



11-30-17P01:00 RCVD

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

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**REGULAR MEETING**  
**7:00 WEDNESDAY, DECEMBER 6, 2017**  
**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. November 1, 2017
6. Development Compliance Officer Report:
  - a. Status of On-going Project and Existing Cease and Desist Orders
7. Town Planner Report:
  - a. Approval of 2018 Meeting calendar.
8. Public Comments:
9. New Business:
  - a. Application #17-14: Request to conduct regulated activities (construction of a storm water management area and grading) within the Upland Review Area at 120 County Line Drive. ARCO National Construction is the Applicant and Gardener's Nursery and the Town of Cromwell are the Owners.
10. Commissioners' Comments and Reports:
11. Adjourn

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11-30 2017 at 1:00 PM.  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

*Luigi Conaco, Jr. Asst.*  
TOWN CLERK

**TOWN OF CROMWELL**  
**INLAND WETLANDS AND WATERCOURSES AGENCY**  
**REGULAR MEETING**  
**7:00 PM WEDNESDAY NOVEMBER 1, 2017**  
**ROOM 224 CROMWELL TOWN HALL 41 WEST STREET**  
**MINUTES AND RECORD OF VOTES**

**Present:** Chairman Joseph Corlis, G. Alden Nettleton, Amanda Drew, Wynn Muller and John Whitney

**Absent:** William Yeske

**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 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 Wynn Muller and Seconded by Amanda Drew. *All in favor; motion passed.*

**5. Approval of Minutes**

a. **September 27, 2017:** A motion to approve the minutes was made by Wynn Muller and Seconded by John Whitney. *G. Alden Nettleton and Amanda Drew abstained. Joseph Corlis, Wynn Muller and John Whitney voted in favor; motion passed.*

Wynn Muller asked that it be noted for the record that according to the minutes the Agency approved the request to remove trees within the tree preservation area along Coles Road at 12 Twin Oaks Drive for the widening of Coles Road. He said the application was approved with the conditioned upon having final design review of those trees over 14 inches in caliper proposed to be removed.

**6. Development Compliance Officer Report**

a. Introduction of Bruce Driska New Development Compliance Officer  
Stuart Popper introduced Bruce Driska the new Development Compliance Officer. Bruce discussed his previous experience and noted he was a certified Inland Wetlands Official. He said he was looking forward to working with the Agency members. The

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11-7-2017 at 9:40AM.  
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*Liu Louaglio, Asst.*  
TOWN CLERK

members all welcomed Mr. Driska and wished him well in his new position here in Cromwell.

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

Mr. Popper said we would update the status of the on-going projects and existing cease and desist orders at the next meeting.

**7. Town Planner Report**

Mr. Popper discussed the status of a number of projects in Town. He said the TPC has submitted the plans for a new county club building and noted that the Nike site housing application has been submitted again, He updated the Agency on the status of the Shop Rite discussions with the Office of the State Traffic Authority.

**8. Public Comments**

There were no public comments at this time.

**9. New Business**

a. Application #17-11: Request to conduct regulated activities (construction of a storm water management area) within the Upland Review Area at 120 County Line Drive. ARCO National Construction is the Applicant and Gardener's Nursery and the Town of Cromwell are the Owners.

Mr. Tom Daly Engineer with Milone and MacBroom presented the application. He described the location of the site and the surrounding properties. Mr. Daly discussed in length the site, the topography of the site, the nature of the soils at the site and the proposed development and the activities within the Upland Review Area. Mr. Bill Root Soil Scientist with Milone and MacBroom made a presentation on the nature of the wetlands and upland review areas present on the site.

Mr. Popper read a memo from Jon Harriman Town Engineer dated October 21, 2017 into the record and a memo from Mr. Driska dated October 31, 2017 into the record. He noted that if the Agency were to approve the application this evening it would be with the comment from Mr. Driska's memo.

The Agency members complimented Mr. Daly and Mr. Root on their very detailed presentation.

A motion to find the proposed activities within the upland review area to be an insignificant activity was made by Wynn Muller and Seconded by Amanda Drew. All in favor; motion passed.

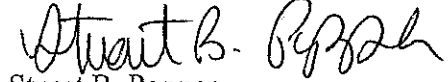
A motion to approve Application #17-11 with the conditions contained in Mr. Driska's memo dated October was made by John Whitney and Seconded by Amanda Drew. All in favor; motion passed

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

**11. Adjourn**

Motion to adjourn at 7:36 p.m. by Amanda Drew; Seconded by G. Alden Nettleton  
*All in favor; Motion passed.*

Respectfully Submitted,



Stuart B. Popper  
Director of Planning and Development  
Acting Recording Clerk

## Wetland Permits Report 2017

Appl#	Date	Applicant	Project Name	Location	Description of Request	Status
17-01	1/20/2017	Town of Cromwell	Replace Culvert	Crossing Willowbrook - Willowbrook Rd.	Replace Culvert	Work in progress
17-02	2/21/2017	Two Men & A Truck	Develop site for moving co. within upland review	70 & part of 60 County Line Drive	Develop site for moving co. within upland review	Approved 3/2/2017
17-03	3/6/2017	Jay Schall/Kapura Building	Demo barn & small outbuildings	139 Coles Road	Demo barn & small outbuildings	Approved by ZEO 3/6/2017
17-04	4/17/2017	John Whitney	Dredge Farm Pond	76 Nooks Hill Road	Dredge Farm Pond	Approved 5/3/2017
17-05	4/13/2017	Bruce Rutgerson	Provide access to garden plot from Evergreen Road	161 Evergreen Rd	Provide access to from garden plot from Evergreen Road	Tabled
17-06	5/9/2017	JPG Partners	Minor intrusion in upland review for development	186 Shunpike Road	Minor intrusion in upland review for development	Tabled til August
17-07	6/5/2017	Michael Bonelli	Regulated activity in Upland Review	48 Fawn Run	Regulated activity in Upland Review	Approved by Staff
17-08	6/22/2017	Arcadis Environmental	Regulated activity in Upland Review	Cromwell Landing	Regulated activity in Upland Review	Approved by Staff



# Memo

To: Inland Wetlands Commission Members  
From: Stuart B. Popper, Town Planner  
Date: November 6, 2018  
Re: Inland Wetland and Watercourses Agency Meeting Dates for 2018

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Please approve the following meeting dates for 2018 at your meeting on December 6, 2017.

January 3, 2018 Special Meeting

February 7, 2018

March 7, 2018

April 4, 2018

May 2, 2018

June 6, 2018

July 5, 2018 Special Meeting

August 1, 2018

September 5, 2018

October 3, 2018

November 7, 2018

December 5, 2018

The July meeting will be held on Thursday, July 5<sup>th</sup> instead of Wednesday, July 4<sup>th</sup> due to the holiday.

Application # 17-14

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

**APPLICATION TO CONDUCT REGULATED ACTIVITY**

Street 120, 100 County Line Drive, 161 Coles Rd. Address: Cromwell	Map/Block/Lot: 26-10-12,( 26-10-12A, 25-10-24) Volume/Page: 86/609, (166/281. 727/15)
Applicant: ARCO National Construction	Owner: Gardners Nurseries, (Town of Cromwell)
Address: 900 N Rock Hill Road, St. Louis, MO 63119 259 Shunpike Rd & 41 West St Cromwell, CT 06416	Address: Brook Street, Rocky Hill CT 06067 (259 Shunpike Road, Cromwell CT 06416) ( 41 West Street, Cromwell, CT 06416)
Phone: 314-963-0175, 860-632-3420	<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 #: 00189500 00114100 00065700	
	Signature:

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>
There are no direct wetland impacts from the proposed project but an intermittent watercourse/drainage ditch will be filled to accomodate for future town access to their property to the south. There is approximately 1.68 acres of activity in the upland review area. This disturbance is necessary to provide adequate stormwater managment area from the proposed development to maintain the water quality and quantity of the stormwater leaving the site.

Area of Wetland Impacted by this Project (in square feet or acres):	0.017 acres
Area of Upland Review Area Impacted by this Project (in square feet or acres):	1.68 acres



Application # \_\_\_\_\_

<b>Description of Alternative Methods Considered, and Justification for Method Chosen:</b>
No direct wetland impacts are proposed and the disturbance to the upland review area was minimized to the maximum extent possible by locating the stormwater management basins to reduce the amount of upland review area impacted by the proposed development.

<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?	Yes / No <input checked="" type="checkbox"/> Not Applicable <small>No direct wetland impacts</small>
Has a copy of this application been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	Yes / No <input checked="" type="checkbox"/> Not Applicable
Has a copy of the plans been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	Yes / No <input checked="" type="checkbox"/> Not Applicable

I, the undersigned, hereby certify that the information presented as part of this application is to the best of my knowledge, true and accurate and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date of Submission

\_\_\_\_\_  
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.***

## **NARRATIVE OF REVISIONS – PROPOSED WAREHOUSE, 120 COUNTY LINE DRIVE, CROMWELL**

ARCO National Construction submitted a revised application and site plans for the proposed development of the above-referenced +/- 28 acre parcel into a warehouse for multiple tenants instead of a single tenant. The modifications to the plans consist of perimeter access drive and more parking spaces to accommodate multiple tenants. The proposed warehouse building is 403,000 square-feet(sf) with dimensions of 1,300 feet long and 310 feet wide. The parking spaces were increased to provide 150 standard spaces and 83 trailer spaces. The detention basins were increased to accommodate for the increase in impervious area from the modified design. The activity in the upland review area increased from 1.04 acres to 1.68 acres from the proposed modifications in the grading plan. The intermittent watercourse/drainage ditch near the eastern property border will be filled in to accommodate future town access to their land to the south. No proposed work will take place in the wetlands.