submitted. Mr. Popper said that those staff comments could be addressed during Site Plan review, which will take place at the October 16, 2018 Planning and Zoning meeting. He said that this Agency could approve the application without conditions.

John Whitney made a motion to approve Application #18-20: Request to conduct activities within the Upland Review Area (remove existing greenhouses and construct new building) at 419 Main Street; Seconded by Bill Yeske. *All in favor; motion passed.*

11. Commissioners' Comments and Reports: None

12. Adjourn: John Whitney made a motion to adjourn the meeting at 7:42 p.m.; Seconded by Bill Yeske. *All in favor; motion passed.*

Respectfully Submitted,



Julie C. Petrella
Recording Clerk

INLAND WETLAND Permit Report 2018

App#	Date	Applicant	Project Name	Location	Description of Request	Status
18-01	2/27/2018	Carrier Group, Inc.	Arbor Meadows	76 Field Rd/59R Nooks Hill Rd/10 South Ridge Lane	Disturbance in upland review area	Approved by Wetlands 3/27/18
18-02	2/28/2018	GKN Aerospace	Temporary Office Trailer	1000 Corporate Row	Temporary Office Trailer	Approved by Wetlands 3/27/18
18-03	3/2/2018	Kelly Maher	Grind tree trunks and move dirt	31 River Road	Grind tree trunks and move dirt	Approved by Wetlands 3/27/18
18-04	3/5/2018	Town of Cromwell	Children's Garden	80 Coles Road	Children's Garden	Approved by Wetlands 3/27/18
18-05	5/8/2018	Jean Hemsley	Shed within upland review area	40 Evergreen Road	Shed within upland review area	Approved by staff 5/8/18
18-06	5/30/2018	Shipman & Goodwin	Multifamily residential bldgs.	150 County Line Dr	Part of one bldg and access Dr with upland review	Continued to July
18-07	5/30/2018	Town of Cromwell	Transfer materials from River Rd to 204 Main Street	204 Main Street	Transfer materials from River Rd to 204 Main Street	Approved 6/6/2018
18-08	5/30/2018	Town of Cromwell	Build sea wall and regrade parking lot	60 River Road	Build sea wall and regrade parking lot	Approved 6/6/2018
18-09	5/30/2018	Thomas Beyer	Above ground pool	44 Hillside Road	Install above ground pool within upland review area	Approved by staff 6/22/2018

INLAND WETLAND PERMIT REPORT 2018

Appl#	Date	Applicant	Project Name	Location	Description of Request	Status
18-10	7/5/2018	Arcadis U.S., Inc.	Remove soils within 200' of CT River	79 River Road	Remove soils within 200' of CT River	Approved 8/1/2018
18-11	6/23/2018	Paul Bironi	Above ground pool	80 Timber Hill Rd	Install above ground pool within upland review area	Approved 6/27/2018
18-12	7/10/2018	Town of Cromwell	Hoffman Farms	80 Coles Road	Dredge & enlarge existing pond	Approved 8/1/2018
18-13	7/10/2018	Shady Lane Farm	Construct single family home	62 Evergreen Road	Construct home within Upland Review	Approved 8/1/2018
18-14	7/10/2018	Ganesha Hospitality	Construct Building	113 Berlin Road	Construct building within upland review	Approved 8/1/2018
18-15	7/11/2018	Gallitto Const.	Construction holding yard & topsoil screening next to pond	150 Sebethe Drive	Construction holding yard & topsoil screening next to pond	Approved 7/12/2018
18-16	7/12/2018	Tournament Players Club	Install erosion control within 200' of CT River	100 Golf Club Road	Install erosion control within 200' of CT River	Tabled
18-17	7/12/2018	TNO Cromwell LLC	Construct building within upland review and wetlands	136 Berlin Road	Construct building within upland review and wetlands	Approved 8/1/2018

Memo

To: Inland Wetlands Commission Members
From: Stuart B. Popper, Town Planner
Date: October 23, 2018
Re: Inland Wetland and Watercourses Agency Meeting Dates for 2019

Please approve the following meeting dates for 2019 at your meeting on November 7, 2018.

January 2, 2019 Special Meeting

February 6, 2019

March 7, 2019 - Thursday

April 3, 2019

May 1, 2019

June 5, 2019

July 3, 2019

August 7, 2019

September 4, 2019

October 2, 2019

November 6, 2019

December 4, 2019

The March meeting will be held on Thursday, March 7th instead of Wednesday, March 6th due to Ash Wednesday being on March 6th.

Application # 18-23

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street <u>100 County Line</u> Address: <u>Drive</u>	Map/Block/Lot: Volume/Page: <u>1616-218</u>
Applicant: <u>Town of Cromwell</u>	Owner: <u>Town of Cromwell</u>
Address: <u>41 West Street</u> <u>Cromwell, CT 06416</u>	Address: <u>41 West Street</u> <u>Cromwell, CT 06416</u>
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: <u>Anthony Johnson</u>
Parcel ID #: <u>00114100</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):

Please attached memo

Area of Wetland Impacted by this Project

(in square feet or acres): 450 square feet

Area of Upland Review Area Impacted by this Project

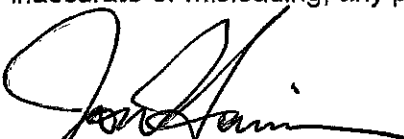
(in square feet or acres): 54,000 square feet

Application # _____

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

11/27/2018

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.

Memo

To: Inland Wetlands and Watercourses Agency
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: November 28, 2018
Re: Comments for the December 5, 2018 Meeting Agenda

10. New Business Accept and Schedule New Application:

- a. Application #18-23: Request to conduct activities within the Inland Wetlands and the Upland Review Area (to construct new town garage facilities) at 100 County Line Drive (Town Transfer Station). The Town of Cromwell is the Applicant and the Owner.

The Town would fill approximately 90 linear feet of an intermittent watercourse which is approximately 450 square feet of direct impact. The activities in the upland review area consist of the clearing of trees and vegetation on the upper plateau area. It is estimated that 54,000 square feet of upland review area will be disturbed. The upper plateau would also be cleared of the junk that exists there today (5,000 gallon fuel tank, drums, miscellaneous metals, etc.). The intermittent watercourse no longer receives runoff from the Gardner property. The intermittent watercourse previously received runoff from a 12 acre area that was agricultural fields at 120 County Line Drive (Gardner property). With all the pavement and drainage associated with the new warehouse, that runoff is now routed through a detention basin and is diverted away from the intermittent watercourse. The intermittent watercourse will most likely cease to be a watercourse as a result of the development at 120 County Line Drive. Attached is a map by others and indicates that the activity will be on the east side of the property line indicated in red.

The proposed activities will allow the Town to make use of the “dog leg” (southern) portion of the Transfer Station property, which has become inaccessible with the land transfer and development of 120 County Line Drive. The proposed use of the area would include material storage (fill, topsoil, etc.)