



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

---

**REGULAR MEETING**  
**7:00 WEDNESDAY, FEBRUARY 5, 2020**  
**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 9, 2019
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 Applications:
  - a. Application #20-02: Request to conduct regulated activities within the Upland Review Area at 43 Shadow Lane. John Hagel is the Applicant and Michael Lanteri is the Owner
10. Commissioners' Comments and Reports:
11. Adjourn

RECEIVED FOR RECORD  
Jan 30, 2020 09:52A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

**TOWN OF CROMWELL  
INLAND WETLANDS AND WATERCOURSES AGENCY  
SPECIAL MEETING  
7:00 THURSDAY, JANUARY 9, 2020  
ROOM 224  
CROMWELL TOWN HALL, 41 WEST STREET**

**Present:** Chairman Joseph Corlis, William Yeske, John Whitney, David Adametz, and Wynn Muller

**Absent:**

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Engineer Jon Harriman and Deputy Mayor Jennifer Donohue.

**1. Call to Order**

The special meeting was called to order by Chairman Corlis at 7:04 PM.

**2. Roll Call**

The presence of the above members was noted.

RECEIVED FOR RECORD  
Jan 30, 2020 09:52A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

**3. Seating of Alternates:**

None.

**4. Approval of Agenda:**

Wynn Muller made the motion to approve the agenda; Seconded by John Whitney.

*All in favor; motion passed.*

**5. Approval of Minutes:**

a. December 4, 2019- Mr. Popper stated the attendance of Deputy Mayor Donohue was omitted in error.

John Whitney made the motion to approve the minutes with corrections; Seconded by Wynn Muller. *All in favor; motion passed.*

**6. Development Compliance Officer Report:**

Development Compliance Officer Bruce Driska provided a summary of the Covenant Village project and asked if there were any other questions. There were no questions.

**7. Town Planner Report:**

Mr. Popper provided an update on the Marriott Hotel under construction as well as several other projects.

**8. Public Comments:**

No public comments were made.

**9. New Business:**

**a. Election of Officers:**

William Yeske made a motion to nominate Joe Corliss for Chairman; Seconded by Wynn Muller. *All in favor; motion passed.*

William Yeske made a motion to nominate John Whitney for Vice Chairman; Seconded by Wynn Muller. *All in favor; motion passed.*

William Yeske made a motion to nominate Wynn Muller for Secretary; Seconded by John Whitney. *All in favor; motion passed.*

**b. Application #20-01:** Request to conduct regulated activities (modify and reconstruct storm water management area) within the Upland Review Area at 120 County Line Drive. Scannell Properties #315, LLC is the Applicant and the owner

Mr. Popper summarized recent approvals issued to the Applicant at the same property noting the Agency determined that the previous proposal to construct the storm water management area did not present significant activity. Mr. Popper stated that the stormwater basins about to be discussed were man-made-not wetlands.

Dave Gagnon, P.E. Langan Engineering presented an overview of proposed work describing it as a relocation and displacement of existing man-made stormwater basins to create a reconfigured driveway.

Dean Gustafson, Professional Soil Scientist, All Points Technology described the displacement of an existing 13,000s.f. stormwater basin with a new 17,000s.f. as providing overall water quality improvements.

John Whitney made the motion to find the application as not a significant activity; Seconded by William Yeske. *All in favor; motion passed.*

John Whitney made the motion to approve Application #20-01; Seconded by William Yeske. *All in favor; motion passed.*

**10. Public Hearings:**

**a. Application #19-09:** Request to conduct regulated activities (filling and grading) within the Inland Wetlands and Upland Review Area at 100 County Line Drive. The Town of Cromwell is the Applicant and the Owner.

John Whitney made the motion to open the Public Hearing; Seconded by Wynn Muller. *All in favor; motion passed.*

Jon Harriman, P.E., Town Engineer/Assistant Public Works Director described the proposal to fill 4,000 SF within a ravine at the proposed new Public Works facility. Mr. Harriman stated the ravine had developed wetland soils from years of drainage from an adjacent former farm field. The farm property has since been developed and includes engineered drainage directing drainage flow away from the ravine.

There were no questions or comments from Agency members or the Public.

John Whitney made the motion to close the Public Hearing; Seconded by David Adametz. *All in favor; motion passed.*

Wynn Muller made the motion to approve Application #19-09; Seconded by William Yeske. *All in favor; motion passed.*

b. Application #19-10: Request to conduct regulated activities (repair of Bridge No. 05224) within the Inland Wetlands and Upland Review Area adjacent to the bridge on Pasco Hill Road. The Town of Cromwell is the Applicant and the Towns of Berlin and Cromwell are the Owners.

Dennis Garceau, P.E., GM2 Associates, Inc. described the project as a proactive repair and reconstruction of a bridge spanning the Mattabesset River noting the bridge was constructed in 1981. Mr. Garceau stated as part of "topside" repairs 200 linear feet of roadway and bridge decking would be replaced along with upgrades to guard rail systems. He explained that approximately 350 cubic yards of soil would be removed and replaced with a total impact of 1,400 square feet. Mr. Garceau said bridge abutments and wingwalls would be replaced while implementing a series of coffer dams estimating the project would begin in June of 2020 and would require 1-2 months for completion.

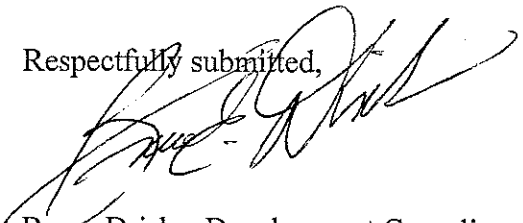
There were no questions or comments from Agency members or the Public.

John Whitney made the motion to close the Public Hearing; Seconded by Wynn Muller. *All in favor; motion passed.*

Wynn Muller made the motion to approve Application # 19-10; Seconded by David Adametz. *All in favor; motion passed.*

11. **Commissioner Comments:** William Yeske commented upon CONNDOT'S oversight of the bridge project. There were no other commissioner comments.
12. **Adjourn:** Wynn Muller made a motion to adjourn the meeting; Seconded by John Whitney. *All in favor; motion passed.* Meeting adjourned at 7:49 p.m.

Respectfully submitted,

  
Bruce Driska, Development Compliance Officer  
Acting Recording Clerk

		Inland Wetland Permits 2019				Description of Request		Status	
App#	Date	Applicant	Project Name	Location					
19-01	4/3/2019	Town of Cromwell	Relocation of transfer station within upland review area	100 County Line Dr.			Relocation of transfer station within upland review area		Construction in progress
19-02	4/15/2019	Victor Candeias	Place shed within upland review	7 Old Colony Lane			Place shed within upland review		Approved by staff 4/15/2019
19-03	4/26/2019	Janine Allard	Deck for pool on south side of pool	95 South Street			Deck for pool on south side of pool		Approved 5/1/2019
19-04	4/26/2019	Blake Lewis	Trench to allow drainage from upgrade down to pond	16 Shadow Lane			Trench to allow drainage from upgrade down to pond		Complete
19-05	7/10/2019	Town of Cromwell	Build facility within upland review area	100 County Line Drive			Build facility within upland review area		Construction in progress
19-06	7/10/2019	Town of Cromwell	Cromwell Landing Project within 200' of CT River	80 River Road			Cromwell Land Project within 200' of CT River		Approved 7/24/2019
19-07	7/15/2019	Daniel Seabra	Construct above ground pool within the upland review area	5 Fawn Run			Construct above ground pool within the upland review area		Complete
19-08	7/28/2019	Town of Cromwell	Permanent wetland disturbance to install temp. cofferdam & install new structure & wingwalls.	57 Coles Rd., 59 Coles Rd. 10 North Rd. Ext. & North Rd. Ext. at Coles Brook			Permanent wetland disturbance to install temp. cofferdam & install new structure & wingwalls		Approved 9/4/2019

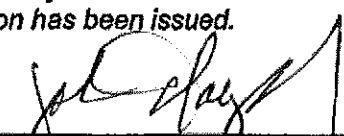




Application # \_\_\_\_\_

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

**APPLICATION TO CONDUCT REGULATED ACTIVITY**

Street 43 Shadow Lane Address:	Map/Block/Lot: 57 / 51 / 04 Volume/Page: 194/38
Applicant: John Hagel	Owner: Michael Lanteri
Address: 62 Evergreen Road Cromwell, CT 06416	Address: 34 Shunpike Road, Suite 40 Cromwell, CT 06416
Phone: (860) 982-7485	<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>  Signature: 
Parcel ID #: 00272900	

<p><b>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):</b></p> <p>The upland review area covers the entire westerly edge of the property from Shadow Lane. It is impossible to locate a driveway or to connect utilities, such as the laterals to the water main, without impacting a portion of the Upland Review Area. The existing house and septic system are already located in the Upland Review Area and cannot be removed without impacting the Upland Review Area. The existing septic is not up to code. The new house construction will be outside of the Upland Review Area and the new septic system will be constructed in compliance with current health codes.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Area of Wetland Impacted by this Project (in square feet or acres):	None
Area of Upland Review Area Impacted by this Project (in square feet or acres):	11,808 square feet / 0.2711 acres

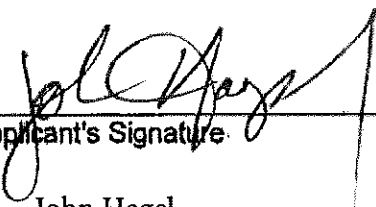


Application # \_\_\_\_\_

<b>Description of Alternative Methods Considered, and Justification for Method Chosen:</b>
Again, because the Upland Review Area covers the entire westerly portion of the property from Shadow Lane, there would be no way to locate a driveway or utilities without impacting a portion of the Upland Review Area. The existing house is located within the Upland Review Area and there is no way to remove it without impacting the Upland Review Area.

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

01/28/2020  
\_\_\_\_\_  
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.***