



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

SPECIAL MEETING
5:30 PM TUESDAY, MARCH 27, 2018
ROOM 224
CROMWELL TOWN HALL, 41 WEST STREET

AGENDA

RECEIVED FOR RECORD
Mar 20, 2018 08:47A
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. December 6, 2017
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 #18-01: Request to conduct regulated activities (construction of a stormwater detention basin and drainage discharge) within the Upland Review Area at 76 Field Road. Carrier Group, Inc. is the Applicant and the Owner.
 - b. Application #18-02: Request to conduct regulated activities (grade and fill to install a temporary office trailer) within the Upland Review at 1000 Corporate Row. GKN Aerospace is the Applicant and BUHL Land East III LLC is the Owner.
 - c. Application #18-03: Request to conduct regulated activities (removal of tree stumps and grading) within the Inland Wetlands (per the Town Map) and Upland Review Area at 31 River Road. Kelly A. Maher is the Applicant and the Owner.
 - d. Application # 18-04: Request to conduct regulated activities (install planting beds and stone mulch) within the Upland Review Area adjacent to the Community Gardens at 80 Coles Road. The Town of Cromwell is the Applicant and the Owner.
10. Commissioners' Comments and Reports:
11. Adjourn

RECEIVED FOR FILING
12-8 2017 at 12:49 PM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
REGULAR MEETING
7:00 P.M. WEDNESDAY, DECEMBER 6, 2017
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES

[Signature]
TOWN CLERK

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

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 7:01 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates: NONE

4. Approval of Agenda

The election of officers was added as Item 7B under Town Planner Report.

A motion to approve the amended agenda was made by Wynn Muller, Seconded by G. Alden Nettleton. *All in favor; motion passed.*

5. Approval of Minutes:

a. November 1, 2017: A motion to approve as presented was made by G. Alden Nettleton, Seconded by Wynn Muller. *All in favor; motion passed.*

6. Development Compliance Officer Report

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

Mr. Driska referenced his report that was part of the Agency's packet. He said there were no active or outstanding Cease and Desist Orders. There was a question on the status of Willowbrook Road. Jon Harriman responded, saying work was in the process of being shut down for winter and the road re-opened. The final elevation and paving would occur in the spring. Mr. Driska said he had been performing daily inspections.

7. Town Planner Report

Mr. Popper said that Planning and Zoning had approved an application for the construction of a new clubhouse at the TPC, beginning in summer of 2018 and projected

to be completed in time for the 2019 tournament. It would be a 40,000 square foot building in roughly the same location.

- a. Approval of 2018 Meeting Calendar: John Whitney made a motion to approve the 2018 meeting calendar; Seconded by Bill Yeske. *All in favor; motion passed.*
- b. Election of Officers: Wynn Muller made a motion to elect Joseph Corlis as Chairman. Seconded by Bill Yeske. *All in favor; motion passed.* Wynn Muller made a motion to elect John Whitney as Vice Chairman, Seconded by Bill Yeske. *All in favor; motion passed.* John Whitney made a motion to elect Wynn Muller as Secretary; Seconded by Bill Yeske. *All in favor; motion passed.*

8. Public Comments

There were no public comments at this time.

9. New Business:

- a. Application #17-14: Request to conduct regulated activities (construction of a storm water management area and grading) within the Upland Review Area at 120 County Line Drive. ARCO National Construction is the Applicant and Gardener's Nursery and the Town of Cromwell are the Owners.

John Gilmore of Milone & MacBroom presented the application. He stated that a similar application had been approved recently but the applicant wanted to expand the proposed building from 356,000 square feet to 403,000 square feet and add in a ring road to allow the building to be segmented in the future. Therefore, they required a minor increase in the size of the stormwater management basins, but there would still be a net reduction in runoff.

William Root, Soil Scientist with Milone & MacBroom, stated that the increased building size and impervious area would require a larger detention basin so there would be a larger impact on the Upland Review Area of about 33,000 square feet, but no direct, significant or negative impact on the wetlands. Some clearing and grading was proposed.

The construction of the ring road would require the filling of an isolated wetland pocket. Currently, an intermittent watercourse carries runoff to this wetland. He described it as a washout area that did not provide wildlife habitat. Once the runoff was controlled, the wetland area would become filled in. It was about 1700 square feet.

Mr. Gilmore said that the stormwater management calculations considered a 100 year storm and that overall peak rate runoff would be reduced.

Brock Evan, with Milone & MacBroom, said that they used the rainfall data provided by NOAA, which is continuously updated.

Jon Harriman stated that the proposal met or exceeded all town standards and that they were using updated data and retaining all water quality data on site. He supports the application.

Wynn Muller stated that they had found the previous activity insignificant, but now there was an impact proposed on a wetland. Mr. Popper said that if the Agency finds the filling of the small wetland pocket to be significant, the Town will submit an application for a public hearing on that matter at a future meeting. He asked the Agency to only consider the expanded Upland Review Area impact instead. Mr. Gilmore said that the applicant doesn't need to fill in this particular area, but they are trying to cooperate with the town's request to control the erosion in that area.

Wynn Muller made a motion to approve Application #17-14: Request to conduct regulated activities (construction of a storm water management area and grading) within the Upland Review Area at 120 County Line Drive, as amended to remove the proposed filling of the wetlands to be heard at a later date. Seconded by Bill Yeske. *All in favor; motion passed.*

10. **Commissioners' Comments and Reports:** Wynn Muller said that the reading of the minutes is required annually by the Bylaws of the Agency. He made a motion to prepare a summary of the Bylaws and present them at the next meeting. Seconded by Bill Yeske. *All in favor; motion passed.*

11. **Adjourn:** Motion to adjourn at 7:30 pm by Chairman Corlis.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk

Application # 18-01

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street 76 Field Road, 59R Nooks Hill Road Address: 10 South Ridge Lane	Map/Block/Lot: 66-130, 57-142, 57-142B Volume/Page: 1580/42, 1580/42, 1580/74
Applicant: Carrier Group, Inc.	Owner: Carrier Group, Inc.
Address: 68A South Canal Street Plainville, CT 06062	Address: 68A South Canal Street Plainville, CT 06062
Phone: (860)793-6805	<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 #: 00322300, 00323700, 00322000	

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>):
There is a small area of disturbance in the upland review area associated with the construction of a stormwater detention basin and drainage discharge. This disturbance is necessary to provide adequate stormwater management area from the proposed development to maintain the water quality and quantity of the stormwater leaving the site.

Area of Wetland Impacted by this Project (in square feet or acres): 0 sf
Area of Upland Review Area Impacted by this Project (in square feet or acres): 14,650 sf

Application # 18-01

Description of Alternative Methods Considered, and Justification for Method Chosen:
No direct wetland impacts are proposed and the disturbance to the upland review area was minimized to the maximum extent possible by locating the stormwater management basins to reduce the amount of upland review area impacted by the proposed development.

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.

The Carrier Group, Inc.

by 
Applicant's Signature

2-27-18
Date of Submission

Its Vice President duly authorized

Patrick Carrier
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 # 18-02

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street <u>1000 CORPORATE ROW</u>	Map/Block/Lot:
Address: <u>CROMWELL, CT-06416</u>	Volume/Page:
Applicant: <u>GKN AEROSPACE</u>	Owner:
Address: <u>1000 CORPORATE ROW</u> <u>CROMWELL, CT-06416</u>	Address:
Phone: <u>866-613-0236X129</u>	<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>
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):

Temporary office Trailer to be placed in back of the facility as shown on the plans -


Area of Wetland Impacted by this Project (in square feet or acres):	<u>- 0 -</u>
Area of Upland Review Area Impacted by this Project (in square feet or acres):	<u>60' x 40' → 2400 SQ. FT</u>

Application # 1802

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

2/28/2018

Date of Submission

Nick Shah

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.



GKN Aerospace
Services Structures Corp
1000 Corporate Row
Cromwell, CT 06416-2074
USA
(860) 613-0236
(860) 613-1624

Date: March 16, 2018
Town Of Cromwell, Planning & Zoning Department cc Health Dept
Attn: Stuart Popper, Director of Planning

Subject: Request for a Temporary Office Trailer at 1000 Corporate Row, Cromwell, CT

Mr Stuart Popper

G K N Aerospace is requesting Town of Cromwell approvals to place a Temporary Office Trailer at our facility. Immediately upon all necessary approvals.

We are in need of additional office space for contract employees who cannot be housed within our secured site due to security requirement for our business.

There will be 10 employees and the hours of operation are 8-5 Monday thru Friday.

We will be in need of this space for approximately 10 to 12 months based on the contract completion for the staff. There is no plumbing either water or sewer connection proposed. This trailer has a holding tank to be serviced as needed.

We are providing necessary plans and documents to comply with Town of Cromwell requirement for this approval.

A brief description of the construction sequence is as follows

- 1- Have a preconstruction meeting with the Town.
- 2: Get all S&E in place as shown on the plan.
- 3: Layout sonotube locations for trailer support and pour concrete.
- 4: Remove topsoil in the area of trailer and place crushed stone pad (18 cy+-) for storm water mitigation.
- 5: Set trailer and install electrical and communication lines.
- 6: Contact the Town prior to removing for a pre-removal discussion.

We thank you and the Town of Cromwell for expediting the permitting process to place the Trailer soon as possible to start the project.

Please let us know if we need to provide any further information at this time.

Thank you and the Town of Cromwell, for your help and support.

Sincerely

Nick Shah
Plant Engineer for GKN Aerospace.

Application # 18-03

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street: 31 River Rd. Address: Cromwell, Ct 06416	Map/Block/Lot: 52/60/15 Volume/Page: 1547/139
Applicant: Kelly Maher	Owner: Kelly Maher
Address: 31 River Rd. Cromwell, Ct 06416	Address: 31 River Rd. Cromwell, Ct 06416
Phone: 860-604-7808	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: Kelly Maher
Parcel ID #: 1933	

*Just purchased the property and was trying to level to existing property I owned.

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):

- 3 trunks of trees to be grinded - removal of trunks - ^{taken down due} to safety
- level lot - move dirt from front of Property to back to level lot - there are big holes in the front that will fill in - safety
- remove top portion of hill by road - safety reason to see oncoming cars - blind corner somewhat

to existing property

* why - level the lot to other property to match previously owned

Area of Wetland Impacted by this Project (in square feet or acres): 26 Acres (11,299,450 SF)
Area of Upland Review Area Impacted by this Project (in square feet or acres): 26 Acres (11,299,450 SF)

Application # 18-03

Description of Alternative Methods Considered, and Justification for Method Chosen:
- grinding 3 trucks - least disturbance
- level lot - move pre-existing dirt to level lot to previously used
- move dirt from hill to other areas where needed - not bring in fill
that way fill will not be needed
- Remove prickles from berm - overgrowth so can be maintained

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 A. Maher
Applicant's Signature

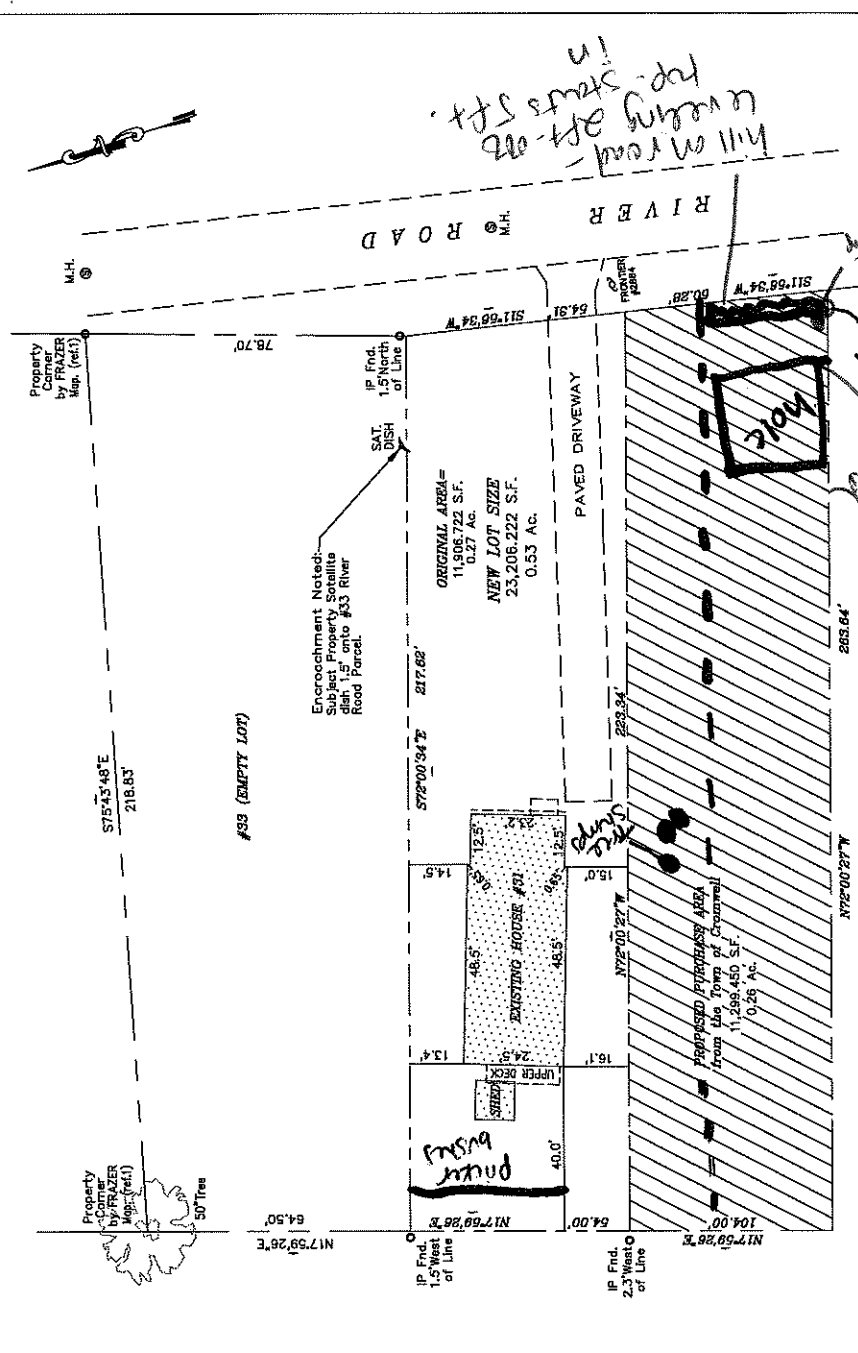
3/2/18
Date of Submission

KELLY A. MAHER
Printed Name

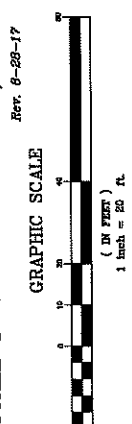
The Cromwell Inland Wetlands and Watercourses Agency has detailed environmental information on many of the wetland areas in town. The applicant is strongly encouraged to request a copy of this information.

- MAP REFERENCES:**
- 1) MAP OF FRASER PROPERTY, RIVER ROAD, CROMWELL, CONN. APRIL 1989. SCALE 1"=40 FT. LOUIS F. QUIRK CIVIL ENGR.
 - 2) MAP OF PROPERTY OF MAE SCHNEER, MAIN STREET CROMWELL, CONN. SCALE 1"=80'. DECEMBER 1965. * KRAITZERT & JONES
 - 3) CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF CROMWELL, HARLOW-TOWN ROAD, FROM SOUTH STREET SOUTHERLY TO THE MIDDLETOWN TOWN LINE. ROUTE No. 10. SCALE 1"=40'. APPROVED DATE 11-29-81. NUMBER 398.
 - 4) MAP OF PROPERTY OF MAE SCHNEER, MAIN STREET CROMWELL, CONN. SCALE 1"=80'. DECEMBER 1965. * KRAITZERT & JONES
 - 5) SITE DEVELOPMENT PLAN, LAND OF DAVID BUZZE, JR., 51 RIVER ROAD CROMWELL, CT. DATE 2/01/04. SCALE 1"=20'. REVISION 4/3/04. CONKLIN & SOROKA

N/E TOWN OF CROMWELL



IMPROVEMENT LOCATION MAP
SHOWING
LAND TO BE PURCHASED FROM
THE TOWN OF CROMWELL
PREPARED FOR
KELLY A. MAHER
#31 RIVER ROAD
CROMWELL, CT.
SCALE 1"=20' FEBRUARY 10, 2017



- NOTES:**
1. RIVER ROAD STREET LINE NOT ESTABLISHED. (90' HEAD)
 2. THE PROPERTY LINE BETWEEN #31 & #33 IS SUBJECT TO A PROPERTY LINE AGREEMENT. (AS PER MAP REFERENCE 5.)
 3. THE PROPERTIES ARE IN A FLOOD ZONE.

CERTIFICATION:

1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CONSTRUCTION AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 29, 1965 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF SURVEYORS, INC. PURSUANT TO AND AS SET FORTH IN THE CONSTITUTION AND THE REGULATIONS OF A BOUNDARY SURVEY. THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS 4-2 SURVEY.

2) THIS MAP AND SURVEY WERE PREPARED FOR KELLY A. MAHER AND SHE HAS REVIEWED THIS MAP AND HER NAME IS PRINTED THEREON IN FULL AND IN THE PRESENCE OF OTHER PARTIES IN NOT AUTHORIZED OR VALID.

3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION THIS SEAL AND ORIGINAL LINE SEAL AND SIGNATURE OF THE SURVEYOR. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNER INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER D. FLYNN
KENNETH R. CYR
NOT VALID UNLESS ORIGINAL SIGNATURE, LIFE STAMP, & PAISED SEAL ARE APPRESENT.

CELL# #0792
CELL# #7016

DATE

FLYNN & CYR LAND SURVEYING, LLC
105A PARSONS AVE. #605-607-7008
BEECH, CONNECTICUT 06407

Amount of dirt to be removed from front hill: (edge of road-5 feet from edge of road-only the top leveled)

Hill in front-removing 2 feet of dirt height wise to level to property I previously owned.

25 x 14 = 350 depth of hill

19 x 25 = 475 front of hill

25 x 14 = 350 side of hill

Total 1175=44 x2 = 88

Size of Hole: (14 feet from the edge of the road)

Hole in purchased property to fill with soil -50 cubic feet

Work to be done:

1. Remove the amount of dirt above to fill hole on property purchased and to level lot to previously owned property line. (can use soil to fill hole and will make a better line of sight for pulling out of driveway-somewhat blind right now)
2. Fill hole on purchased property with dirt from front hill (that way pre-existing soil can be used and fill does not have to be brought in)
3. Remove wild pricklers from berm in back-overgrowth and cleans it up
4. Remove 3 tree stumps-grind them-least disturbance

Application # 18-04

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

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: <u>80 Coles Road</u>	Map/Block/Lot: Volume/Page: <u>763/344</u>
Applicant: <u>Town of Cromwell</u>	Owner: <u>Town of Cromwell</u>
Address: <u>41 West Street</u>	Address: <u>41 West Street Cromwell, CT 06416</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 #:	

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 proposed raised beds and stone mulch will be located between the community gardens and the brook and wetlands area to the east

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): 1,600 s.f.

Application # 18-04

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 / <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 / 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

3/5/18
Date of Submission

Anthony J. SALVATORE
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.

Cromwell Garden



Google CARS

1" = 75 ft
Report & Map error

Property Information

Property ID 03050000
Location 80 COLES ROAD
Owner CROMWELL TOWN OF



**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.

Parcels updated 1/1/2018
Properties updated daily



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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Parcels updated 1/1/2018
Properties updated daily

QTY 30

