

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

**REGULAR MEETING**  
**7:00 WEDNESDAY, JULY 5, 2017**  
**ROOM 224**

**CROMWELL TOWN HALL, 41 WEST STREET**

RECEIVED FOR FILING  
*6-27-2017 at 12:40 M*  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

**AGENDA**

*Jean Allquist*  
TOWN CLERK

1. Call to Order
2. Roll Call
3. Seating of Alternates:
4. Approval of Agenda:
5. Approval of Minutes:
  - a. June 7, 2017
6. Development Compliance Officer Report:
  - a. Status of On-going Projects
  - b. Status of Existing Cease and Desist Orders
7. Town Planner Report:
8. Public Comments:
9. New Business:

a. Application #17-06: Request to conduct regulated activities (disturbance for the construction of a building) within the Upland Review Area at 186 Shunpike Road. JPG Partners, LLC is the Applicant and John C. and Sybil C. Martin Executrix of the Estate of Helen M. Ewald is the Owner.

10. Commissioners' Comments and Reports:
11. Adjourn

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

**Present:** Chairman Joseph Corlis, G. Alden Nettleton, Amanda Drew and William Yeske

**Absent:** Wynn Muller, John Whitney

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Fred Curtin

**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**

Mr. Popper informed the Agency of two items of new business: Application #17-07, Request to conduct regulated activities within the Upland Review Area at 48 Fawn Run, and Application #17-08, Request to conduct regulated activities within the Upland Review Area at Cromwell Landing Park.

A motion to approve the amended agenda was made by Amanda Drew and Seconded by William Yeske. *All in favor; motion passed.*

**5. Approval of Minutes**

a. **May 3, 2017:** A motion to approve the minutes was made by Amanda Drew and Seconded by William Yeske. *All in favor; motion passed.*

**6. Development Compliance Officer Report**

Mr. Curtin reviewed with the Agency their options in regards to the upholding, modifying or overturning of any Cease and Desist Order issued by him.

**7. Town Planner Report**

Mr. Popper provided the Agency with an overview of the applications to be heard at the present meeting. He explained that Application #17-06 required them to determine significance of the proposed activity and Applications #17-07 and #17-08 were being presented for advisory purposes only.

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6/9 2017 at 2:07 P.M.  
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*Gloria Prendergast, Asst*  
TOWN CLERK

## 8. Public Comments

There were no public comments at this time.

## 9. New Business

- a. Show Cause Hearing for 3 Twin Oaks Drive. Richard J. & Dina C. Gondon Trustees are the Owners.

Richard Gondon, 3 Twins Oaks Drive, spoke at the hearing and stated that the developer of the adjacent property had entered onto his property and cut trees without his permission. There was a brief discussion by the Agency members regarding whether there was any recourse they could take against the responsible party. Mr. Popper suggested that out of fairness to the property owner, they ask the property owner to undertake discussions with the responsible party towards the replacement of the cut trees with trees of at least four inch diameter. Mr. Popper stated there were no liens or encumbrances regarding this matter on the land records. Mr. Curtin stated that if the matter was not resolved, he could issue an order to the responsible party to appear before the Agency. Amanda Drew made a motion to uphold the Cease and Desist Order with the condition that the property owner work with the responsible party to replace the cut trees with trees of at least four inch diameter and report back to the Agency at their next regularly scheduled meeting. William Yeske seconded the motion. *All in favor; motion passed.* Mr. Curtin will follow up in writing with the property owner.

- b. Application #17-06: Request to conduct regulated activities (disturbance for the construction of a building) within the Upland Review Area at 186 Shumpike Road. JPG Partners, LLC is the Applicant and John C. and Sybil C. Martin Executrix of the Estate of Helen M. Ewald is the Owner.

Chris Juliano of Juliano & Associates, 405 Main Street, Yalesville, Connecticut, presented the application. He began by reviewing the property survey map. He explained the proposed construction of a residential apartment complex. He stated that there was no planned activity that would directly impact the wetlands or upland review area, but that because of the proximity of the proposed construction to the upland review area, it was possible that there could be an area of disturbance. Therefore, the applicant was requesting a permit to temporarily impact an area of 2,000 square feet in the upland review area to prevent any issues during construction.

Mr. Popper stated that the Agency was to make a determination as to the significance of this proposed activity and reviewed the pertinent section of the Inland Wetlands Regulations. It was also clarified that any area that was temporarily disturbed was to be restored. A motion was made by Amanda Drew to find this proposed activity to not be significant, Seconded by William Yeske. *All in favor; motion passed.* This application will be handed as a business item at the next meeting, with the applicant making a presentation at that time.

- c. Application #17-05: Request to conduct regulated activities (disturbance and placement of fill for the construction of a driveway) within the Regulated Inland Wetlands at 63 Willowbrook Road. Bruce Rutgeron is the Applicant and Marie Klimaszewski is the Owner.

The applicant was not present at the meeting. A motion to table the application was made by Amanda Drew, Seconded by William Yeske. *All in favor; motion passed.*

- d. Application #17-07: Request for Regulated Activity in Upland Review Area, at 48 Fawn Run. Michael Bonelli is the Applicant and Owner.

Mr. Popper presented the application which was to install a basin and pipe to collect water and channel it to an existing catch basin to improve the drainage at the existing residential property. He stated that the town engineering department was working with the applicant and monitoring the construction activities. This application was being handled administratively and the Agency was being informed for advisory purposes only.

- e. Application #17-08: Request for Regulated Activity in Upland Review Area, Cromwell Landing.

Lance Kazzi of Arcadis Environmental presented the Application. He stated that contaminated soil had been located in Cromwell Landing in the vicinity of the parking lot. They were proposing to remove and replace the top four inches of soil, with the contaminated soil being either recycled, treated or disposed. Mr. Kazzi stated that they were in the process of submitting their plans to the State of Connecticut and expected the work, once begun, to take one to two weeks.

Mr. Popper stated that the application was to be handled administratively and the Agency was being advised because of the visibility of the public area where the work is to occur. He stated that the Town would work with the applicant and monitor the activities.

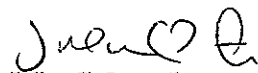
#### **10. Commissioner's Comments and Reports**

Amanda Drew asked if there would be additional members joining the Agency. Mr. Popper stated that Chairman Corlis could notify the chairs of both the Democratic and Republican parties regarding the vacancies.

#### **11. Adjourn**

Motion to adjourn at 7:29 p.m. by Amanda Drew; Seconded by William Yeske.  
*All in favor; Motion passed.*

Respectfully Submitted,

  
Julie C. Petrella  
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	No activity
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		Bruce Rutgeron	Provide access to garden plot from Evergreen Road	161 Evergreen Rd	Provide access to from garden plot from Evergreen Road	Tabled
17-06		JPG Partners	Minor intrusion in upland review for development	186 Shunpike Road	Minor intrusion in upland review for development	scheduled for 7/5/17
17-07		Michael Bonelli	Regulated activity in Upland Review	48 Fawn Run	Regulated activity in Upland Review	Approved by Staff
17-08		Arcadis Environmental	Regulated activity in Upland Review	Cromwell Landing	Regulated activity in Upland Review	Approved by Staff

## Wetland Permits Report

App#	Date	Applicant	Project Name	Location	Description of Request	Status
16-01	2/26/16	Town of Cromwell	Raymond Place drainage improvement project	Watrous Park	Conduct regulated activities within upland review area in Watrous Park	Work in Progress
16-02	5/19/16	John Hagel	Expand kitchen area and portion of existing deck within 1,000 sq ft of upland review	12 Sachem Drive	Expect kitchen area and portion of existing deck within 1,000 sq ft of upland review	Work Complete
16-03	6/27/16	Arcadis U.S. Inc.	To gain access to areas needed to perform environmental testing	79 River Road	To gain access to areas needed to perform environmental testing	Work Complete
16-04	7/06/16	Town of Cromwell	Geotechnical/environmental borings along path of future road from Main St. to River Road	204 Main Street	Geotechnical/environmental borings along path of future road from Main St. to River Road	Work Complete
16-05	8/12/16	Southington 11, LLC	Clearing of land to gain view of CT River	4 Riverside Drive	Clearing of land to gain view of CT River	Work Complete
16-06	8/26/16	Anthony Salvatore	Clean and maintain man-made farm pond	4 Ledge Road and 74 North Road	Clean and maintain man-made farm pond	No Activity
16-07	10/17/16	Indigo Land Design	Emergency repair of culvert and parking lot in the Upland Review	36 Shunpike Road	Emergency repair of culvert and parking lot in the Upland Review area	Work Complete

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

**APPLICATION TO CONDUCT REGULATED ACTIVITY**

Street: 186 Shunpike Road	Map/Block/Lot: Map 25; Lot 2F
Address:	Volume/Page: Volume 1558, Page 158
Applicant: JPG Partners, LLC	Owner: Estate of Helen Ewald c/o Sybil Martin, Executrix
Address: 110 Court Street, Suite 1 Cromwell, CT 06416	Address: 15 Chatfield Road, Derby, CT 06418
Phone: (860)632-7090	<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 #: 11600700	


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):
There is no proposed wetland or upland review area disturbance associated with this project.

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

<b>Description of Alternative Methods Considered, and Justification for Method Chosen:</b>
No alternative methods were considered since the proposed project does not impact any inland wetland or upland review areas.

<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 / <input checked="" type="checkbox"/> 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="checkbox"/> 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="checkbox"/> 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

5/9/17  
Date of Submission

Patrick Sew  
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.***



JPG Partners, LLC  
110 Court Street Suite 1  
Cromwell, CT 06416

May 9, 2017

Cromwell Inland Wetlands Commissions:

After speaking with Mr. Popper we concur with his opinion that although we have depicted all grading activities and improvements outside of the 100 foot upland review area it is likely that there could be some minor intrusion into the upland review area as a result of construction activities. This intrusion would most likely occur at the northeast corner of Building #2 and near the small turnaround area.

It is our opinion to acknowledge the potential/probable intrusion and acquire a permit rather than be faced with a cease and desist order during construction. As a result, we have calculated that there could be as much as 2,000 square feet of temporary disturbance and therefore we have included an additional \$10.00 within the application fee as indicated by line item 4 of the fee schedule.

JPG Partners LLC