



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

REGULAR MEETING
7:00 WEDNESDAY, FEBRUARY 3, 2021
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. January 6, 2021
6. Development Compliance Officer Report:
 - a. Status of On-going Project and Existing Cease and Desist Orders
7. Town Planner Report:
8. Public Comments:
9. New Business Accept and Schedule New Application:
 - a. Application #21-01: Request to conduct activities within the Inland Wetlands and Upland Review Area to allow for the development of a single-family subdivision at 60 and 80 Hicksville Road. John Zaleski is the Applicant and Adelbrook Community Services, Inc. is the Owner.
10. Public Hearing:
 - a. Application #20-15: Request to conduct activities within the Inland Wetlands and to allow for the construction of a garage and breezeway at 31 River Road. Kelly Maher is the Applicant and the Owner.
11. Commissioners' Comments and Reports:
12. Adjourn

RECEIVED FOR RECORD
Jan 28, 2021 10:55A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Inland Wetlands and Watercourses Agency
REGULAR MEETING
7:00 PM WEDNESDAY, JANUARY 6, 2021
Room 224
Cromwell Town Hall, 41 West Street
Meeting Minutes

Present: Chairman Joseph Corlis, John Whitney, Bob Donohue, William Yeske, and Wynn Muller (via ZOOM)

Absent: David Adametz

Also, Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska and Deputy Mayor Jennifer Donohue

1. **Call to Order:**
The meeting was called to order by Chairman Joseph Corlis at 7:01 PM.
2. **Roll Call**
The presence of the above members was noted.
3. **Seating of Alternates:**
No alternates were seated.
4. **Approval of Agenda:**
A motion to approve the agenda was made by Bob Donohue; Seconded by John Whitney. *All in favor; motion passed.*
5. **Approval of Minutes:**
 - a. **December 2, 2020**
A motion to approve the meeting minutes of December 2, 2020 was made by John Whitney; Seconded by Bob Donohue. *All in favor, motion passed.*
6. **Development Compliance Officer Report:**
 - a. **Status of On-Going Project and Existing Cease and Desist Orders**
Mr. Driska added that the plantings have been done at the Starbucks site in November and mulch was applied. It will be monitored through the spring until there is some established growth. An update will be given at that time.
7. **Town Planner Report:**
Mr. Popper distributed an information sheet regarding *Civics 2.0: The Ins and Outs of Serving on a Town Inland Wetlands Agency*. There will be a series of Zoom workshops presented by the Connecticut River Coastal Conservation District. He thought some of the Commission members might be interested.

8. Public Comments:

None

9. New Business:

- a. **Application #20-15:** Request to conduct activities within the Inland Wetlands and to allow for the construction of a garage and breezeway at 31 River Road. Kelly Maher is the Applicant and the Owner.

Ms. Kelly Maher of 31 River Road addressed the Commission. Ms. Maher is asking to allow for the construction of a garage and breezeway connecting to the current house. There will be a deck above it and three-season room. This is the only possible location on the property for this new construction. The entire property is in the wetlands. This would be considered significant activity because of construction will take place within the wetlands area. The area to be disturbed is about 904 square feet. The house was built in 2010, so the property has been disturbed previously. The Commission agreed that a Public Hearing must be scheduled. In the meantime, Mr. Popper will investigate the history of the original construction.

John Whitney made a motion to schedule a Public Hearing for Application #20-15 on February 3, 2021; seconded by Wynn Muller. *All in favor, motion passed.*

10. Commissioner's Comments and Reports:

Mr. Yeske had a question regarding Commission attendance. Is there an ordinance that specifies how many meetings a member of a Commission must attend? According to Mr. Popper, no, there is not. The member can only be voted out.

11. Adjourn

A motion to adjourn was made by John Whitney at 7:18 PM. *All in favor; motioned passed.*

Respectfully submitted,



Michelle Armetta
Recording Clerk

INWET PERMIT REPORT 2020						
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
20-01	Scannell Properties #315 LLC	120 County Line Drive	Modify and reconstruct storm water management area within the Upland Review area	Approved 1/9/2020	Complete	
20-05	Blake Lewis	20 Shadow Lane	Remove silt from pond and mitigate future sediment deposits by implementing Best Mgmt Practices	PH on 7/1/2020	Complete	
20-06	70 Commerce Drive, LLC	70 Commerce Drive	Construct 2 bldgs. Within wetlands and upland review	Approved 6/3/2020	Awaiting constuction	
20-07	Stanley Kusmiider	8 Harpers Road	Pool an Deck within upland review area		Complete	
20-08	Town of Cromwell	100 County Line Drive	Conduct filling and grading within wetlands and upland review area	Approved 6/3/2020	Complete	
20-09	Lisa D'Amato	124 Shunpike Road	Construct garage wtihin wetlands and upland review area		Complete	
20-10	William Perry	4 Ledge Road	Inground pool in Wetland Review	Approved 7/6/2020	Complete	
20-11	Aqua Pools & Patio	27 Hicksville Road	Inground pool in Wetland Review	Approved 8/28/2020	Work in Process	

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

John

Street Address: 60 & 80 Hicksville Road	Map/Block/Lot: 30/25 & 31/71 Volume/Page: 1473/34 & 1473/35
Applicant: Jay Zaleski	Owner: Adelbrook Community Services, Inc. & Adelbrook, Inc
Address: 48 Evergreen Road, Cromwell, CT 06416	Address: 60 Hicksville Road, Cromwell, CT 06416
Phone: 860-883-4717	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: <i>Alyssa Roduti</i>
Parcel ID # 00085100 & 10701400	

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):

See Attached Addendum

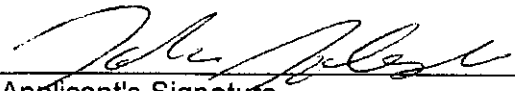
Area of Wetland Impacted by this Project
(in square feet or acres): 487 SF

Area of Upland Review Area Impacted by this Project
(in square feet or acres): 78,125 SF

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

Certification of Notice to Neighboring Municipalities	
Is any portion of the wetland or watercourse impacted by this application within 500' of Rocky Hill, Berlin, or Middletown?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
Has a copy of this application been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
Has a copy of the plans been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable

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


 Applicant's Signature

1/27/21
 Date of Submission

John Zaleski
 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.



**Addendum to Town of Cromwell Inland Wetlands and Watercourses Agency
Application to Conduct Regulated Activity
VISTA ESTATES
Hicksville Road & West Street**

Reason for the Proposed Wetland or Upland Review Area Disturbance:

The proposed wetland disturbance is necessary for the construction of a driveway for access to Lot 10 which is located to the rear of Lot 9 off of West Street on the eastern side of the proposed development. The inland wetland crossing shown on the plans is at the narrowest point of the inland wetlands and will have the least impact. The area of the crossing appears to be a man-made channel or historic eroded path that previously conveyed surface flows from wetlands located to the east. Based on recent observations, the channel no longer appears to actively convey surface water. Groundwater is at or near the surface along the channel resulting in the wetland determination.

An area of proposed wetland mitigation is proposed along an existing swale from the West Street (State) drainage system. There is extensive soil erosion and the client is proposing to create a plunge pool, rip-rap the swale, remove invasive species and plant wetland and animal friendly plantings.

There is proposed upland review area disturbance on lots 2, 8, 9 & 10. The upland disturbance on lots 2, 9 & 10 is needed since the best location for lot-related storm water management is the lowest portion of each lot. On lot 8, minimal site grading is necessary for the construction of the house. The upland review area disturbances are all located near "fringe" wetlands along the upper portions of the wetland system. These wetlands do not exhibit the functions and values provided by the "core" wetlands located closer to Chestnut Brook and the onsite pond. The fringe wetlands appear similar to adjacent uplands with regard to forest composition and habitat. As such, encroachment into the review zone associated with these wetlands does not diminish their existing functions and values.

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

For proposed Lot 10 a shorter length access drive was considered to run along the eastern portion of the property but would require more disturbance of the inland wetlands compared to where the access drive is currently proposed.

Along proposed lots 1 and 3 through 8 off of Hicksville Road the connection to the existing sanitary sewer was considered as a direct connection from each of the proposed house's to the sewer line that runs along Chestnut Brook which would require crossing the existing wetlands on the west side of the easement and greatly increasing the wetland disturbance. A second sewer line consideration would

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

Connecticut SBE Certified

160 West Street, Suite E
Cromwell, CT 06416
Tel: (860) 635-2877
Fax: (860) 635-4226

Offices in Connecticut, New York and New Jersey

www.lrcconsult.com

Land Planning ♦ Civil Engineering ♦ Environmental Services ♦ Land Surveying ♦ Landscape Architecture



include a separate sanitary sewer line that would traverse the back of the same proposed lots, parallel to the sewer line and tying into the easement at the first manhole north of Hicksville Road. This would increase the disturbance in the upland review area.

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
LEGAL NOTICE

The Cromwell Inland Wetlands and Watercourses Agency will hold a Regular Meeting and a Public Hearing on Wednesday, February 3, 2021 at 7:00 pm in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #20-15: Request to conduct activities within the Inland Wetlands and to allow for the construction of a garage and breezeway at 31 River Road. Kelly Maher is the Applicant and the Owner.

Joseph Corlis
Chairman

Dated in Cromwell, Connecticut this 19th day of January 2021

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: 31 River Rd.	Map/Block/Lot: 52-15 Volume/Page: 1605-90
Applicant: Kelly Maher Address: 31 River Rd.	Owner: Kelly Maher Address: 31 River Rd.
Phone: 860-604-7808 Parcel ID #: 00210700	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: Kelly Maher

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):
new construction of a garage-foundation to be put in. Breezeway connection. Deck and three season room above.

Area of Wetland Impacted by this Project (in square feet or acres): 904 Square feet
Area of Upland Review Area Impacted by this Project (in square feet or acres): 0

Description of Alternative Methods Considered, and Justification for Method Chosen:
There is no other suitable location for the desired addition.

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

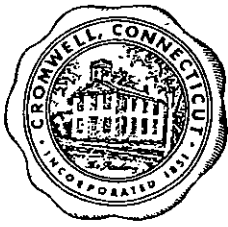
I, the undersigned, hereby certify that the information presented as part of this application is to the best of my knowledge, true and accurate and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked.

Kelly Maher
Applicant's Signature

10/9/2020
Date of Submission

KELLY MAHER
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

hand delivered 11/8/04
Certified mail 7004 0750 0000 6311 4525
Inland Wetlands and Watercourses Agency

NATHANIEL WHITE BUILDING
41 WEST STREET
CROMWELL, CONNECTICUT 06416

WETLANDS PERMIT #04-23

Address of Property: 31 River Road

Name of Applicant: David Fugge
Address of Applicant: 76 West Elm Street
Deep River, CT 06417

Name of Owner: Same
Address of Owner:

Map/Block/Lot: 52/60/15 **Volume/Page:** 805/87

Nature of Activity: Upland Review Area disturbance (commercial development).

Date of Public Hearing: None
Date of Decision: August 25, 2004
Legal Notice Published: September 7, 2004

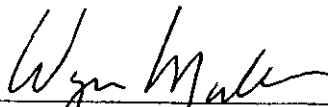
Special Conditions: None.

General Conditions:

1. This Permit shall expire five years after the date of its issuance;
2. All construction shall be performed as shown on the plans submitted with the application, as amended to reflect any conditions of this approval;
3. The Permittee shall notify the Development Compliance Officer and the Town Engineer immediately prior to any work being conducted in a wetland or upland review area;
4. The Permittee shall notify the Agency or its agent upon the commencement and completion of the approved regulated activity;

Selectman's Office 632-3410 / Finance 632-3414 / Public Works 632-3420 / Town Planner 632-3422 / Building Department 632-3428
Sewer Department 632-3430 / Town Clerk 632-3440 / Assessor 632-3442 / Tax Collector 632-3445 / Zoning Officer 632-3422
Health Department 632-3426 / Registrars 632-3418 / Youth 632-3448 / Elderly 632-3447 / Human Services 632-3449
Engineering 632-3420 / Library 632-3460 / Recreation 632-3467 / Emergency Management 632-3422
Human Resources Director 632-3497 / Risk Manager 632-3497

5. In granting this Permit, the Agency has relied on information provided by the Permittee and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

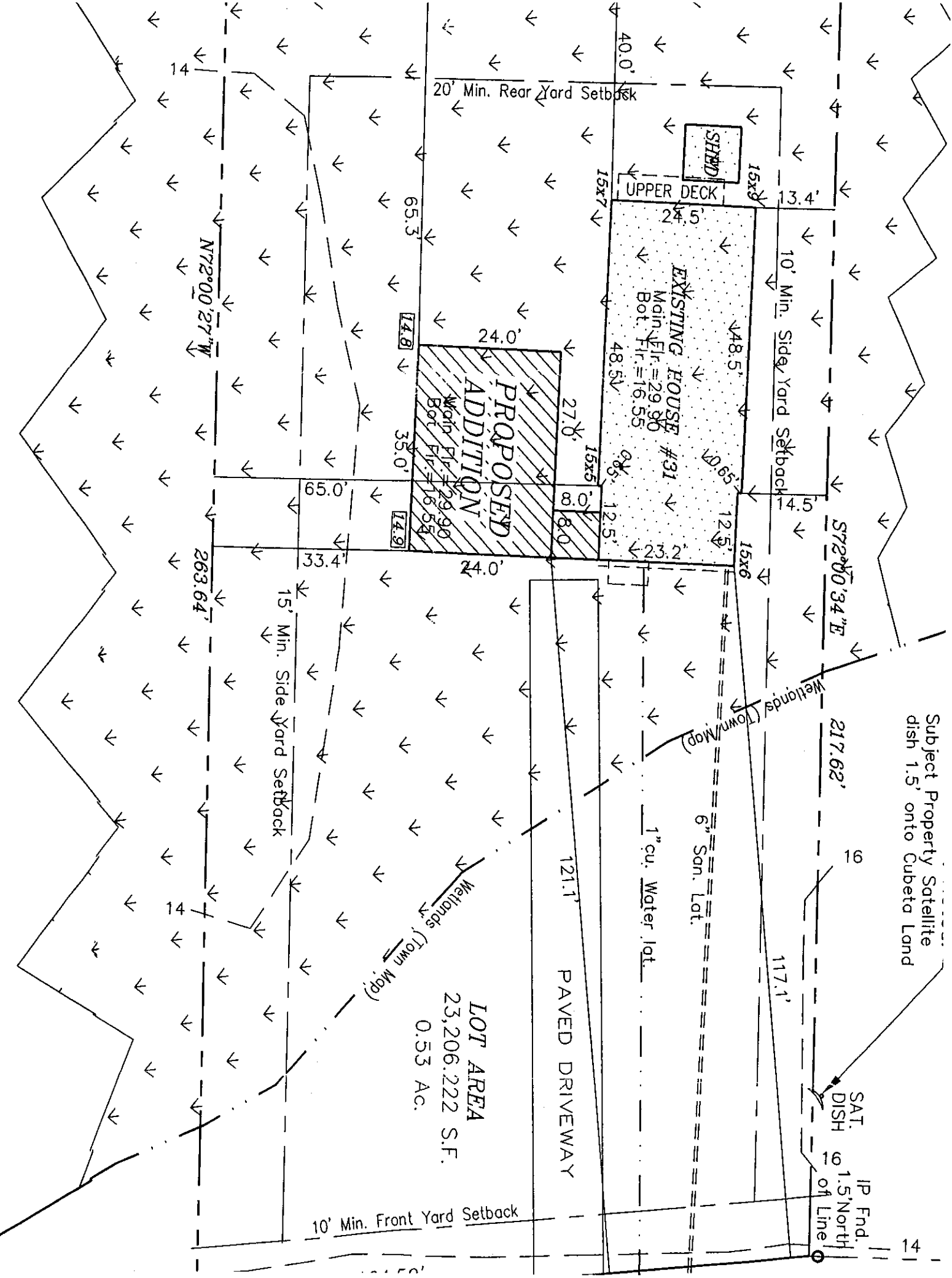


Wynn Muller, Chairman

9-22-04
date

cc:
Development Compliance Officer
file

N/E TOWN OF CROMWELL.



LOT AREA
23,206.222 S.F.
0.53 Ac.

Subject Property Satellite
dish 1.5' onto Cubeta Land

SAT.
DISH
1.5' North
of Line

IP Fnd.
of Line

Wetland boundary

N/F
Town of Cromwell
Volume 761 Page 106

100'

INSTALL DETAIL

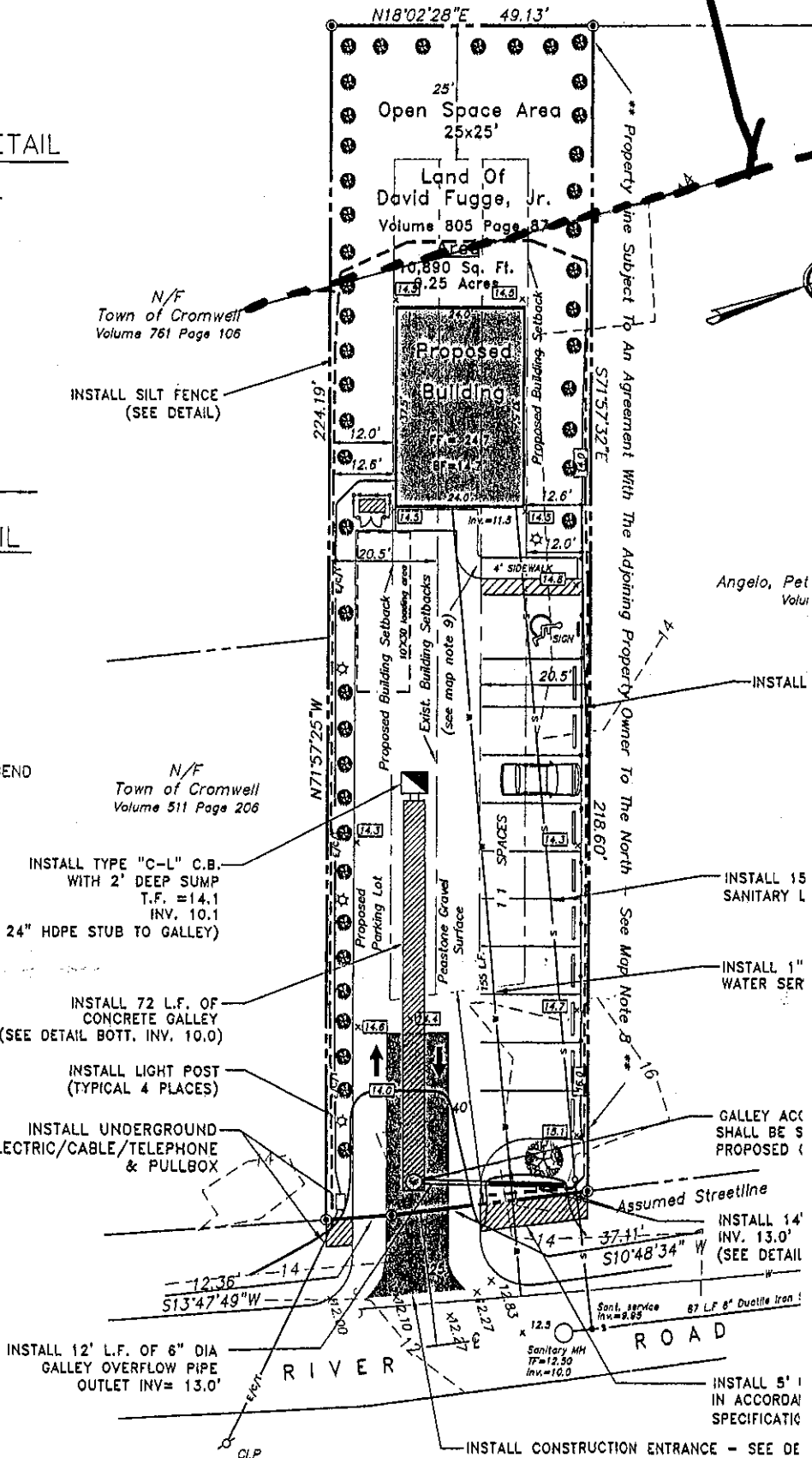
LL DETAIL

BACKGROUND
BLUE
WITH WHITE
SYMBOL & LEGEND

ACKFILL
CONCRETE
BASE

INSTALL 12' L.F. OF 6" DIA
GALLEY OVERFLOW PIPE
OUTLET INV. = 13.0'

CLP
1043



N/F
Town of Cromwell
Volume 761 Page 106

INSTALL SILT FENCE
(SEE DETAIL)

ABUTTING
STALL

N/F
Town of Cromwell
Volume 511 Page 206

INSTALL TYPE "C-L" C.B.
WITH 2' DEEP SUMP
T.F. = 14.1
INV. 10.1
(PROVIDE 24" HDPE STUB TO GALLEY)

INSTALL 72 L.F. OF
CONCRETE GALLEY
(SEE DETAIL BOTT. INV. 10.0)

INSTALL LIGHT POST
(TYPICAL 4 PLACES)

INSTALL UNDERGROUND
ELECTRIC/CABLE/TELEPHONE
& PULLBOX

INSTALL 12' L.F. OF 6" DIA
GALLEY OVERFLOW PIPE
OUTLET INV. = 13.0'

CLP
1043

** Property line Subject To An Agreement With The Adjoining Property Owner To The North

Angelo, Pet
Valu

INSTALL

INSTALL 15
SANITARY L

INSTALL 1"
WATER SER

GALLEY ACC
SHALL BE S
PROPOSED (

INSTALL 14'
INV. 13.0'
(SEE DETAIL

INSTALL 5' I
IN ACCORDA
SPECIFICATIO

INSTALL CONSTRUCTION ENTRANCE - SEE DE