



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

REGULAR MEETING
7:00 WEDNESDAY, MARCH 3, 2021
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 3, 2021
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 Application:
 - a. Application #21-03: Request to conduct activities within the Upland Review Area to allow for the development of a single-family subdivision at 60 and 80 Hicksville Road. John Zaleski is the Applicant and Adelbrook Community Services, Inc. is the Owner. **(New Application)**
10. Public Hearings:
 - a. Application #21-01: Request to conduct activities within the Inland Wetlands and Upland Review Area to allow for the development of a single-family subdivision at 60 and 80 Hicksville Road. John Zaleski is the Applicant and Adelbrook Community Services, Inc. is the Owner. **(Application Withdrawn and the Public Hearing Cancelled for this Application)**
 - b. Application #21-02: Request to conduct activities (filling and grading) within the Inland Wetlands and Upland Review Area at 241 and 251 Main Street to allow for the installation of digital billboard. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.
11. Commissioners' Comments and Reports:
12. Adjourn

RECEIVED FOR RECORD
Feb 25, 2021 01:35P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Inland Wetlands and Watercourses Agency
REGULAR MEETING
7:00 PM WEDNESDAY, FEBRUARY 3, 2021
Room 224
Cromwell Town Hall, 41 West Street
Meeting Minutes

Present: Chairman Joseph Corlis, John Whitney, Bob Donohue, William Yeske, and Wynn Muller (via phone)

Absent: David Adametz

Also, Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska and Town Council Liaison Al Waters

1. Call to Order:

The meeting was called to order by Chairman Joseph Corlis at 7:03 PM.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates:

No alternates were seated.

4. Approval of Agenda:

Mr. Popper asked that Application #21-02 be added to New Business Accept and Schedule New Application. It would be Item B. Also, Mr. Popper would like to change the order of the agenda to hear the Public Hearing before the New Business Accept and Schedule New Application. A motion to approve the agenda as amended was made by John Whitney; Seconded by William Yeske. *All in favor; motion passed.*

5. Approval of Minutes:

A motion to approve the meeting minutes of January 6, 2021 was made by John Whitney; Seconded by Wynn Muller. *All in favor, motion passed.*

6. Development Compliance Officer Report:

Mr. Bruce Driska, Development Compliance Officer, asked Commission if there were any questions or comments on the spreadsheet included in their packet. At Starbucks, the plants are in and stabilized at the stormwater detention pond. The only other item would be installing a trash rack to prevent the accumulation of trash causing water backup at the north-end of the parking lot. That rack will be installed soon. Stabilization has been completed at the Shadow Lane pond. It was a tedious process, but it was completed so that there would be no loss of soil. The Commission had no questions or comments

7. **Town Planner Report:**

Starbucks is scheduled to have a soft opening on Friday, February 5 and the grand opening with ribbon cutting on Monday, February 8, 2021 at 1:00 p.m. Mr. Popper reported that we are very pleased to have Starbucks in Cromwell. Work on the Nike site continues and that is moving along well. Mr. Driska has been up there monitoring any issues that have occurred over the last couple of months. Development continues at Arbor Meadows off Field Road with the development of single-family homes. Mr. Popper indicated that we do have a new application this evening which will be a single-family subdivision at 60 and 80 Hicksville Road and we have the applicant's engineer here tonight to describe those activities. There were no questions or comments and the Commission thanked Mr. Popper.

8. **Public Comments:**

None

9. **Public Hearing:**

Application #20-15: Request to conduct activities within the Inland Wetlands and to allow for the construction of a garage and breezeway at 31 River Road. Kelly Maher is the Applicant and the Owner.

Mr. Popper read the Public Hearing notice for Application #20-15: request to conduct activities within the Inland Wetlands and to allow for the construction of a garage and breezeway at 31 River Road. Kelly Maher is the Applicant and the Owner. Mr. Popper asked the Commission to give attention the map that he handed out. There was a question raised at the last meeting regarding the original construction of this home. Mr. Popper did some research and found that an Inlands Wetlands permit was issued back in 2004 for the construction of what was at that time a commercial building which was later turned into a single-family home. As shown on the map, at that time the wetlands boundary was based on the town mapping done in 1994 which indicated that the building was outside the upland review area and not located in the wetlands. Mr. Popper did some measuring and concluded that since this was based on 1994 mapping, he asked that the Commission allow for the construction of the garage and breezeway at 31 River Road. Mr. Popper asked if the Commission had any questions for the applicant and they did not. Wynn Muller indicated that the applicant cannot be liable for the previous mapping, therefore; the Commission should approve the application based on the 1994 mapping showing that the construction is outside the Inland Wetlands area. But Mr. Muller would like to know why it was changed. Bob Donohue made a motion to approve Application #20-15; seconded by William Yeske. *All in favor; motion approved.*

10. **New Business Accept and Schedule New Application:**

Application #21-01: Request to conduct activities within Inland Wetlands and Upland Review Area to allow for the development of a single-family subdivision at 60 and 80 Hicksville Road. John Zaleski is the Applicant and Adelbrook Community Services, Inc. is the Owner.

Mr. Popper introduced Mr. John Wagenblatt, Principal, LRC Group at 160 Main Street, Cromwell. Mr. Wagenblatt distributed a Wetlands Assessment Report completed by Martin Brogie, Inc. Environmental Services. The Applicant, John Zaleski is proposing a 9-lot subdivision of an approximate 20-acre parcel located along West Street and Hicksville Road. The proposed activity is going to occur within the upland review area and within the inland wetlands. After listening to the presentation, the Commission will need to determine whether this is considered "significant activity".

Mr. Wagenblatt began his presentation of the proposed subdivision to be located on the Adelbrook property. The proposed subdivision consists of nine lots. Seven along Hicksville Road, and two rear lots one along West Street and one off Hicksville Road. Each one will be serviced by municipal water and sewer. The wetlands disturbance is about 487 square feet.

Mr. Popper suggested to the Commission that we find that it is a significant activity and require that a Public Hearing be held. This has not yet been reviewed by the Town Engineer. First the Commission needs to determine whether this is significant activity.

John Whitney made a motion determining significant activity and scheduling a Public Hearing for March 3, 2021. Seconded by William Yeske. *All in favor; motion passed.*

Application #21-02: Request to conduct activities within the Inland Wetlands and Upland Review Area at 241 and 251 Main Street to allow for the installation of digital billboard. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.

Mr. Popper distributed the Application to Conduct Regulated Activity and attached map. The Planning and Zoning Commission did not like the location that was approved by the Inland Wetlands Commission; therefore, Mr. Bitgood is requesting to move the location of the pole for the digital billboard to be in the wetlands area. It will require between 10 to 20 square feet of wetlands disturbance.

John Whitney made a motion determining significant activity and scheduling a Public Hearing for March 3, 2021. Seconded by Bob Donohue. *All in favor; motion passed.*

11. Commissioner's Comments and Reports:

None.

12. Adjourn

A motion to adjourn was made by John Whitney at 7:34 PM. *All in favor; motioned passed.*

Respectfully submitted,

Michelle Armetta/SBP

Michelle Armetta
Recording Clerk

Application # 21-03

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: 60 & 80 Hicksville Road	Map/Block/Lot: 30/25 & 31/71 Volume/Page: 1473/34 & 1473/35
Applicant: Jay Zaleski	Owner: Adelbrook Community Services, Inc. & Adelbrook, Inc
Address: 48 Evergreen Road, Cromwell, CT 06416	Address: 60 Hicksville Road, Cromwell, CT 06416
Phone: 860-883-4717	<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: <i>Alyssa Roduti</i>
Parcel ID # 00085100 & 10701400	

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>):
See Attached Addendum


Area of Wetland Impacted by this Project (in square feet or acres): 0 s.f.
Area of Upland Review Area Impacted by this Project (in square feet or acres): 64,654 s.f.

Application # 21-03

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

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input 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

2-24-21

Date of Submission

Sohu Zaleski

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.



**Addendum to Town of Cromwell Inland Wetlands and Watercourses Agency
Application to Conduct Regulated Activity
VISTA ESTATES
Hicksville Road & West Street**

Reason for the Proposed Wetland or Upland Review Area Disturbance:

There is proposed upland review area disturbance on lots 2, 8 & 9. The upland disturbance on lot 2 & 9 is needed since the best location for lot-related storm water management is the lowest portion of each lot. On lot 8, minimal site grading is necessary for the construction of the house. The upland review area disturbances are all located near "fringe" wetlands along the upper portions of the wetland system. These wetlands do not exhibit the functions and values provided by the "core" wetlands located closer to Chestnut Brook and the onsite pond. The fringe wetlands appear similar to adjacent uplands with regard to forest composition and habitat. As such, encroachment into the review zone associated with these wetlands does not diminish their existing functions and values.

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

Along proposed lots 1 and 3 through 8 off of Hicksville Road the connection to the existing sanitary sewer was considered as a direct connection from each of the proposed house's to the sewer line that runs along Chestnut Brook which would require crossing the existing wetlands on the west side of the easement and greatly increasing the wetland disturbance. A second sewer line consideration would include a separate sanitary sewer line that would traverse the back of the same proposed lots, parallel to the sewer line and tying into the easement at the first manhole north of Hicksville Road. This would increase the disturbance in the upland review area.

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

Connecticut SBE Certified

160 West Street, Suite E
Cromwell, CT 06416
Tel: (860) 635-2877
Fax: (860) 635-4226

Offices in Connecticut, New York and New Jersey

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TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
LEGAL NOTICE

The Cromwell Inland Wetlands and Watercourses Agency will hold a Regular Meeting and a Public Hearing on Wednesday, March 3, 2021 at 7:00 pm in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #21-01: Request to conduct regulated activities (filling and grading) within the Inland Wetlands and Upland Review Areas to allow for the construction of driveway and the drainage improvements at 60 and 80 Hicksville Road. John Zaleski is the Applicant and Adelbrook Inc. is the Owner.
(Application Withdrawn and the Public Hearing Cancelled for this Application)
2. Application #21-02: Request to conduct activities (filling and grading) within the Inland Wetlands and Upland Review Area at 241 and 251 Main Street to allow for the installation of digital billboard. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.

Joseph Corlis
Chairman

Dated in Cromwell, Connecticut this 16th day of February 2021

Popper, Stuart

From: John Wagenblatt <johnw@lrcconsult.com>
Sent: Wednesday, February 24, 2021 3:30 PM
To: Popper, Stuart
Subject: Vista Estates Subdivision

Stuart,

We would like to withdraw the IWWC application 21-01 Applicant Jay Zaleski including the meeting PH scheduled for March 3, 2021.

Thank you.

Sincerely,

John Wagenblatt, LS
Principal

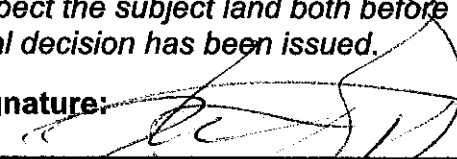
160 West Street, Suite E
Cromwell, CT 06416
Office (860) 635-2877
Fax (860) 635-4226
Cell (860) 227-3809



Additional Offices In:
Poughkeepsie, NY
Mahwah, NJ

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

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: 241/251 Main Street	Map/Block/Lot: 52-8B & 52-8
	Volume/Page: 1557/316 & 1505/190
Applicant: RODNELLA REALTY	Owner: RODNEY BITGOOD
Address: 263 MAIN ST CROMWELL	Address: 263 MAIN ST CROMWELL CT 06416
Phone: 860-613-2355	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 # 00480800 & 00278500	
	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):

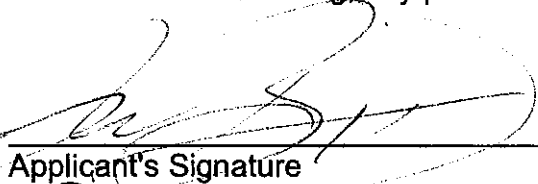
In order to place the billboard as close to the highway while being outside of the wetlands, the billboard is placed within the upland review area. All area around the proposed pylon will be restored to existing conditions. The only permanent disturbance will be the area of the physical pylon.

Area of Wetland Impacted by this Project (in square feet or acres):	12.6 sq. Ft.
Area of Upland Review Area Impacted by this Project (in square feet or acres):	4' Diameter Pylon (12.6 Sq. Ft.)

Description of Alternative Methods Considered, and Justification for Method Chosen:
Wetlands and Upland Review Area take up most of the land on site. Any location where there would be no disturbance would be too far from the highway for the billboard to be seen.

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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

2/3/21

 Date of Submission

RODNEY BITGOOD

 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.

#241-251 Main Street, Cromwell Site Plan Narrative.

A single sided billboard is proposed on site. Vehicles will enter the site via the current curb cuts, with the existing parking lot being used as a staging area. A 50' long tracking pad is proposed with timber matting the remainder of the travel path. All disturbed areas will be surrounded by silt fence. Timber matting to be removed upon completion of billboard installation. Silt fence to remain until all work is completed and disturbed areas seeded and stabilized.

Installation will consist of a 6' diameter, 0.875" thick support pipe. Holes will be drilled into the hollow pipe to allow for flood water to freely enter and exit the interior of the pipe.

In conformance with Town regulations, the top of the billboard will be no higher than 50' above the adjacent highway (CT Route 9).

A small amount of material (19 Cu. Ft. minimum) is proposed to be removed from the site to offset the volume taken up by the walls of the support column.

There is expected to be 2,182 sq. ft. of wetland disturbance and 1,455 sq. ft. of upland review area disturbance, for a total area disturbed of 3,637 sq. ft. All disturbed area to be seeded and stabilized upon completion of installation.