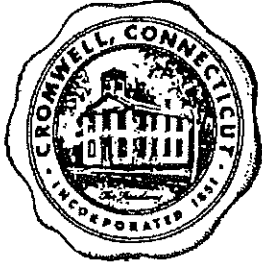


TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
41 WEST STREET, CROMWELL, CT 06416

REGULAR MEETING
7:00 WEDNESDAY, JUNE 3, 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. February 5, 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 Accept and Schedule New Applications:
 - a. Application #20-05: Request to conduct regulated activities within the Inland Wetlands and Upland Review Area (dredge pond and install silt basin) at 20 Shadow Lane. Blake Lewis is the Applicant and the Owner.
 - b. Application #20-06: Request to conduct regulated activities within the Upland Review Area (construct a retaining wall) at 70 Commerce Drive. 70 Commerce Drive LLC is the Applicant and Henry Vassel is the Owner.
10. Commissioners' Comments and Reports:
11. Adjourn



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
Minutes

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

Absent:

Also Present: Director of Planning and Development Stuart Popper and Development Compliance Officer Bruce Driska

1. Call to Order

The meeting was called to order by Chairman Corlis at 7:05 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates:

None.

RECEIVED FOR RECORD
Feb 14, 2020 02:17P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

4. Approval of Agenda:

Wynn Muller made a motion to approve the agenda as presented; seconded by John Whitney.
All in favor, motion passed.

5. Approval of Minutes:

a. January 9, 2020

John Whitney made a motion to approve the minutes; seconded by David Adametz.
All in favor, motion passed.

6. Development Compliance Officer Report:

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

Mr. Driska states that the ongoing projects continue to be regularly inspect these include the Arbor Meadows development and the Covenant Village development.

7. Town Planner Report:

Mr. Popper said that the Town has received all the necessary permits for the Cromwell Landing project. He noted that we should be getting the final sign off from DEEP shortly. The Town hopes to go out to bid sometime this early Spring, and do the work this Summer when the river is at its lowest. Mr. Popper said that the building at the tank farm on River Rd has been demolished. He noted that the site continues to be remediated. Mr. Popper said that Starbucks has submitted an application for an erosion and control bond and work should start soon.

8. Public Comments:

None.

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.

Mr. Jim Cassidy, Engineer with Hallisey Pearson & Cassidy of Cromwell presented the application on behalf of John Hagel the applicant. He said the 5.71-acre site contains an existing single-family house and septic system located at 43 Shadow Lane in the R-25 zone. Mr. Cassidy said applicant proposes to remove the existing single-family house, septic system and accessory building(s). He then proposes to develop three (3) single family homes on individual lots.

Mr. Cassidy explained that there are wetlands located across the street from the property, which makes the entire westerly edge of the property within the 100' Upland Review Area. He noted that because of this, there is no way to develop the property without impacting the Upland Review Area. Mr. Cassidy said the total impact to the Upland Review Area is proposed to be 11,808 square feet or 0.2711 acres. He noted that the proposed activities, in addition to the removal of the existing house and septic system, are the construction of Lot 3's septic system, the construction of driveways for Lots #2 and #3 and the installation of water laterals from the main in Shadow Lane for all three lots. Mr. Cassidy concluded that all the proposed houses are located outside of the Upland Review Area and no wetlands are proposed to be affected by these activities.

Mr. Popper said the staff has requested modifications and they are as follows:

Jon Harriman in his memo dated February 3, 2020, stated that there is a pair of catch basins in Shadow Lane in front of proposed Lot 1. I would suggest that these catch basins be protected by a silt sack or similar device in the event that a storm event overwhelms the proposed erosion controls.

Bruce Driska in his memo dated January 31, 2020 stated that, "Notification be provided to Development Compliance Officer prior to any demolition and/or other proposed site work."

Motion made by John Whitney to approve Application #20-02 with the staff conditions; seconded by David Adametz. *All in favor, motion passed.*

10. Commissioners' Comments and Reports:

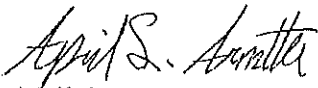
None.

11. Adjourn

Motion made by Wynn Muller to adjourn; seconded by John Whitney. *All in favor, motion passed.*

Meeting adjourned at 7:23 p.m.

Respectfully submitted,

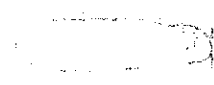


April Armetta
Recording Clerk

Application # 20-05

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: <u>20 Shadow Lane</u>	Map/Block/Lot: Volume/Page:
Applicant: <u>Blake Lewis</u>	Owner: <u>Blake Lewis, Jennifer Lewis</u>
Address: <u>16 Shadow Lane Cromwell, CT</u>	Address: <u>16 Shadow Lane Cromwell, CT</u>
Phone: <u>860-632-5472</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 #: 	

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):

The removal of deposited sediment is required to restore the condition of the pond and remediate the problem of rapid accumulation of sediment.

Area of Wetland Impacted by this Project (in square feet or acres):	<u>3,300 square feet</u>
Area of Upland Review Area Impacted by this Project (in square feet or acres):	<u>300 square feet</u>

Application # _____

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

SHALL WEBOAC
TO H...

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

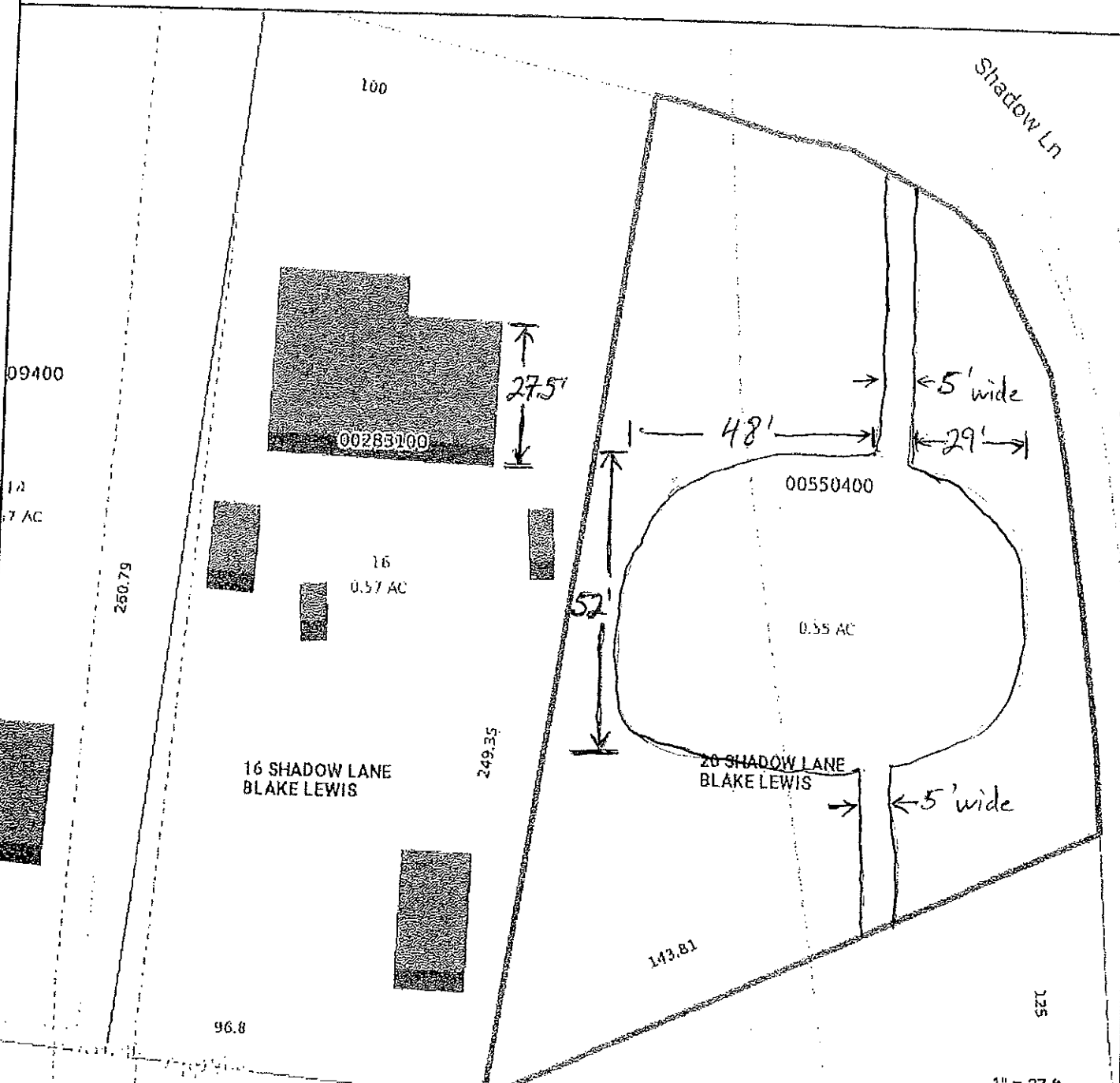
I, the undersigned, hereby certify that the information presented as part of this application is to the best of my knowledge, true and accurate and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked.

Blake Lewis
Applicant's Signature

5-21-2020
Date of Submission

Blake Lewis
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.



Property Information	
Property ID	00550400
Location	20 SHADOW LANE
Owner	LEWIS BLAKE

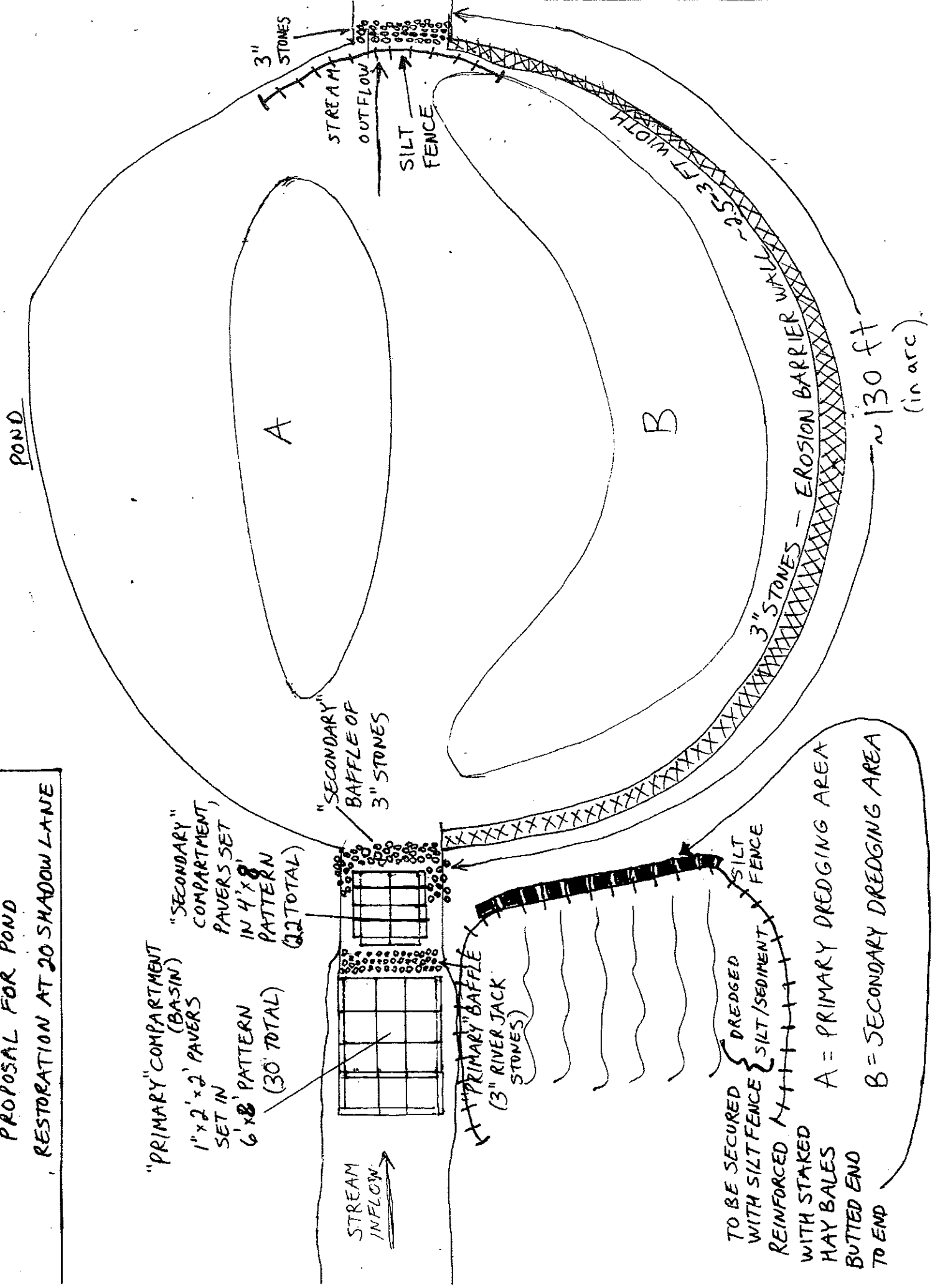


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/1/2018
Data updated 11/16/2018

PROPOSAL FOR POND RESTORATION AT 20 SHADOW LANE



**PROPOSAL FOR REMEDIATION AND PRESERVATION
OF POND AT 20 SHADOW ROAD, CROMWELL, CT**

I. Install a Silt Basin Upstream of Pond to Maintain Depth and Prevent Deterioration

- A. The silt trap will consist of 2 compartments separated by baffles of 3 inch (") stones (commercially purchased as ("3 inch river jacks"), and both compartments are to be constructed using 23.5" x 23.5" x 1.5" paver stones.
 - 1. The first (upstream) compartment to cover about 48 square feet (12 paver stones arranged in a 3 x 4 pattern) on the bottom with the upstream side sunk about 2 feet lower than the downstream side to maximize trapping efficiency. The back (upstream) end will be sunk to a depth of approximately 4.5 feet and lined with 4 paver stones set upright on their edges in a 2 x 3 pattern at a 15 - 30° angle, and 6 paver stones to be set upright on edge along both sides to form the first ("primary") basin.
 - 2. The first baffle of 3" stones will be piled so high (estimated 2 to 3 feet) as to allow the feed stream water to flow freely over the top of the baffle, and also provide an effective barrier for trapping debris, silt and sediment.
 - 3. The secondary (downstream) basin will be constructed immediately downstream from the primary basin that will cover about 32 square feet (8 paver stones arranged in a 2 wide x 4 long pattern) in a similar fashion as the primary basin, with the back end also placed at a depth of about 4.5 feet and lined with 4 paver stones set upright on their edges in a 2 x 2 pattern at a 15 - 30° angle, and 5 paver stones to be set upright on edge along both sides to form the second ("primary") basin.
 - 4. The second baffle of 3" stones will be piled on the downstream end of the secondary basin, again so as to allow the feed stream water to flow freely over the top of the baffle. It is thought that this design should provide adequate long-term efficiency in trapping debris, silt and sediment, especially following rainstorms or during high turbid flow seasons.

II. Dredge Pond Bottom to Restore Original Pond Condition

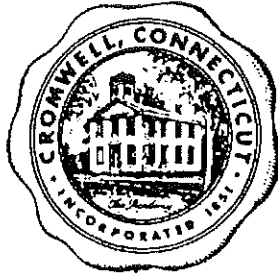
- A. An excavator will be used to dredge accrued sediment from the pond bottom and sections of the feed stream as necessary for installation of the silt basin. The calculated area of the pond and stream to be disturbed is 3300 square feet, i.e., this will encompass the entire dredging area. It is estimated that a total of between 40 to 50 cubic yards will be removed.
- B. A silt fence barrier placed on the upstream (north side) pond bank, reinforced with staked hay bales butted end to end, will be fixed in place during all dredging operations to securely retain dredged material while natural waters are allowed to flow back into the pond.
- C. A second silt fence barrier inside the pond blocking the pond stream outlet (south side), and a tertiary baffle of 3" stones located just behind the silt fence will also be fixed in place during dredging operations to prevent dislodged material from washing downstream.
- D. Following the removal of water, roots and stems from invasive reeds present in all such dredged sediment will be removed and properly disposed of prior to subsequent use of treated sediment in forming a bank edge around the pond, which will be permanently supported by an erosion barrier wall.

III. Construct an Erosion Barrier Wall Around Edge of Pond

- A. A surrounding wall or erosion barrier from the pond floor up to the bank edge is to be built with 3" stones arranged 2.5 - 3 feet wide along an approximately 130 feet arc distance.
- B. Lawn grass seed will be planted along the bank edge of the pond at the top of the erosion barrier wall to secure the pond bank from erosion.

IV. Install a Curtain Drain in Front of Property Parallel to Street

- A. A curtain drain for water drainage filled with gravel 2.5 feet deep, 6 feet wide and 50 feet long (300 square feet) next to the street between house driveway at 16 Shadow Lane extending to the stream will be installed.



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development

From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*

Date: May 27, 2020

Re: **Plan Review, IWWA Application #20-05, Blake Lewis, 20 Shadow Lane**

BACKGROUND

The Subject Property has a shallow, oval shaped pond (reported to be 52' x 77') and is fed by Shadow Brook with a southerly flow. Upstream sediment particle runoff due to high water events (side wall scour) has deposited in the pond creating deltas and an unhealthy ecosystem in the pond. Adjacent to the pond (west) and slightly upgradient is the Applicant's single-family home. Shadow Lane abuts the pond to the north and east.

PROPOSAL

The Applicant is seeking approval to:

1. Dredge approximately 40-50 cubic yards of pond bottom sediment
2. Implement Best Management Practices (BMP) upstream of the pond by creating a silt basin to collect sediment particles prior to entering the pond
3. Construct an erosion barrier wall around the edge of pond finished with vegetative planting
4. Install a gravel curtain drain (2.5' deep, 6' wide, 50' long) to efficiently transport drainage and minimize further sediment deposition
5. A BMP dredging de-watering area is proposed with a double barrier consisting of silt fencing and staked hay bales

COMMENTS

Staff has worked closely with the Applicant making recommendations that comply with Cromwell's IWWA regulations as well as BMP's. The proposed mitigation is the only option available to restore the pond to a well-balanced natural resource.

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

rev.	Street 70 Commerce Drive Address:	Map/Block/Lot: 26-6
		Volume/Page: 1271/237
	Applicant: 70 Commerce Drive, LLC	Owner: Henry Vassel
	Address: 510 Christian Lane Berlin, CT 06037	Address: 54 Fuller Way Berlin, CT
	Phone: (860) 829-8820	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 00192900	
	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):		
The project site is 8.25 acres and approximately 30% of the property (2.5 acres) is wetlands.		
It is ve difficult to develo the site for industrial and office use without im actin the 100' upland review area in some way.		
The impact is only to the upland review area and there is no direct impact to the wetlands.		
eac vi Incu es c earmgan gra g, as we as e cons ruc ono epar g o ,		
Area of Wetland Impacted by this Project (in square feet or acres):		
Area of Upland Review Area Impacted by this Project (in square feet or acres):		1.0048 acres or 43,768 square feet

5/17105


Description of Alternative Methods Considered, and Justification for Method Chosen:
The development of the site has been located as far to the south as could reasonably
e one mor er o avoi Irec Impac s o ewe an s.
The u land review area could not be avoided as wetlands com ose about 30% of the

site.
A retaining wall is being proposed instead of extensive grading in order to minimize
en way o e wetlands
and increase the im act to the U land Review Area b 1 000+ - s t.
Application # _____

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.

Certification of Notice to Neighboring Municipa(ities)		
Is any poftion of the wetland or watercourse impacted by this application within 500 ^t of Rocky Hill, Berlin, or Middletown?	Yes	No
	<input type="radio"/>	<input type="radio"/> pplicable
Has a copy of this application been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	Yes	No
	<input type="radio"/>	<input type="radio"/> pplicable
Has a copy of the plans been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	Yes	1 No
	<input type="radio"/>	<input type="radio"/> pplicable

Printed Name


 AS AGENT

The
 05/27/20
 Date of Submission

Applicant's Signature

JAMES P. CASSIDY

Cromwell Inland Wetlands and Watercourses Agency has detailed environmental information on many of the wetland areas in town.

The applicant is strongly encouraged to *equest a copy of this information.

rev. 5117/05

Project Narrative:

The applicant/developer, 70 Commerce Drive, LLC, is proposing to construct two I-story 31 ,500 square foot buildings, one I-story 4,200 square foot building, and an associated 86-space parking lot on the property at 70 Commerce Drive in Cromwell (@arcel 00192900). The property is in the Industrial Zone and the proposed uses are office/industrial. The parcel is currently owned by Henry Vasel.

About 30⁰ 0 or approximately 2.5 acres of the site is wetlands. The wetlands span the northerly portion of the property. The development has been located as far south on the site as is reasonable in light of the access drive being located at 50 Commerce Drive. The present conffiguration ensures that only the upland review area is impacted and that there is no direct impact to the