

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

RECEIVED FOR RECORD
JUL 18, 2019 10:08A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

SPECIAL MEETING
7:00 WEDNESDAY, JULY 24, 2019
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. April 3, 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:

a. Application #19-05: Request to conduct regulated activities (construction of the new Public Works/Sewer Department facility) within the Upland Review Area at 100 County Line Drive. The Town of Cromwell is the Applicant and the Owner.

b. Application #19-06: Request to conduct regulated activities (construction of fishing pier and park improvements) within the Upland Review Area and Inland Wetlands at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner.

10. Commissioners' Comments and Reports:
11. Adjourn

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
REGULAR MEETING
7:00 P.M. WEDNESDAY, APRIL 3, 2019
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES

RECEIVED FOR RECORD
APR 08, 2019 09:26
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

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

Absent: Amanda Drew

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Engineer Jon Harriman, Town Council Liaison Richard Newton

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; Seconded by John Whitney.
All in favor; motion passed.

5. Approval of Minutes:

a. December 5, 2018: A motion to approve the minutes as presented was made by Wynn Muller; Seconded by John Whitney. *All in favor; motion passed.*

G. Alden Nettleton abstained.

6. Development Compliance Officer Report:

a. Status of On-going Projects and Existing Cease and Desist Orders

Mr. Driska's report was not included in the packet. He said that he was performing almost daily inspections at the County Line Drive project and there were no issues. He said that all stabilization and control measures were put in place prior to winter. Mr. Driska said he was also inspecting the TPC repair project down by the railroad tracks. He said there were no issues there and they had implemented all Best Management Practices at the site.

7. Town Planner Report:

Mr. Popper said that the Covenant Village project had not yet begun, but would likely start in the spring. He said that the Town was continuing to work on Cromwell Landing Park and will need to obtain permits to rebuild the stonewall from the land side as well as to construct the handicap accessible fishing pier. He said that ShopRite would be opening in May and Marshalls a week after. He mentioned that construction on the School of Massage would be starting soon and that there was still about 30,000 square feet of retail space remaining for lease.

8. Public Comments: There were no public comments at this time.

9. New Business:

- a. Application #19-01: Request to conduct regulated activities (relocation of the transfer station) within the Upland Review Area at 100 County Line Drive. The Town of Cromwell is the Applicant and the Owner.

Jon Harriman, Town Engineer, addressed the Commission. He said that this was Phase One of a multi-phase project and this application concerned just the relocation of the transfer station to make room for the combined CWPCA/Public Works building. He began by reviewing the site location.

He said that the Town of Cromwell would be doing the majority of the work and that the transfer station was entirely mobile and would be dismantled and pushed about 350 feet east towards the property line. The layout would be consolidated as well, with all drop off areas accounted for, and he reviewed the proposed circulation to be followed upon entering the new transfer station site. He said that runoff would be reduced because of the reduction in impervious surface and stated that drainage would be handled via a series of catch basins and a swirl concentrator before discharging into the wetlands.

Mr. Harriman said that the wetlands were predominately to the east and the project impact would only be to the Upland Review Area. He said that the proposed activity in the Upland Review Area was 28,407 square feet, but that the additional impact was only 11,409 square feet as there was some overlap in land previously impacted. He said that the Upland Review Area followed the top of the slope and that all activity was staying on the plateau.

He said that some of the materials to be relocated, such as roadway materials, could be used as fill or relocated to a lower area. He said that they will install a silt fence, riprap level spreader and construction entrance as controls and that the site will remain an active transfer station during construction.

Mr. Harriman said that they are reducing the footprint of the station now and therefore reducing runoff, but that there will be an increase in overall runoff once the project is completed because of the construction of the building and the additional impervious

surface. He said that they will need to build a drainage basin to mitigate the impacts. He said he will return to the Commission in regards to later phases of the project.

Mr. Popper read the definition of “significant activity” and reminded the Commission that all activities would be impacting the Upland Review Area only.

Wynn Muller asked about how bulky waste storage, such as batteries, were protected from rain and runoff. Mr. Harriman said that everything was regulated, with certain materials in double containment tanks inside buildings. He said that all tanks would be covered in the future per regulation. Mr. Harriman said that almost all of the transfer station materials were recycled and that the materials were collected and stored until they could be disposed of in cost effective batches. He said that the transfer station is currently gated and would be gated in the future as well.

John Whitney made a motion to find that this application was not a significant activity; Seconded by Wynn Muller. *All were in favor; motion passed.*

John Whitney made a motion to approve Application #19-01: Request to conduct a regulated activity within the Upland Review Area at 100 County Line Drive; Seconded by Wynn Muller. *All were in favor; motion passed.*

10. Commissioners’ Comments and Reports:

Chairman Corlis stated that he and G. Alden Nettleton attended a seminar on Land Use matters put on by the Connecticut Bar Association on Saturday, March 23, 2019. He said that he would pass around the seminar materials for the Commissioners to take turns reviewing.

11. Adjourn:

John Whitney made a motion to adjourn at 7:26 p.m.; Seconded by G. Alden Nettleton. *All in favor; motion passed.* Meeting adjourned.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk

Application # 19-05

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

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street <u>100 County Line Drive</u> Address:	Map/Block/Lot: <u>26-12A</u> Volume/Page: <u>166-281</u>
Applicant: <u>Town of Cromwell</u> Address: <u>41 West Street</u>	Owner: <u>Town of Cromwell</u> Address: <u>41 West Street</u>
Phone: <u>860 632 3465</u>	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>[Signature]</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):

To maximize the function and use of the site combined facilities the town needs the dry land to the top of slope separating the wetlands. After years of trying to find a viable site, this is the only usable location


Area of Wetland Impacted by this Project (in square feet or acres): 0 (none)

Area of Upland Review Area Impacted by this Project (in square feet or acres): 0.23 acres

Description of Alternative Methods Considered, and Justification for Method Chosen:	
Due to the facility space needs and parcel configuration, there are no feasible alternatives.	

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 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 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 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.

7/10/19

 Date of Submission

Jon Harriman

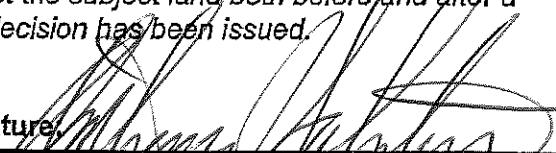
 Printed Name

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.

Application # 19-06

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street <u>80 River Road</u>	Map/Block/Lot: <u>00113300</u>
Address: <u>Cromwell, CT</u>	Volume/Page: <u>11-233</u>
Applicant: <u>Town of Cromwell</u>	Owner: <u>Town of Cromwell</u>
Address: <u>41 West St. Cromwell, CT</u>	Address: <u>41 West St. Cromwell, CT</u>
Phone: <u>860-632-3422</u>	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.
Parcel ID #: <u>00113300</u>	
	Signature: 

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):

All work associated will occur within 200' of the CT River. Also there will be small .05 acres impact to wetlands

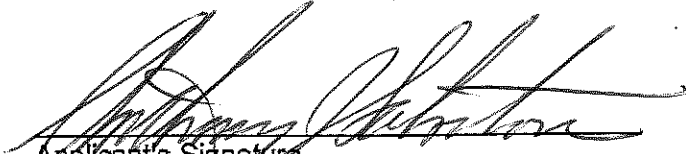
Area of Wetland Impacted by this Project (in square feet or acres):	<u>2,400 sq. ft. (.05 acres)</u>
Area of Upland Review Area Impacted by this Project (in square feet or acres):	<u>14,000 sq. ft. (.32 acres)</u>

Application # 19-06

Description of Alternative Methods Considered, and Justification for Method Chosen:
<i>see attached narrative</i>

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

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

7/18/19
Date of Submission

Anthony J. SALVATORE
Printed Name
TOWN MANAGER

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.



300 Winding Brook Drive
Glastonbury, CT 06033

July 16, 2019

Tel: 860-652-8227
800-288-8123

Stuart B. Popper
Director
Planning & Development
41 West Street, 2nd Floor
Cromwell, CT 06416

www.bscgroup.com

RE: Inland Wetlands & Watercourses Permit
Cromwell Landing Park
Cromwell, CT

Dear Mr. Popper:

The project consists of improvements to walking paths, creation of a handicap accessible parking space and the construction of a new handicap accessible fishing platform adjacent to the Connecticut River. Other improvements include painted crosswalk to connect with an existing sidewalk at the end of Wall Street and wood guiderail along River Road to control vehicle access to the site.

Existing wood pier remnants will be removed with existing dolphins remaining to provide ice flow and debris protection to the proposed fishing platform. Proposed grades are intended to closely match or be slightly below existing grades to limit fill within the floodway. Reclaimed brownstone boulders from the site or town stockpiles will be utilized as informal seating and accents and to provide additional shoreline protection during flood events. A compensatory storage area will be provided to account for the added volume of the fishing platform and stone. Additionally, invasive vegetation will be cleared and grubbed along the top of slope to the river. All disturbed areas will be restored with native plant material providing ecological function and habitat or lawn.

All work associated with this project will occur within the 200-foot upland review area with an approximate disturbed area of 14,000 square feet (.32 acres). It is anticipated that the project will impact approximately 2,400 square feet (.05 acres) of the total 16,872 square feet (2.58 acres) of wetlands identified on the parcel.

Erosion control measures that will be used include the placement of silt fence placed along the entire wetland boundary. All work will occur from land.

We anticipate the work will begin in October 2019 and the construction duration will be approximately 6-8 weeks.

Engineers
Environmental
Scientists
Custom Software
Developers
Landscape
Architects
Planners
Surveyors



Mr Popper
July 16, 2019
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Please do not hesitate to contact our office with any inquiries you may have.

Very truly yours,
BSC Group-Connecticut, Inc.

Landscape Architect

cc: file