



09-25-17P03:25 RCVD

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

**SPECIAL MEETING**  
**5:30 PM WEDNESDAY, SEPTEMBER 27, 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. August 2, 2017
6. Development Compliance Officer Report:
  - a. Status of On-going Projects
  - b. Status of Existing Cease and Desist Orders
7. Town Planner Report:
8. Public Comments:
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.

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.

10. Commissioners' Comments and Reports:
11. Adjourn

RECEIVED FOR FILING  
9-25-2017 at 3:25 PM.  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

*Lou Conocchia*  
TOWN CLERK

**TOWN OF CROMWELL  
INLAND WETLANDS AND WATERCOURSES AGENCY  
REGULAR MEETING  
7:00 PM WEDNESDAY AUGUST 2, 2017  
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

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

**Absent:** Wynn Muller, Amanda Drew

**Also Present:** Director of Planning and Development Stuart Popper, Wetland Enforcement Officer Fred Curtin

**1. Call To Order**

The meeting was called to order by Chairman Corlis at 7:01 p.m.

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8-3-2017 at 2:20 M!  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates: NONE**

*Jean Allgeier*  
TOWN CLERK

**4. Approval of Agenda**

A motion to approve the agenda was made by William Yeske and Seconded by G. Alden Nettleton. *All in favor; motion passed.*

**5. Approval of Minutes:**

a. July 5 2017: A motion to approve the minutes was made by G. Alden Nettleton and Seconded by William Yeske. *All in favor; motion passed.*

**6. Development Compliance Officer Report**

a. Status of On-Going Projects: Mr. Curtin stated that construction on the car wash on Shunpike Road had begun, across from Lowes.

b. Status of Existing Cease and Desist Orders: William Vincenzi, JWV Associates, LLC, 186 Coles Road, Cromwell, was present and addressed the Commission. He stated that he had hired a third party to clear the property and that only diseased, rotted and dead trees had been removed. He stated that he thought that doing so was in the best interest of the property as a rotted tree had collapsed and fallen on that lot several years ago. He said that he had consulted with Mr. Gondon regarding clearing and grading the slope between their properties and was planning to plant some evergreen trees for privacy screening. He asked for clarification as to why the Commission was involved in this matter.

Mr. Popper stated that the cut trees were in a conservation area under the authority of the Commission. Mr. Curtin stated that trees greater than fourteen inches in diameter could not be cut in the conservation area without first obtaining the Commission's permission. Mr. Vincenzi stated that only one large tree was cut and it was diseased. After some discussion, Mr. Vincenzi, in conjunction with Richard Gondon, of 3 Twin Oaks Drive, agreed to plant two four inch caliber deciduous trees in the conservation area on or before October 15, 2017, the exact location to be determined by Mr. Gondon.

John Whitney made a motion to modify the Cease and Desist Order to require the planting of two four inch caliber deciduous trees in the conservation area on or before October 15, 2017, Seconded by William Yeske. *All in favor; motion passed.*

#### **7. Town Planner Report**

Mr. Popper provided the Agency with an overview of the work planned for Cromwell Landing. Specifically, the brownstone wall along the Connecticut River would be re-established and a pathway and handicapped accessible fishing pier constructed. Beginning in the next month or so, the area at the end of River Road / Wall Street would be cleared of invasive brush and trees. No stumping would take place. This was necessary to ready the area for a bathymetric survey. No wetlands permit was necessary; this information was being provided to the Commission for advisory purposes only.

#### **8. Public Comments**

There were no public comments at this time.

#### **9. New Business:**

- a. Application #17-06: Request to conduct regulated activities (disturbance for the construction of a building) within the Upland Review Area at 186 Shunpike Road. JPG Partners, LLC is the Applicant and John C. and Sybil C. Martin Executrix of the Estate of Helen M. Ewald is the Owner.

Mr. Popper stated that revised plans had been submitted to the Town and that the Town Engineer had reviewed the plans and concurred with the revisions thereon.

Chris Juliano of Juliano & Associates, 405 Main Street, Yalesville, Connecticut, presented the application. He began by reviewing the Town Engineer's previous concerns regarding the discharge bypassing the onsite wetlands. He had revised the plans so that the roof runoff from Buildings 2 and 3 would flow over land to recharge the wetlands. He had also provided for a catch basin, with a grit chamber, so that the wetlands would be fed clean water from a third source. He stated that there was no planned activity that would directly impact the wetlands or upland review area, but that because of the proximity of the proposed construction to the upland review area, it was possible that there could be an area of disturbance. Therefore, the applicant was requesting a permit to temporarily impact an area of 2,000 square feet in the upland review area to prevent any issues during construction.

Mr. Popper summarized the comments made in Jon Harriman's Memorandum dated July 31, 2017.

John Whitney made a motion to approve the application on the condition that the developer/site owner submit a copy of the stormwater maintenance report to the Town Engineer on an annual basis by January 31 detailing the previous years' activities. The motion was seconded by Williams Yeske. *All in favor; motion passed.*

**10. Commissioners' Comments and Reports: NONE**

**11. Adjourn:** Motion to adjourn at 7:23 p.m. by John Whitney; Seconded by G. Alden Nettleton. *All in favor; motion passed.*

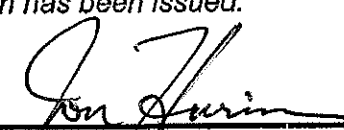
Respectfully Submitted,



Julie C. Petrella  
Recording Clerk

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

**APPLICATION TO CONDUCT REGULATED ACTIVITY**

Street Address: <u>204 Main Street</u>	Map/Block/Lot: <u>52/60/1</u>
	Volume/Page: <u>829/185</u>
Applicant: <u>Town of Cromwell</u>	Owner: <u>Town of Cromwell</u>
Address: <u>41 West Street</u>	Address: <u>41 West Street</u>
Phone: <u>800 632 3465</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>00321700</u>	
	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):

Disturb upland review area to grade grass Field Flatter to facilitate use of park land.

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 acre ±

Application # \_\_\_\_\_

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

The Town has been utilizing the alternative for many years of not using the space. Park use demands now necessitate expanding the park by making this area usable.

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

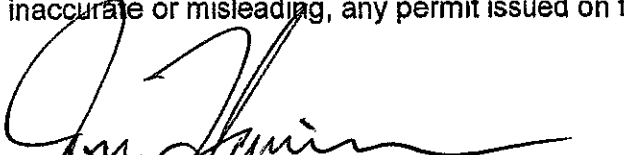
Has a copy of this application been sent to the Rocky Hill, Berlin, or Middletown municipal Inland Wetlands and Watercourses Agency?

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

9/26/17  
Date of Submission

Joe Harriman  
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.***