

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

REGULAR MEETING
7:00 WEDNESDAY, OCTOBER 3, 2018
ROOM 224
CROMWELL TOWN HALL, 41 WEST STREET

AGENDA

RECEIVED FOR RECORD
Sep 26, 2018 09:50A
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. September 5, 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 Accept and Schedule New Applications:
10. Old Business:
 - a. Application #18-18: Request to conduct activities within the Wetlands and the Upland Review area (construct a boardwalk over the existing stormwater pond) at 52 Missionary Road (Covenant Village). Covenant Home Inc. is the Applicant and the Owner.
 - b. Application #18-19: Request to conduct activities within the Wetlands and Upland Review Area (install ground water monitoring wells) at 79 and 90 River Road. Arcadis U.S., Inc is the Applicant and River Road of Cromwell LLC is the Owner.
 - c. Application #18-20: Request to conduct activities within the Upland Review Area (remove existing greenhouses and construct new building) at 419 Main Street. Cromwell Growers Inc. is the Applicant and Cromwell Realty LLC is the Owner.
11. Commissioners' Comments and Reports:
12. Adjourn

**TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
REGULAR MEETING
7:00 P.M. WEDNESDAY, SEPTEMBER 5, 2018
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Joseph Corlis, G. Alden Nettleton, William Yeske, John Whitney, Amanda Drew

Absent: Wynn Muller

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 7:00 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates: NONE

4. Approval of Agenda:

Mr. Popper added Application #18-20: Request to conduct activities within the Upland Review Area (construction of loading dock and drainage for greenhouse addition) at 419 Main Street (Cromwell Growers, Inc is the Applicant and Cromwell Realty, LLC is the Owner) as Item A under New Business.

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

5. Approval of Minutes:

a. August 1, 2018: A motion to approve the minutes as presented was made by John Whitney; Seconded by G. Alden Nettleton. *All in favor; motion passed (Amanda Drew abstained).*

6. Development Compliance Officer Report: There was no report.

7. Town Planner Report

Mr. Popper read a letter regarding a public information meeting being held on State Project #33-132 for the replacement of Bridge #05939, North Road extension over Coles Brook, which will take place on September 19, 2018 at 7 p.m. in Room 224 of the Cromwell Town Hall.

8. Public Comments: There were no public comments at this time.

9. New Business Accept and Schedule New Applications:

- a. Application #18-20: Request to conduct activities within the Upland Review Area (construction of loading dock and drainage for greenhouse addition) at 419 Main Street (Cromwell Growers, Inc is the Applicant and Cromwell Realty, LLC is the Owner).

James Cassidy, P.E., with Hallisey, Pearson & Cassidy Engineering Associates, Inc., 630 Main Street, presented the application on behalf of Cromwell Growers. He said that the overall property was 73.5 acres, with frontage on Main Street, New Lane and Hillside Road. The applicant was seeking a permit for activities within the regulated area (the 100 foot Upland Review Area) to allow for building improvements, namely a new loading dock and expanded greenhouse.

He said that there is approximately 14 acres of wetlands on the site, as well as a small watercourse discharging to New Lane. He said that the applicant was looking to upgrade the existing loading facility to a new 41,000 square foot one-story building. One corner of the proposed building would be within the Upland Review Area, with an impact of approximately 6,800 square feet. The second area of activity was for the construction of a new 117,978 square foot greenhouse. The addition itself was not within the Upland Review Area, but the drainage improvements associated with it would be, to include regrading, catch basins, a 12 inch pipe, and manhole, causing approximately 1,818 square feet of impact. He reviewed the erosion and sediment controls proposed. He said that both proposed activities were minor in nature and the applicant hopes to start development this year.

Mr. Popper recommended that the Agency make a finding of no significant activity.

John Whitney made a motion to find no significant activity; Seconded by Amanda Drew. *All in favor; motion passed.*

Mr. Popper said that the applicant would be heard at the next meeting on October 3, 2018.

- b. Application #18-18: Request to conduct activities within Wetlands and Upland Review Area (construct a boardwalk over the existing stormwater pond) at 52 Missionary Road (Covenant Village). Covenant Home Inc. Is the Applicant and Owner.

Attorney Michael Dowley, representing Covenant Village, began with an overview of the approval process, and introduced tonight's speakers. He said that they had received approval from Planning and Zoning regarding their revised master plan and were now in the initial phase of the site plan development. They would be building 54 independent living units, creating an accessway off of West Street that would connect with Missionary Road, and that the focal point of the development would be the stormwater pond. They wanted to create a walkway for the residents so that they could better enjoy the pond. He summarized Megan Raymond's report by saying that there would be no adverse impacts of effects on the physical characteristic of the wetlands.

Ted Hart, P.E., Milone & MacBroom, distributed the impact assessment report. He began by giving an overview of the existing site, showing the recent addition of four properties, whose houses would be removed to create the new accessway. Next, he reviewed a rendering of the site plan to show the main access road and parking, and the connection to Missionary Road as recommended by emergency personnel, and said that the new Commons Area would include a new lobby area, fitness space, art studio, dining area, café, and bistro. He said that some cottages would be removed.

Mr. Hart said that they were proposing a 4' elevated boardwalk, which would provide level and continuous access all the way around the pond. He said that a portion of the sidewalk had to be removed. He compared the current drainage system to the proposed drainage system. He also reviewed the architect's perspective of the new building, and floor plan of the town center. He said that a formal courtyard and grassy area for outdoor use located behind Town Commons was proposed at this time. He reviewed the utility plan next, showing how the new sewer line and drainage system will go around the Town Commons.

He discussed the proposed sediment and erosion control plan, which would include sediment traps, filter fences, haybales, and construction entrances. He said that they were adding a new driveway service area for trucks and a new loading dock.

Megan Raymond, soil scientist and wetlands scientist with Milone & MacBroom, spoke next. She said that the wetlands had originally been delineated by Bill Root and the same boundary existed still. She reviewed the 2.1 acre wetlands and the smaller .65 acre emergent open water system. She said drainage was via a small watercourse within the Mattabeset River watershed. She said that the entire property was developed and that the wetlands functions included flood flow alteration, nutrient assimilation and passive recreation, such as walking and birdwatching.

Ms. Raymond said that the Upland Review Area consisted of 75,200 square feet or 2 acres within the developed landscape and that there were no natural buffers to the wetlands other than the earthen embankment, which was the lawn. She said that retaining walls would be installed within the embankment and the area graded back to create the building site for the Commons. They were proposing to construct a boardwalk, which would be a pile supported structure, 2,800 feet in length and elevated over the wetlands. The direct impact would be about 20 square feet as each piling only impacts .72 square feet. There would be no physical impairment to the wetlands.

She reviewed the possible impacts to the wetlands from the additional impervious coverage and in regards to water quality and quantity. She said that the proposed erosion and sediment controls, as well as the physical barrier of the retaining wall, make this a redevelopment of the area with no adverse impacts. She said they were making a minimal disturbance in order to enhance the wetlands for passive recreational use. She believed this impact to be insignificant.

Mr. Popper asked for more details about the pilings. Ms. Raymond said they were 12 inch, double design, and typically placed every 10 feet, sunk to depth about 6 to 8 feet below the mud line. She said that the physical design hadn't yet been presented, but this was typical. There was a 10-foot wide viewing platform proposed that could be used for fishing, if it was allowed.

John Whitney asked how the piling were driven and was told it was via a crane with a jack, done with a hydrological hammer. Amanda Drew asked how far the viewing platform extended over the water and was told 20 feet. Ms. Raymond said that the pond contained mostly native milfoil and was about 3 to 8 feet deep. The plantings would be repurposed during the bank stabilization and utilized in the proposed basin.

G. Alden Nettleton asked about the decking material and was told it was a composite plastic, similar to Trex. Ms. Raymond said that the additional drainage would not significantly increase or otherwise impact the water levels within the pond as it was mostly supported by groundwater.

Mr. Popper asked if the applicant was saying that the direct impacts from the pilings were insignificant and was told yes. Attorney Dowley summarized the applicant's finding that there were no significant impacts to the wetlands overall.

Bill Yeske asked if the town engineer would work with the construction engineer during the installation of the pilings. Mr. Popper said that Mr. Harriman would review the plans as part of the construction process.

Per the Agency's request, Mr. Popper read the definition of significant impact.

Bill Yeske made a motion to find that there was no significant impact; Seconded by Amanda Drew. *All in favor; motion passed.*

Mr. Popper said that the applicant would be heard at the next meeting on October 3, 2018.

- c. Application #18-19: Request to conduct activities within the Wetlands and Upland Review Area (install groundwater monitoring wells) at 79 and 90 River Road. Arcadis US, Inc. is the Applicant and River Road of Cromwell LLC is the Owner.

Lance Kazzi, LEP, Arcadis US Inc., presented a map of 79 River Road, showing the mapped wetlands and the locations of 4 proposed monitoring wells. He said that the DEEP had recommended these wells for groundwater quality monitoring and as a measure of the success of the soil remediation. He said that they had 15 to 20 wells already, but that these were down gradient towards the river.

He said that these would be installed via a direct push rig. Each installation would take half a day, so two days total were needed. No trees would be removed. He said one of the well locations was in an isolated wetlands, but they had some flexibility on location and that there was an accessway through the field. He said that the rig was smaller than a pick up truck, had rubber tires and did not leave a permanent mark upon the land.

The wells would be 10 feet deep, 2 inches in diameter, drilled with a 6 inch casing, and installed with a screen and surrounded with sand.

Amanda Drew asked about the placement areas and Mr. Kazzi said they had done five years of testing and had identified areas as possible hotspots where groundwater could be impacted.

Mr. Popper asked if the main impact was from driving the vehicle through the wetlands and Mr. Kazzi said yes. He said that the areas are mostly high and sparse and contain flood debris. They were proposing to do the work late or after the growing seasons. The wells would be protected by a 3 inch steel pipe.

Amanda Drew made a motion to find this activity as not significant; Seconded by Bill Yeske. *All in favor; motion passed.*

10. Old Business:

- a. Application #18-16: Request to install erosion control within 200' of the Connecticut River at 100 Golf Club Road. The Tournament Players Club is the Applicant and the Owner.

Mr. Popper read into the record a letter from GZA dated September 5, 2018, which said that they were working with the Connecticut DOT and Genesee and Wyoming Railroad regarding the proposed slope regrading and stabilization work, but had not yet received a response from GWRR approving the work. They would also need DOT approval prior to the work being performed.

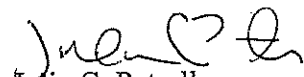
Mr. Driska said he was onsite on Friday, August 31, 2018, and that the silt fence, hay bales, and seeding had been somewhat effective. He said that the Agency should endorse the plan once it is approved by the railroad. Mr. Popper clarified that nothing was proposed to be done within 200' of the river and nothing directly impacting the river itself. Mr. Popper said he wanted to keep the Agency informed and asked them to table the application until the report is finalized.

Amanda Drew made a motion to table Application #18-16, Seconded by Bill Yeske. *All in favor; motion passed.*

11. Commissioners' Comments and Reports: None

12. Adjourn: John Whitney made a motion to adjourn the meeting at 8:02 p.m.; Seconded by G. Alden Nettleton. *All in favor; motion passed.*

Respectfully Submitted,


Julie C. Petrella
Recording Clerk

INLAND WETLAND Permit Report 2018

Appl#	Date	Applicant	Project Name	Location	Description of Request	Status
18-01	2/27/2018	Carrier Group, Inc.	Arbor Meadows	76 Field Rd/59R Nooks Hill Rd/10 South Ridge Lane	Disturbance in upland review area	Approved by Wetlands 3/27/18
18-02	2/28/2018	GKN Aerospace	Temporary Office Trailer	1000 Corporate Row	Temporary Office Trailer	Approved by Wetlands 3/27/18
18-03	3/2/2018	Kelly Maher	Grind tree trunks and move dirt	31 River Road	Grind tree trunks and move dirt	Approved by Wetlands 3/27/18
18-04	3/5/2018	Town of Cromwell	Children's Garden	80 Coles Road	Children's Garden	Approved by Wetlands 3/27/18
18-05	5/8/2018	Jean Hemsley	Shed within upland review area	40 Evergreen Road	Shed within upland review area	Approved by staff 5/8/18
18-06	5/30/2018	Shipman & Goodwin	Multifamily residential bldgs.	150 County Line Dr	Part of one bldg and access Dr with upland review	Continued to July
18-07	5/30/2018	Town of Cromwell	Transfer materials from River Rd to 204 Main Street	204 Main Street	Transfer materials from River Rd to 204 Main Street	Approved 6/6/2018
18-08	5/30/2018	Town of Cromwell	Build sea wall and regrade parking lot	60 River Road	Build sea wall and regrade parking lot	Approved 6/6/2018
18-09	5/30/2018	Thomas Beyer	Above ground pool	44 Hillside Road	Install above ground pool within upland review area	Approved by staff 6/22/2018

INLAND WETLAND PERMIT REPORT 2018

Appl#	Date	Applicant	Project Name	Location	Description of Request	Status
18-10	7/5/2018	Arcadis U.S., Inc.	Remove soils within 200' of CT River	79 River Road	Remove soils within 200' of CT River	Approved 8/1/2018
18-11	6/23/2018	Paul Bironi	Above ground pool	80 Timber Hill Rd	Install above ground pool within upland review area	Approved 6/27/2018
18-12	7/10/2018	Town of Cromwell	Hoffman Farms	80 Coles Road	Dredge & enlarge existing pond	Approved 8/1/2018
18-13	7/10/2018	Shady Lane Farm	Construct single family home	62 Evergreen Road	Construct home within Upland Review	Approved 8/1/2018
18-14	7/10/2018	Ganesha Hospitality	Construct Building	113 Berlin Road	Construct building within upland review	Approved 8/1/2018
18-15	7/11/2018	Gallitto Const.	Construction holding yard & topsoil screening next to pond	150 Sebehe Drive	Construction holding yard & topsoil screening next to pond	Approved 7/12/2018
18-16	7/12/2018	Tournament Players Club	Install erosion control within 200' of CT River	100 Golf Club Road	Install erosion control within 200' of CT River	Tabled
18-17	7/12/2018	TNO Cromwell LLC	Construct building within upland review and wetlands	136 Berlin Road	Construct building within upland review and wetlands	Approved 8/1/2018

Application # 18-18

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: <u>52 Missionary Road</u>	Map/Block/Lot: <u>42/25A</u>
	Volume/Page: <u>1187/168</u>
Applicant:	Owner: <u>Covenant Home Inc.</u>
Address: <u>52 Missionary Road Cromwell, CT 06416</u>	Address:
Phone: <u>(860) 347-9987</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 #: <u>000106000</u>	

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 boardwalk over the stormwater management pond will provide a scenic and passive recreational walking path & viewing platform for the elderly residents of Covenant Village. The URA disturbance is a result of the proposed addition that connects two existing buildings as well as the new entrance drive to West Street.

Area of Wetland Impacted by this Project
(in square feet or acres): 2,800 SF


Area of Upland Review Area Impacted by this Project
(in square feet or acres): 75,200 SF

Application # 18-18

Description of Alternative Methods Considered, and Justification for Method Chosen:
<u>1. Filling at the edge of the pond to create an</u>
<u>at-grade sidewalk. This would result in greater</u>
<u>direct wetland impacts.</u>

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 / <u>No</u> Not Applicable
Has a copy of this application been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	Yes / <u>No</u> <u>Not Applicable</u>
Has a copy of the plans been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?	Yes / <u>No</u> <u>Not Applicable</u>

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

8-27-18
Date of Submission

M F Dowley
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.

Milone & MacBroom, Inc. (MMI) investigated the 37.71-acre property located at 52 Missionary Road to assess existing wetland conditions related to proposed site improvements. The proposed project involves the redevelopment of an existing continuing care facility, Covenant Village of Cromwell. The proposed activities include fifty-four independent living apartments, the creation of a state-of-the-art central care facility along with appurtenant parking, access drives and a new main entrance for the facility on West Street. Some existing infrastructure will be razed to accommodate the improvements. Portions of the proposed activities will take place within the 100-foot upland review area associated with two inland wetland systems on the site; a 2.1-acre existing stormwater pond and a 0.61-acre emergent wetland located south of Missionary Road. The area of disturbance in the upland review area is 75,200 square feet. The only direct wetland impact will be the placement of piles in the existing stormwater pond to support an elevated boardwalk over the water. The area of wetland impact is 2,800 square feet. However, the proposed activities will not result in an adverse impact or affect to the physical characteristics of these wetland systems.

COVENANT VILLAGE OF CROMWELL SITE PLAN NARRATIVE

Purpose of the Report

This report accompanies an application for the development within the Institutional Development District Zone (ID Zone), and Site Plan and part of the approved Master Concept Plan for property owned by Covenant Village on West Street, Cromwell, CT. It is the purpose of this report to comply with the requirements of Section 4.5 of the Cromwell Zoning Regulation by providing the summary of the proposal.

Background

The property is located on Missionary Road and contains 38 more or less acres. The Village was established in 1964. The current and planned use of the property is for a continuing care retirement community whose primary function is the housing and care of the elderly. It offers three levels of care to include independent care, personal care and skilled nursing care.

The institutional development zone was established in July of 1999. Subsequently, amended in April of 2008 and a Site Plan approved in January 2013 and the initial Concept Plan was amended in 2018 resulting in the Approved Concept Plan that exists today.

The current application will allow Covenant Village to expand their services to satisfy the community and statewide needs to expand facilities available for elderly care and, after speaking with both town police and fire officials will allow for a long needed entrance/exit area onto West Street. The Site Plan Application is for the initial phase of the approved Master Plan for the construction of 54 Independent Living Units with a "Town Center" providing space for miscellaneous uses including Lounges, Lobbies, Game Room, Art Studios, Wellness Center and Events Center.

Applications

Simultaneously with this Site Plan Application an Inland Wetlands Application has also been filed requesting improvements to the pond area which will include a walking area for residents to more fully enjoy this feature of the campus.

Permitted uses in the district shall be limited to those uses necessary for the care of the aged and elderly, including their health and education. Assisted living facilities and continuing care retirement communities shall also be permitted, to include units for independent living, for personal care, for skilled nursing, and for rehabilitative services.

The existing facility and proposed development at Covenant Village complies with these use requirements.

Application # 18-19

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street Address: 79/River Road 90	Map/Block/Lot: 53/14
Applicant: Arcadis U.S.	Volume/Page: 601/57
Address: 213 Court Street Suite 700 Middletown, CT 06457	Owner: Aaron Schames
Phone: 860-503-1447	Address: 2842 Main Street #108 Glastenbury, CT 06033
Parcel ID #: 00387900	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:

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 work is required pursuant to an Administrative Order from the CT DEEP to complete the investigation of the site and to monitor groundwater quality following the planned soil remediation w/in the upland review area.

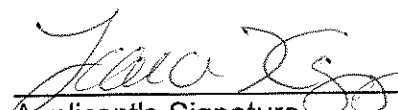
Area of Wetland Impacted by this Project
(in square feet or acres): < 3,000 sf

Area of Upland Review Area Impacted by this Project
(in square feet or acres): < 2,000 sf

Description of Alternative Methods Considered, and Justification for Method Chosen:
Several other monitoring wells have been installed within the Upland Review Area on the property. Additional wells are needed to monitor the success of the planned soil remediation. Per the attached cover letter / Project narrative, potential impacts will be minimized to the extent possible.

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.



 Applicant's Signature

8/29/18

 Date of Submission

Lance Kazzi, LEP

 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.

Stuart B. Popper, AICP
Director of Planning and Development
Town of Cromwell
41 West Street
Cromwell, CT 06416

Arcadis U.S., Inc.
213 Court Street
Suite 700
Middletown
Connecticut 06457
Tel 860 503 1500
Fax 860 346 2853
www.arcadis.com

Subject:
Inland Wetlands and Watercourses Agency
Application to Conduct Regulated Activity

ENVIRONMENT

Date:
August 29, 2018

Dear Mr. Popper:

Contact:
Lance Kazzi, LEP

Arcadis U.S., Inc. (Arcadis), on behalf of Chevron Environmental Management Company (CEMC), is pleased to submit this Application to Conduct a Regulated Activity to the Town of Cromwell Inland Wetland and Watercourses Agency.

Phone:
860.503.1447

Background

Email:
Lance.Kazzi@
arcadis.com

Arcadis has conducted various investigation activities over the past few years at the property located at 79 River Road in Cromwell, Connecticut (the "Site"). Work has been performed under Administrative Order AOWSMT 13-001 with the Connecticut Department of Energy and Environmental Protection (CT DEEP).

Our ref:
B0048972.0010

The Site is bound to the south by residential properties, to the west by a CSX Corporation partner railroad (Providence and Worcester Railroad Company), and to the north by a wetland area identified as Dead Man's Swamp (see attached figure). Topography throughout the Site is relatively flat. The elevation of the Site ranges from approximately 12 feet above mean sea level (msl) at the eastern property boundary along River Road to 20 feet above msl along the northwestern boundary adjacent to the railroad. The Connecticut River is located approximately 200 feet east of the Site on the east side of River Road.

On-site investigation and evaluation is substantially complete, although limited investigative items still remain to be completed as a part of a long-term monitoring plan. In order to adequately monitor the groundwater during and following the upcoming remedial action at the site, additional monitoring wells (MW) are proposed to be installed both on and off the Site. As detailed below, some of these locations are within areas designated as wetlands while others are located within the upland review area (URA).

Proposed Monitoring Well Installations

The proposed monitoring well locations are indicated on the attached figure. These locations are considered approximate and may be subject to change based on field observation of less-intrusive installation areas. Of the seven proposed locations, four are located within areas designated as wetlands, and two are located within the URA.

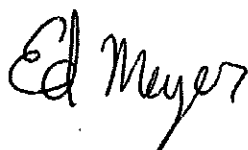
- Wetland Boundaries: Wetland boundaries across the site and adjacent properties were delineated via a certified soil scientist (Gibson Environmental) in May 2018 and are represented on the attached figure.
- Vegetation Management: It is the intent of Arcadis to minimize the amount of vegetation management required wherever possible. However, some degree of removal is required for both the health and safety of the field staff, as well as for logistical equipment access. Arcadis is proposing to use the smallest drill rig feasible to install the wells and to access the locations via the shortest appropriate route, thereby minimizing potential impact to vegetation. Overall impacts to the wetland areas are expected to be minimal and temporary.
- MWs within wetlands: P-MW-24, -27, -28 and -29
 - *P-MW-24*: This proposed MW is located on the Site property and will be accessed from the site access road north of the fence. Due to the density of vegetation, it is expected that some vegetation clearance will be required for equipment to access this area. This may include the removal of small diameter trees (<6" diameter), as well as under-brush removal. Longer travel paths for equipment will be utilized where possible to minimize vegetation management and will be assessed by the field team.
 - *P-MW-27*: This proposed MW is located on the Site property. It is anticipated that minimal vegetation management will be required to safely maneuver a small drill rig into this area, which may entail removal of under-brush vegetation. Tracking over vegetation as opposed to removal will be assessed by the field team.
 - *P-MW-29 and P-MW-30*: These proposed monitoring wells are located on the property adjacent to the Site, 90 River Road owned by Waters Edge LLC. It is anticipated that only minor vegetation management will be required to safely maneuver a small drill rig into these two proposed locations. It is possible that some small trees will need to be removed (<6" diameter) to allow access. Tracking over small vegetation as opposed to removal will be assessed by the field team.
- MWs within URA: P-MW-25, -26
 - *P-MW-25 and P-MW-26*: These proposed areas are located on the Site property. It is anticipated that minimal vegetation management will be required to safely maneuver a small drill rig into this area, which may entail removal of under-brush vegetation. Tracking over vegetation as opposed to removal will be assessed by the field team.
- Well Construction: The wells will be constructed with a typical steel riser outer casing (~3-ft stick-up). The well casings will remain locked when not in use.

Mr. Popper
Town of Cromwell
August 29, 2018

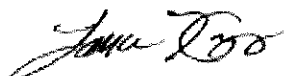
Please let us know should you have questions regarding the information provided in this letter.

Sincerely,

Arcadis U.S., Inc.



Ed Meyer
Project Manager, Arcadis



Lance Kazzi, LEP
Principal Geologist, Arcadis

Enclosures:


Figures

- 1 Site Plan and Proposed Monitoring Wells

Application # 18-20

TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION TO CONDUCT REGULATED ACTIVITY

Street 419 Main Street Address:	Map/Block/Lot: 43-6 Volume/Page: 649/36
Applicant: Cromwell Growers Inc.	Owner: Cromwell Realty LLC
Address: 419 Main Street, Cromwell, CT 06416	Address: PO Box 179, Cromwell, CT 06416
Phone: (860) 635-6988	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: 
Parcel ID #: 00370200	

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 area of upland review area disturbance required for Activity #1 is within an area of existing greenhouses and pavement. These greenhouses and pavement need to be removed to accommodate a new loading dock building, which is needed to improve distribution operations. The area of upland review area disturbance required for Activity #2 is required for the installation of a new storm drainage system associated with the development of the new greenhouse addition.

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):	Regulated Activity #1 = 6,800 sq. ft/ 0.156 acres

Regulated Activity #2 = 1,818 sq. ft/ 0.042 acres

Total Regulated Activity = 8,618 sq. ft / 0.198 acres

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Description of Alternative Methods Considered, and Justification for Method Chosen:
None. There is limited remaining space available on this site that is not already developed or being utilized in some way. A significant portion of the site contains wetlands.

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

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.

ES Bachtoloff
Applicant's Signature

9/5/18
Date of Submission

E.S. Bachtoloff
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.