



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

REGULAR MEETING
7:00 WEDNESDAY, JUNE 6, 2018
ROOM 224
CROMWELL TOWN HALL, 41 WEST STREET

AGENDA

RECEIVED FOR RECORD
May 31, 2018 11:28A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

1. Call to Order
2. Roll Call
3. Seating of Alternates:
4. Approval of Agenda:
5. Approval of Minutes:
 - a. March 27, 2018
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 #18-06: Request to conduct regulated activities (construction of a portion of a residential building and emergency accessway) within the Upland Review Area at 150 Country Squire Drive. Cromwell Villages LLC is the Applicant and Country Squire Site LLC is the Owner.
 - b. Application #18-07: Request to conduct regulated activities (transfer of materials from the River Road side of 204 Main Street to area north of Frisbee Park) within 200' of the Connecticut River at 204 Main Street. The Town of Cromwell is the Applicant and the Owner.
 - c. Application #18-08: Request to conduct regulated activities (rebuild the sea wall and regrade parking lot to direct runoff to swale to south) within 200' of the Connecticut River at 60 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
SPECIAL MEETING
5:30 PM TUESDAY MARCH 27, 2018
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES

Present: Chairman Joseph Corlis, G. Alden Nettleton, Amanda Drew, Wynn Muller and John Whitney

Absent: William Yeske

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

1. Call To Order

The meeting was called to order by Chairman Corlis at 5:33 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 Amanda Drew.
All in favor; motion passed.

5. Approval of Minutes

a. December 6, 2017: A motion to approve the minutes was made by Wynn Muller; Seconded by Amanda Drew. *All in favor; motion passed.*

6. Development Compliance Officer Report

a. Status of On-going Project and Existing Cease and Desist Orders
There was nothing to report.

7. Town Planner Report

Mr. Popper referenced a previous Agency approval to dredge John Whitney's farm pond located on River Road and informed the Agency that Mr. Whitney has decided not to dredge the pond but rather drill a well. Mr. Popper also informed the Agency about proposed work by the Mattabassett District Water Pollution Control Facility along an outfall area of the Connecticut River.

8. Public Comments

There were no public comments at this time.

9. New Business

a. Application #18-01: Request to conduct regulated activities (construction of a storm water detention basin and drainage discharge) within the Upland Review Area at 76 Field Road. Carrier Group, Inc. is the Applicant and the Owner.

Attorney Joan Molloy of Loughlin Fitzgerald P.C. offered an overview of the application. Mr. Tom Daly Engineer with Milone and MacBroom presented the application. He described the location of the site and the surrounding properties. Mr. Daly discussed in length the site, the topography of the site, the nature of the soils at the site, proposed development and activities within the Upland Review Area. Mr. Daly stated that plan revisions reflect all staff memo comments submitted. Mr. Pete Shay, Registered Soil Scientist made a presentation on the nature of the wetlands and upland review areas present on the site. Mr. Shay stated he walked the entire site in November 2017 to delineate soils adding all proposed development is outside of Upland Review Areas.

A motion to find the proposed activities within the upland review area to be an insignificant activity was made by Wynn Muller; Seconded by Amanda Drew. *All in favor; motion passed.*

A motion to approve Application #18-01 with the conditions contained in all staff comments was made by John Whitney; Seconded by Wynn Muller. *All in favor; motion passed*

b. Application #18-02: Request to conduct regulated activities (grade and fill to install a temporary office trailer) within the Upland Review Area at 1000 Corporate Row, GKN Aerospace is the Applicant and the Owner.

Mr. Chuck Mandel, Engineer with Thomas A. Stevens & Associates, Inc. presented the application describing the installation and removal of the trailer within the site.

A motion to find the proposed activities within the upland review area to be an insignificant activity was made by Wynn Muller; Seconded by Amanda Drew. *All in favor; motion passed.*

A motion to approve Application #18-02 with the conditions contained in all staff comments was made by Amanda Drew; Seconded by G. Alden Nettleton. *All in favor; motion passed*

c. Application #18-03: Request to conduct regulated activities (removal of tree stumps and grading) within the Inland Wetlands (per Town maps) and Upland Review Area at 31 River Road. Kelly Maher is the Applicant and the Owner.

Ms. Kelly Maher presented the application stating the removal of trees was done during the winter as a safety precautionary measure and conducted without knowledge of Inland Wetlands & Watercourse Agency regulations or procedures.

A motion to find the proposed activities within the upland review area to be an insignificant activity was made by Amanda Drew; Seconded by Wynn Muller. *All in favor; motion passed.*

A motion to approve Application #18-03 with the conditions contained in all staff comments was made by Amanda Drew; Seconded by John Whitney. *All in favor; motion passed*

- c. Application #18-04: Request to conduct regulated activities (install planting beds and stone mulch) within the Upland Review Area at adjacent to the Community Gardens at 80 Coles Road. The Town of Cromwell is the Applicant and the Owner.

Director of Planning and Development Stuart Popper presented the application and describing expansion of the Community Gardens and the location of the proposed Children's Garden .

A motion to find the proposed activities within the upland review area to be an insignificant activity was made by John Whitney; Seconded by Amanda Drew. *All in favor; motion passed.*

A motion to approve Application #18-04 was made by Wynn Muller; Seconded by Amanda Drew. *All in favor; motion passed*

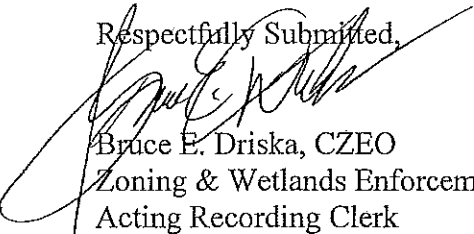
10. Commissioner's Comments and Reports

There were no Commissioner comments or reports.

11. Adjourn

Motion to adjourn at 6 :14 p.m. by Joseph Corlis; Seconded by Amanda Drew
All in favor; Motion passed.

Respectfully Submitted,



Bruce E. Driska, CZEO
Zoning & Wetlands Enforcement Officer
Acting Recording Clerk

Application # 18-06

**TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
APPLICATION TO CONDUCT REGULATED ACTIVITY**

Street Address: 150 Country Squire Drive	Map/Block/Lot: 14-9 Volume/Page: 1486/142
Applicant: Cromwell Village Associates, LLC	Owner: Country Squire Site, LLC
Address: c/o Joseph P. Williams, Esq. Shipman & Goodwin LLP One Constitution Plaza Hartford, CT 06103-1919	Address: 10 Sachem Drive Cromwell, CT 06410
Phone: 860-251-5127	<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> See attached authorization letter. Signature:
Parcel ID #: 00336000	

Reason for the Proposed Wetland or Upland Review Area Disturbance <i>(not a description of the project, but an explanation of why this disturbance is necessary to complete the project):</i>
The proposed project consists of building seven multifamily residential buildings including an amenities building and a pool. Construction of a portion of one building and part of the emergency access drive in the upland review area for the proposed multi-family development. No other access point is feasible to provide emergency access and it was required as part of the PRD/Master Plan approval. The drive width was minimized and was located to minimize disturbance in the upland review area.


Area of Wetland Impacted by this Project (in square feet or acres):	0
Area of Upland Review Area Impacted by this Project (in square feet or acres):	10,175 s.f.

Application # _____

Description of Alternative Methods Considered, and Justification for Method Chosen:
No direct wetland impacts are proposed. Emergency access drive must connect to the development to the east. Existing site has previously developed. Erosion controls will protect the wetland against temporary construction related activities.

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 / No <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Not Applicable
Has a copy of the plans been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	Yes / No <input checked="" type="checkbox"/> 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

5/30/18
Date of Submission

JOSEPH WILLIAMS - ATTY. FOR APPLICANT
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 # 18-07

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street	Map/Block/Lot:
Address: 204 Main Street	Volume/Page: 829/185
Applicant: Town of Cromwell	Owner: Town of Cromwell
Address: 41 West Street	Address:
Phone: 860-632-3422	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 #: 00321700	

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):

conduct regulated activities, transfer of materials from River Road side of 204 Main Street to area north of Frisbee Park. (within 200' of Ct River)

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

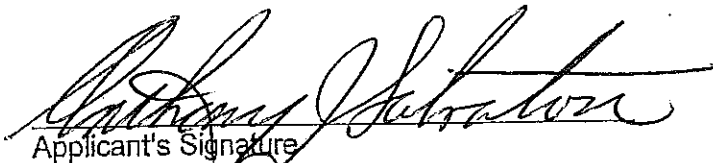
Area of Upland Review Area Impacted by this Project
(in square feet or acres): 2,000 s.f.

Application # _____

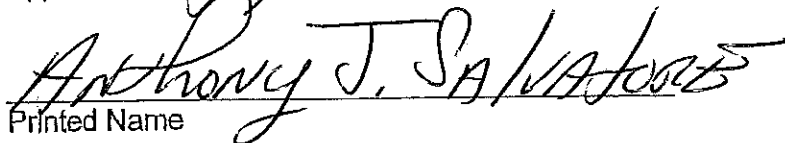
Description of Alternative Methods Considered, and Justification for Method Chosen:

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 / 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 / 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 / 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

Date of Submission


Printed Name

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Application # 18-08

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: 60 River Road	Map/Block/Lot: Volume/Page: 1554/6
Applicant: Town of Cromwell	Owner: Town of Cromwell
Address: 41 West Street	Address: 41 West Street
Phone: 860-632-3422	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 #: 0095500	

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):

Rebuild the sea wall, and regrade parking lot to direct runoff to swale to the south.

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

Area of Upland Review Area Impacted by this Project
(in square feet or acres): 8,000 s.f.

Application # _____

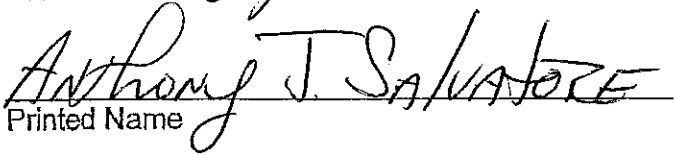
Description of Alternative Methods Considered, and Justification for Method Chosen:

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 / 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 / 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 / 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

Date of Submission


Printed Name

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