



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

REGULAR MEETING
7:00 WEDNESDAY, NOVEMBER 1, 2017
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. September 27, 2017
6. Development Compliance Officer Report:
 - a. Introduction of Bruce Driska New Development Compliance Officer
 - b. Status of On-going Project and Existing Cease and Desist Orders
7. Town Planner Report:
8. Public Comments:
9. New Business:
 - a. Application #17-11: Request to conduct regulated activities (construction of a storm water management area) 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.
10. Commissioners' Comments and Reports:
11. Adjourn

RECEIVED FOR FILING
10/26/2017 at 1:22PM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Gloria Pruden Gast, Asst.
TOWN CLERK

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
SPECIAL MEETING
5:30 PM WEDNESDAY SEPTEMBER 27, 2017
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES

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

Absent: Amanda Drew, G. Alden Nettleton

Also Present: Director of Planning and Development Stuart Popper

RECEIVED FOR FILING
10/3 2017 at 3:21 P.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

1. Call To Order

The meeting was called to order by Chairman Corlis at 5:38 p.m.

2. Roll Call

The presence of the above members was noted.

Gloria Prendergast
asst TOWN CLERK

3. Seating of Alternates: NONE

4. Approval of Agenda

A motion to approve the agenda was made by Wynn Muller, Seconded by William Yeske.
All in favor; motion passed.

5. Approval of Minutes:

a. August 2, 2017: Wynn Muller was unable to vote on this item; therefore there was no quorum. A motion to table this item was made by John Whitney; Seconded by Wynn Muller. *All in favor; motion passed.*

6. Development Compliance Officer Report

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

Mr. Curtin was not present and there was no report. Mr. Popper said he would ask Mr. Curtin to forward the Agency members copies of his report to be delivered via mail.

7. Town Planner Report

Mr. Popper said that there were no other applications pending. The next possible application would be at 120 County Line Drive if that development moves forward.

8. Public Comments

There were no public comments at this time.

9. New Business:

- a. Application #17-10: Request to conduct regulated activities (relocate soil onsite and grade the field) within the Upland Review Area at 204 Main Street. The Town of Cromwell is the Applicant and the Owner.

Jon Harriman, Town Engineer, presented the application on behalf of the Town of Cromwell. He stated that 204 Main Street is Frisbee Park and that the work proposed would allow the park to be better utilized. Currently, all available parking is used during events such as the Farmers Market and can conflict with the boating club's parking area. The town is proposing to grade the grass field to the north, to mow the field, and to install a new gated entrance from Main Street. Mr. Harriman reviewed the map with the Agency. He stated that he did not believe that runoff would be an issue because the area was heavily vegetated. If there was additional development proposed in the future, the Town would present a separate application to the Agency.

Mr. Popper stated that the Agency could choose to authorize town staff to issue the permit for activity within the Upland Review Area in the riparian zone district or vote on the application.

There was some discussion as to the Agency members' preference for proceeding. Wynn Muller made a motion to find that there was no significant activity; Seconded by William Yeske. *All in favor; motion passed.* Wynn Muller made a motion to approve the application as presented; Seconded by John Whitney. *All in favor; motion passed.*

- b. Request to remove trees within the tree preservation area along Coles Road at 12 Twin Oaks Drive for the widening of Coles Road. The Town of Cromwell is the Applicant and Marc and Roberta Glass are the Owners.

Jon Harriman, Town Engineer, presented the request on behalf of the Town of Cromwell. He stated that the town had received a grant from the State Department of Transportation, which would be used for widening Coles Road. As part of the project, they would be adding sidewalks, resolving some sightline issues, and widening the road width to thirty (30) feet. The approval of the Twin Oaks subdivision had a provision for a tree preservation area, which was under the jurisdiction of this Agency. There was no proposed impact on any wetlands. Mr. Harriman explained that because of the steep grade of the embankment, they needed to cut into the slope in order to widen the road. He reviewed the site map and some recent photographs of the area. Per the Preservation Easement Agreement, trees over fourteen (14) inches in caliper at thirty-six (36) inches in height could only be removed by permission of the Agency. The site would ultimately be restored to DOT and DEEP stormwater management specifications. Mr. Harriman stated that the town had a 50 foot right of way, but that the project would require going beyond that, onto privately owned land. He also stated that he recommended the use of an erosion control mat.

There was some discussion regarding the position of the property owners. Mr. Harriman said that they were opposed to the installation of sidewalks on their property and that the DOT was currently in negotiations with them regarding this matter.


Wynn Muller asked if the property owners had been advised of tonight's meeting. Mr. Harriman said no, but that all affected property owners had been invited to a prior informational meeting. Mr. Popper clarified that tonight's request only concerned the cutting of trees. Any additional work, such as replanting and/or grading would require a separate application to the Agency. He also said that the text of the Agreement uses the word "Application", and if the Agency wished him to do so, he could formalize the request. Wynn Muller indicated his desire for more time to review the Agreement. There was some discussion regarding the possible impact of a delay on the project moving forward. Mr. Popper advised the Agency that they have the authority to grant permission for the tree-cutting in general. They can approve the request, conditioned on requiring a final design plan, which would detail the number and size of trees to be removed, as it concerns those over fourteen (14) inches.

John Whitney made a motion to approve the request, conditioned upon having final design review of those trees over fourteen inches in caliper proposed to be removed; Seconded by William Yeske. *All in favor; motion passed.*

10. Commissioners' Comments and Reports: NONE


11. Adjourn: Motion to adjourn at 5:58 pm by Chairman Corlis.

Respectfully Submitted,


Julie C. Petrella
Recording Clerk

Application # _____

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

Street 120, 100 County Line Drive, 161 Coles Rd. Address: Cromwell	Map/Block/Lot: 26-10-12, (26-10-12A, 25-10-24) Volume/Page: 86/609, (166/281, 727/15)
Applicant: ARCO National Construction	Owner: Gardners Nurseries, (Town of Cromwell)
Address: 900 N Rock Hill Road, St. Louis, MO 63119 259 Shunpike Rd & 41 West St Cromwell, CT 06416	Address: Brook Street, Rocky Hill CT 06067 (259 Shunpike Road, Cromwell CT 06416) (41 West Street, Cromwell, CT 06416)
Phone: 314-963-0175, 860-632-3420	<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 #: 00189500 00114100 00065700	
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):
There are no direct wetland impacts from the proposed project. There is approximately 1.04 acres of activity in the upland review area. 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 acres
Area of Upland Review Area Impacted by this Project (in square feet or acres):	1.04 acres

Application # _____

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 No direct wetland impacts
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

10/23/17

Date of Submission


James J. Grant

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.

Memo

To: Inland Wetlands & Watercourses Agency

From: Bruce Driska, CZEO, Zoning & Wetlands Officer 

Date: October 27, 2017

Re: **Staff Comments- Application #17-11
100/120 County Line Drive & 161 Coles Road,
“THE SUBJECT PROPERTY”**

The application is for development of 27.47 acres of vacant land for a proposed 356,500 sq. ft. warehouse with 75 parking spaces. The Applicant’s site plan also includes a proposed future 46,500 sq. ft. addition to the south elevation of the warehouse.

While there are no direct wetland impacts proposed for “THE SUBJECT PROPERTY” the following activities proposed could present the potential to cause indirect wetlands impacts:

<i>Proposed Activity</i>	<i>Mitigation</i>
Installation of erosion controls	Inspect and monitor
Clearing of land	Inspect and monitor
Grading/filling	Inspect and monitor
Discharge of collected/treated runoff	Inspect and monitor
Re-establishment of native vegetation	Inspect and monitor

The application appears to meet the requirements of the Cromwell Inland Wetlands & Watercourses Agency Regulations for permit issuance.

Staff requests a revised plan post approval to include:

- The emergency contact person/phone number listed on page SE-1 also be placed on the cover page under the heading of OPERATION & MAINTENANCE PLAN
- The IWWA approved permit printed on the cover page