




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

REGULAR MEETING
7:00 WEDNESDAY, JANUARY 6, 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. December 2, 2020
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:
 - 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.
10. Commissioners' Comments and Reports:
11. Adjourn

RECEIVED FOR RECORD
Dec 31, 2020 11:27A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT 

Inland Wetlands and Watercourses Agency
REGULAR MEETING
7:00 PM WEDNESDAY, December 2, 2020
Room 224
Cromwell Town Hall, 41 West Street
Meeting Minutes

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

Absent: None

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 7:09 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 John Whitney; Seconded by William Yeske. *All in favor; motion passed.*

5. Approval of Minutes:

a. July 1, 2020

A motion to approve the meeting minutes of July 1, 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

Starbucks site is prepared for winter. Work continues at Cromwell Village, the Old Nike site, with the adjacent wetlands. At the Covenant Village site, the bridge, plantings and retaining wall have been completed and throughout the growing season had an opportunity to become well established. Regarding the pond on Shadow Lane that was previously approved, owner is in the process of completing the stabilization for the winter with the stone that is in the pile alongside the pond. Regarding the Franklin Road project, it has been complete since September. The grass had been growing there and all the plants got put in at the beginning of summer along with the mulch along the brook and all the stabilization and the drainage that was approved.

RECEIVED FOR RECORD
Dec 08, 2020 02:05P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT



7. **Town Planner Report:**

As Mr. Driska mentioned Starbucks is still ongoing. They have finished up the site in general, are in the process of finishing up the landscaping. They are doing the interior work and they expect to be open in about eight weeks. They have a company policy where they do not open new stores during the holidays. Work at Covenant Village continues. They are going to get a C.O. on the big building closest the road very shortly. The Town of Cromwell new Sewer and Public Works Department garage facility will have their C.O. next month. The hotel is finished. The Nike site is under construction. Work continues at Arbor Meadows on Field Road with about seven houses underway right now.

8. **Public Comments:**

None

9. **New Business:**

a. **Approval of 2021 Meeting Calendar:**

A motion to accept the 2021 Meeting Calendar was made by Wynn Muller; Seconded by John Whitney. *All in favor, motion passed.*

- b. **Application #20-14:** Request to conduct activities within the Inland Wetlands and Upland Review Area at 241 and 251 Main Street to allow for the installation of digital billboard. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.

Attorney Richard Carella, representing Rodney Bitgood, the Applicant and Rodnella Realty LLC, the Owner of the property located at 241 and 251 Main Street addressed the Commission. The application is a request to install a four-foot diameter pylon. Layout and site plan of the property was presented to show the location of the pylon which is about 15 feet off the property line. The base is driven until bedrock is hit, about 37 feet with telescoping pipes up above it. No digging will be required. There will be no trenching for utilities. The electrical will be brought in overhead by an overhead line. Two 48' billboards will be attached to one pylon.

Mr. Ian T. Cole, Professional Registered Soil Scientist and Professional Wetland Scientist completed a wetland delineation of the properties. A letter dated October 8, 2020 describing the findings of Mr. Cole's survey was distributed to the Commission.

In a memo dated December 2, 2020 from Mr. Bruce Driska, Zoning and Wetlands Enforcement Officer to Mr. Stuart Popper, Director of Planning and Development the following was stated: The subject property is located at the southern end of Main Street and has a vacant gas station visible from the street. The Applicant is seeking approval to construct a billboard near the highway within the Upland Review Area. Town Staff requests any approval to bestow authority unto staff to guide the Applicant through the process with a goal of

protecting adjacent wetlands through the construction process. Mr. Driska will be monitoring the construction. He will be out there making sure that they install it properly and erosion and sedimentation control devices are installed so that there is no impact to the wetlands.

There will be a Public Hearing on December 15th before Planning and Zoning Commission. This application will be part of the Public Hearings for this billboard and two others at 6 Pine Ridge.

Mr. John Whitney made a motion determining there is insignificant impact to the wetlands. Seconded by Mr. David Adametz. *All in favor, motion passed.*

Mr. John Whitney made a motion to approve with the conditions outlined in Mr. Driska's memo dated December 2, 2020. Seconded by Mr. Bob Donohue. *All in favor, motion passed.*

10. Commissioner's Comments and Reports:

As Mr. Muller has asked to be replaced, it was the understanding that this is his last meeting. Mr. Popper wanted to take this opportunity to thank Mr. Muller on behalf of the Town of Cromwell for serving on the Inland Wetlands Commission and all his volunteer efforts. Chairman Joseph Corlis also thanked Mr. Muller and commented that he will miss Mr. Muller's input.

11. Adjourn

A motion to adjourn was made by John Whitney at 7:35 PM; Seconded by David Adametz. *All in favor; motioned passed.*

Respectfully submitted,

Michelle Armetta/SBP

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 construction	
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	Awaiting construction	

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

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: <u>31 River Rd.</u>	Map/Block/Lot: <u>0 52-15</u> Volume/Page: <u>1605-90</u>
Applicant: <u>Kelly Maher</u> Address: <u>31 River Rd.</u>	Owner: <u>Kelly Maher</u> Address: <u>31 River Rd.</u>
Phone: <u>860-604-7808</u> Parcel ID #: <u>60210700</u>	<p><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></p> <p>Signature: <u>Kelly Maher</u></p>

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 thru 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.

Kelley Maher
Applicant's Signature

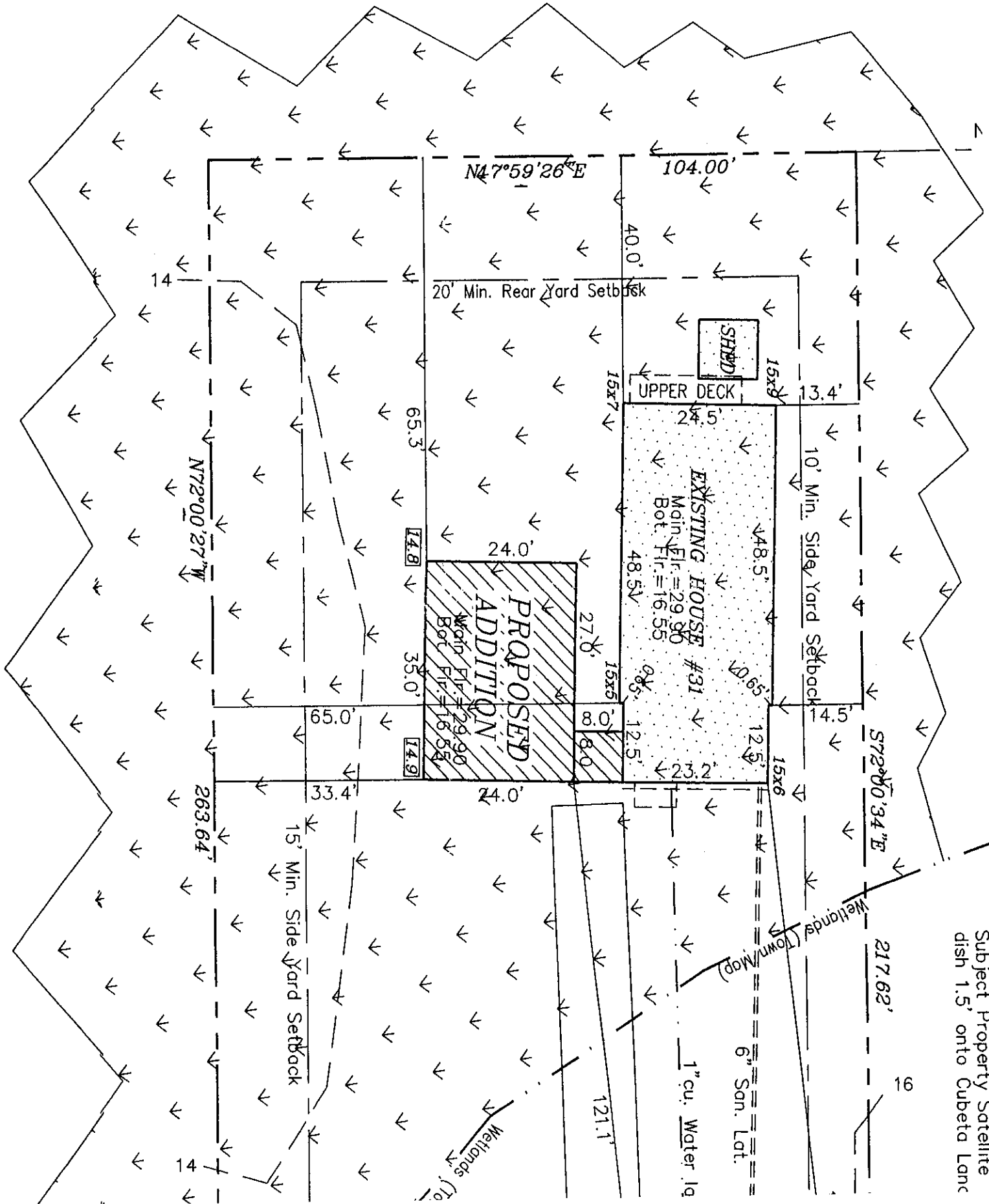
12/9/2020
Date of Submission

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.

N/F TOWN OF CROMWELL

TOWN OF CROMWELL



Subject Property Satellite dish 1.5' onto Cubeta Lane