


TOWN OF CROMWELL
TOWN COUNCIL SPECIAL MEETING
WEDNESDAY, APRIL 24, 2019
7:00 P.M. TOWN HALL COUNCIL CHAMBERS

RECEIVED FOR RECORD
Apr 26, 2019 03:00P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT 

MINUTES

Present: Mayor E. Faienza, Deputy Mayor R. Newton, S. Slade, F. Emanuele,
M. Johnson, A. Waters, J. Demetriades

Absent: None

Also Present: Town Manager A. Salvatore, Director of Finance M. Sylvester, Chief of
Police D. LaMontagne, Director of Public Works L. Spina, Health Coordinator S. Nesci,
Public and Press

A. CALL TO ORDER

Mayor Faienza called the Special Meeting to order at 7:00 p.m.

B. PLEDGE OF ALLEGIANCE

Myron Johnson led the Pledge of Allegiance.

C. APPROVAL OF AGENDA

Motion made by Al Waters seconded by Richard Newton and *unanimously carried*
to approve the agenda.

D. COMMISSION CHAIRMAN REPORTS/LIASON REPORT/STAFF REPORTS

1. Economic Development Coordinator Report for April 2019.

E. CITIZEN COMMENTS

1. Jim Dayton, 28 Fawn Run spoke regarding item L4 conservation issue.
2. Robin Whitaker, 20 Fawn Run, spoke regarding item L4 conservation issue.
3. Chris Levanti, 24 Fawn Run, spoke regarding item L4 conservation issue.
4. Kevin Burke, 18 Fawn Run, spoke regarding item L4 conservation issue.
5. Rosanne Sessa, 805 New Britain Ave. Rocky Hill, spoke regarding item L4
conservation issue.
6. Vinny Sessa, 805 New Britain Ave. Rocky Hill, spoke regarding item L4
conservation issue.
7. David Brown, representing Middlesex Land Trust, spoke regarding item L4
conservation issue.

8. Nicole Lee, 28 Fawn Run, spoke regarding item L4 conservation issue.

9. Mike Cannata, 136 Nooks Hill Road, Vice Chair of Planning and Zoning Commission spoke regarding item L4 conservation issue.

Mayor Faienza read a letter submitted by Amanda Drew, Inland Wetlands Commission regarding item L4 conservation issue.

Mayor Faienza read a letter submitted by Maryann DeVito, 22 Fawn Run regarding item L4.

F. MAYOR'S UPDATE

Mayor Faienza reported:

Pension Committee met last month to go over the first quarter which was down but rebounded with pension being over 92% funded.

Fire District agreed to do a joint study.

Thank you to Katelynn Puorro and Sal Nesci for presenting a great forum regarding Vaping in which about 25 people attended.

Thank you to Heather Polke and Town employees for a wonderful Easter egg hunt held this past Saturday.

Councilor Johnson proposed a project regarding exit 19.

G. TOWN MANAGER'S UPDATE

Town Manager reported:

Town Manager A. Salvatore commended the Finance Department regarding a bond presentation held earlier today.

All of the Directors were commended for excellent work, including the Library, Recreation, Senior and Human Services, and the Police Department.

Shoprite is scheduled to open May 12th. Director of Planning and Development/EDC Coordinator S. Popper was commended for his efforts on this project.

Coles Road renovations will start this season and will finish the project in 2020.

H. FINANCE DIRECTOR'S UPDATE

Finance Director M. Sylvester reported:

Budget reports are included in the attached packet. Budget numbers are being closely watched.

Board of Finance 2019 -2020 budget will be going to referendum on May 7th. Voting will take place at the high school between the hours of 12:00 pm - 8:00 pm.

Standard and Poors presented information regarding bonding at a meeting today; it looks promising to receive AAA rating.

I. FINANCIAL

1. Budget Reports

2. Tax Refunds

Motion made by A. Waters seconded by S. Slade and *unanimously carried* to approve Tax Refunds 1-7.

3. Discussion and action to use remaining 2016 bond funds (approx. \$388,916) for road improvements projects as identified by the Director of Public Works and the Town Engineer, consistent with the Town's 2016 Pavement Management report. Please see attached change in amount, memo from L. Spina to 388,916.00.

Motion made by A. Waters seconded by S. Slade and *unanimously carried* to approve using remaining 2016 bond funds (approx. \$388,916.00) for road improvement projects as identified by the Director of Public Works and the Town Engineer, consistent with the Town's 2016 Pavement Management report.

J. CHIEF OF POLICE'S UPDATE

Chief Lamontagne reported:

Officer Hennessey will be finishing FTO training soon.

Three officers, Officer Chater, Officer Dean and Officer Lima are doing exceptionally well in the Academy.

Sgt. Parsons coordinated a project with A. Saada for spring clean-up for Senior citizens. Thank you to Sgt. Parsons and Police Department personnel who participated.

Drug Take back day will be April 27th 10:00 - 2:00.

Two children will be sponsored to go to week long summer camp.

Sgt. Parsons was commended for a great job regarding participation with CREST will be awarded a citation by CREST.

Officer Cunningham, 16 year veteran with Cromwell, will be retiring in May.

Officer Alicea was commended for a great job at the recently held DARE program and Officer Tolton for offering support with the program.

K. PUBLIC WORK'S DIRECTOR UPDATE

Public Works Director L. Spina reported:

Pavement Management - Contractors have been scheduled to rehabilitate the following roads the first week of June: Franklin Rd. and Washington Rd. (Rt.372 to Court St.) will be milled and resurfaced. High Ridge Rd., Windwood Rd. and Patricia Lane will reclaimed.

Library Expansion - Phase 1 is complete and the adult section of Library is reopened. The children's section is currently closed.

DPW Facility - Legal has reviewed the construction contract forwarded to us from D'Amato. A meeting is scheduled with them next week. Town crews have been working at the site to prepare for the relocation of the Transfer Station.

Valour Green - American Legion has scheduled their contractor to complete remaining brick work, hydro seeding and other miscellaneous tasks by the second or third week in May. Town staff will be resuming the maintenance there immediately.
Community Gardens - have been tilled and remarked and residents can begin to plant by May 1st.

L. NEW BUSINESS

1. Discussion and possible action on request by the Redevelopment Agency for RFP for 60 River Road.

Motion made by S. Slade seconded by A. Waters and *unanimously carried* to put out to RFP for 60 River Road and possibly include the West side.

2. Mattabassett Sewer District Report on F/Y 2020 Budget.

A presentation was made by A. Simonian regarding their budget.

Mayor Faienza called for a recess at 8:40 pm.

Meeting resumed at 8:51 pm.

3. Discussion and possible action regarding Fawn Run.
After lengthy discussion, council proposed the following:
Amending conservation easement with the condition that 5 acres west of North Road with guaranteed restriction on development and with one driveway per resident in perpetuity.

Motion made by R. Newton and no second response.

4. Discussion and action regarding equalizing Town Clerk and Revenue Collector's Salaries.

Motion made by S. Slade and *unanimously carried* to equalize the Town Clerk and Revenue Collector's salaries to be effective with November 11th election.

5. Discussion and possible action to approve amending Chapter 146-21 to reflect the addition of a sanitary code for salons.

Motion made by S. Slade seconded by J. Demetriades and *unanimously carried* to approve the addition of a sanitary code for salons.

- a. Authorize Mayor to set the time and date of a Public Hearing.

Motion made by S. Slade seconded by J. Demetriades and *unanimously carried* to authorize the Mayor to set the time and date of a Public Hearing.

6. Discussion and action to approve Farmer's Market request to use Frisbee Park for this year's Farmer's Market schedule (May 31st through September 13th).

Motion made by R. Newton seconded by S. Slade and *unanimously carried* to approve the use of Frisbee Park for this year's Farmer's Market from May 31st through September 13th.

7. Discussion and action to approve permission from the Town Council to use the parking area commonly referred to as Two (2) River Road for parking for the Town of Cromwell Summer Concert Series.

Motion made by A. Waters seconded by F. Emanuele and *unanimously carried* to approve the parking area commonly referred to as two (2) River Road for the Summer Concert Series.

8. Discussion and possible approval of five year agreement with All Waste Industries.

Motion made by R. Newton seconded by F. Emanuele and *unanimously carried* to approve a five-year agreement with All Waste Industries.

9. Discussion and possible amendment to "Acceptable Items" collected at Transfer Station.

Motion made by S. Slade seconded by A. Waters and *unanimously carried* to amend "Acceptable Items" collected at the transfer station.

M. APPROVAL OF MINUTES

1. Special Meeting, Budget Workshop, March 6, 2019

Motion made by S. Slade seconded by R. Newton and *unanimously carried* to approve the minutes of the Special Meeting, Budget Workshop, March 6, 2019.

2. Regular Meeting, March 13, 2019

Motion made by A. Waters seconded by M. Johnson and *unanimously carried* to approve the minutes of the Regular Meeting, March 13, 2019. S. Slade was not present at this meeting.

N. RESIGNATIONS

1. Senior Services Commission

a. Teresa Fucini

Motion made by A. Waters seconded by S. Slade and *unanimously carried* to accept the resignation of T. Fucini from the Senior Services Commission.

2. Economic Development Commission

a. Stanley Stachura

Motion made by A. Waters seconded by S. Slade and *unanimously carried* to accept the resignation of S. Stachura from the Economic Development Commission.

O. APPOINTMENTS

1. Senior Services Commission

a. Paula G. Luna

Motion made by R. Newton seconded by A. Waters and *unanimously carried* to approve the appointment of Paula G. Luna to the Senior Services Commission.

2. Inland Wetlands and Watercourses Agency

a. Amanda Drew, reappointment, term expires December 2022.

Motion made by S. Slade seconded by A. Waters and *unanimously carried* to approve the reappointment of A. Drew to the Inland Wetlands and Watercourses Agency, term to expire December 2022.

3. Economic Development

a. Marilyn Teitlebaum-Dworkin, Regular Member, term expires 3/2021

b. Paul Warenda, Alternate, term expires March 3/2020

Motion made by A. Waters seconded by J. Demetriades and *unanimously carried* to approve the reappointments of Marilyn Teitlebaum-Dworkin term to expire March 2021 and Paul Warenda term to expire March 2020.

P. COUNCIL LIAISON REPORTS

None

Q. ADJOURN

Motion made by S. Slade seconded by A. Waters and *unanimously carried* to adjourn at 12:05 a.m.

Respectfully submitted,

Marion Bironi



Acting Secretary

GEORGE W. KRAMER, ESQ.
ATTORNEY AT LAW
30 Clemens Court
Rocky Hill, CT 06067
Tel: 860/212-4871 • Fax: 860/529-5104
Email: gkramerlaw@gmail.com

Anthony J. Salvatore
Town Manager
41 West St
Cromwell, CT 06416

April 18, 2019

Re: Town Council Meeting, re Conservation Easement - Fawn Run

Dear Mr. Salvatore:

The undersigned attorney represents SFPG, LLC, (hereinafter SFPG). I understand that SFPG will be on the April 24th, Town Council agenda with regard to the modification of a conservation easement on lot 20 North Road. (A copy conservation easement is attached hereto.) The Conservation Easement states in part: "LIMITATION ON RIGHT TO AMEND If circumstances arise under which an amendment to or or modification of this easement would be appropriate, the Grantor, its successors and assigns, until the subdivision is completed and thereafter, may amend this easement..." SFPG has standing as an assignee to assert the "limited right to amend" contained in said easement by virtue of a contract and a specific assignment of rights by Northwoods of Cromwell LLC.

Based on both information obtained from the Town of Cromwell pursuant to an FOI request, and an audio recording of a March 4, 2019 budget meeting, SFPG LLC requests that councilmen Al Waters, Samantha Slade, and James Demetriades be disqualified and/or recuse themselves from any discussion or action related to said conservation easement. There have been months long ex-parte communications, ex-parte meetings of these councilmen with Fawn Run homeowners Robin Levanti, Chris Levanti, and James Dayton. These Cromwell residents, whose property abuts SFPG's, oppose any development on SFPG's property. The ex-parte communications and the opinions expressed on March 4th, demonstrate a severe bias, prejudice, and prejudgment against SFPG.

It is SFPG's position that the hearing on amending the conservation easement is an adjudicative, as opposed to a legislative function of the town council, and therefore SFPG is entitled to a fundamental fairness in this process. Fundamental fairness requires an impartial, unbiased town council. It is illegal for the town council to use information supplied by a party to a contested hearing on an ex parte basis. SFPG has no opportunity to be present or rebut information provided ex parte by interested parties who oppose it. Not only were there extensive ex parte communications, they were extremely harmful and prejudicial. Even with the disqualification or recusals, the well has

been poisoned to such a degree that it is highly unlikely SFPG can get a fair hearing from the council.

Slade, Demitriades, and Waters have personally met with Dayton and the Levantis, have exchanged numerous e-mails with them and have supported their "cause." Even as far back as October 11, 2018, Dayton via e-mail sought Slade's help with his opposition to the conservation easement. None of these three council members ever spoke with SFPG, heard SFPG's position, evaluated its professional engineer Cassidy's presentation, or the soil scientists report, and all three ignored a letter from the Town Rocky Hill expressing serious environmental concerns and strongly favoring the relocation of the conservation easement. Some of the Dayton and Levant e-mails are referenced below.

- December 30, 2018, Ms. Slade received an e-mail from Mr. and Mrs. Levanti, making numerous false and defamatory statements about Mr. Vincenzo Sessa, operating manager of SFPG, and also claiming that Rocky Hill was supporting Mr. Sessa's, and by implication, SFPG's business interests. They urged Ms. Slade as follows: **If Rocky Hill supports this type of activity, then I guess Cromwell seriously needs to think about any and all future relationships with this town.**
- January 3, 2019. Slade and Demetriades received another e-mail from Robin Levanti which Ms. Levanti commenced by stating **"For your viewing pleasure!"**
- January 10, 2019, Slade and Demetriades received an e-mail from Robin Levanti asking Demetriades and his father, Nick Demetriades, who is on planning and zoning to view on-line OC meeting at the Town of Rocky Hill. Levanti criticized Mr. Popper, the town planner for Cromwell and James Cassidy, SFPG's engineer: **"Please take note ... a disturbing question and answer by Mr. Cassidy. Mr. Popper is helping him design the drawing for the Rocky Hill resident to gain access to behind us. Let me know when you get to watch,Not all on the information presented by Mr. Cassidy is correct nor are has stated reasons for trying to move a conservation easement our towns issue."**
- January 10, 2019, E-mail from Christopher Levanti to Christopher Cambareri, Cromwell planning and zoning, who was on some other e-mails with Slade and Demetriades. "They are manipulating info.... **The most disturbing points that came out is that Mr..Popper is giving them ideas on how to gain access thru Cromwell. Is that his job? Or to protect Cromwell interests and taxpayers? We are all uncomfortable with the relationships between Cassidy, Popper, Alvarado, (RH), and even Sessa.**"

- January 15, 2019, Levanti further seeks Demetriades help asking for his advice: **"Do you think it's ok to have a chat with the Mayor about our Fawn Run residents?"**
- January 22, 2019, Robin Levanti sends another email to Slade and Demetriades titled **"Northwoods (Norm Naduea and SFPG (SESSA/KRAMER) versus Citizens of Cromwell Woods and Northeast Cromwell.** "Just some good(?) new to pass along., the Mayor and Deputy Mayor will be visiting Fawn Run today at 2PM.
- January 23, 2019, e-mail from Robin Levanti to Slade, Demetriades, Cambareri, **"Thank you for your continued interest and support."**
- February 3, 2019, e-mail from Demetriades to Robin Levanti. "I have been monitoring the situation....Please continue to keep me updated....**In solidarity.**" James (Emphasis added)
- February 5, 2019, e-mail from Dayton to Waters advising Waters that the matter will be coming before the Town Council if Rocky Hill approves wetland permit, and seeking his help. "We have met with several members of the Town Council and ...Planning and Zoning Commission over the past few weeks and months."
- February 5, 2019, e-mail by Waters to Dayton seeking to report to Dayton what was told to Waters at meeting with Mayor and Town Manager. **"I would like to meet with some of your neighbors to let you know what I was told."**
- February 6, 2018, e-mail from Dayton to Waters and Levantis, Fuller, and Burkhardt. "My neighbors and I would be happy to meet on Thursday at 7PM. My wife and I can host here at 28 Fawn Run. Please let me know if this works for you."
- February 11, 2019, back and forth e-mails between Waters and Robin Levanti sharing pictures of Levanti's flowers and Waters. Waters provides Levanti with his cell phone number.
- February 18, 2019, Waters forwards e-mail from Dayton to himself and Slade. "Would you be so kind and forward this e-mail I received from the **tax payers** on Fawn Run to the town Council Member Please"
- February 19, 2019, e-mail exchange from Dayton to Waters seeking his help in getting councilman Myron Johnson to oppose SFPG. and Waters response: **"Jim, Not yet! But I will. Al"**

The SFPG matter was placed on the Town Council's budget agenda without notice to SFPG. This was apparently engineered by Waters. At the meeting, Waters Slade and Demetriades all took the position that the conservation easement issue should not even be allowed on the Town Council agenda. Of course none of the three disclosed their lengthy e-mails, and contacts with Dayton and the Levantis. The next day a letter was sent to SFPG that the matter would not be allowed to be on the agenda.

MARCH 4, 2019 BUDGET MEETING

WATERS Waters declared he had made up his mind (never hearing the other side or considering the environmental issues raised by Rocky Hill) You know, that's -- that's -- it's too farfetched for us to even think about letting this happen to our taxpayers. And they are relying on us to protect them and that's what it amounts to today. We have to protect our taxpayers. I know they are saying -- but I'm not -- **I'm just going to -- I'm not going to make accusations, but** they are saying there's some people that know people that know people in there and I guess we are going to be expecting probably not too far down the road, a presentation from **Mr. Cassidy, who happens to be working for this developer in Rocky Hill because we all know Mr. Cassidy. A fine reputation, but** generally, when he gets behind something, he gets what he wants one way or another."

(Demonstrating bias against SFPG's engineer and espousing a conspiracy theory)

SLADE -Slade failed to disclose her extensive contacts with Dayton, and the Levantis, and demonstrated her bias and prejudice at the budget hearing on March 4, 2019 that she was against even allowing the matter to be placed on the town council's agenda. Slade stated **"So I just want to let it be known that I am not in support of that whatsoever....Don't waste my time."**

DEMETRIADES- Demetriades failed to disclose his extensive contacts with Dayton, and the Levantis, that he was in "solidarity with them." He stated **"I mean why don't we just send them a letter saying we're not interested in hearing a presentation on this topic and nip it in the bud now so we don't waste a month's worth of their time and our time considering a proposal that I don't support? I mean we can feel the temperature of the room and if we need to go into executive session in order to do it, that's fine, too. But I -- I -- why waste their time with a proposal that's dead on arrival?"**

- March 4, 2019, e-mail from the Levantis to Slade and Demetriades **"Thank you both"**
- March 5, 2019, e-mail from Robin Levanti to Waters, thanking Waters for everything he said and expressing concern. "The Cromwell Town Manager and Cromwell Town Planner still scare me but let's see what happens."
- March 10, 2019, from Levanti to Waters "Hi Al, I got a chance to catch up with Jim Dayton at the end of last week and he was telling me how he let you down..."
- March 13, 2019, Robin Levanti to Slade Demetriades, and Waters "After last town council meeting and letter returned to Rocky Hill, I got wrongly sued to be hushed."
- March 14, 2019, e-mail from Waters to Demetriades "What to hell is this??? Is this wright or is someone bulling Fawn Run people?"
- March 14, 2019, e-mail from Robin Levanti to Slade complaining to Slade about being sued and asking Slade to "please do not repeat, tell...yet!"
- March 14, 2019, e-mail from Slade to Demetriades and Waters "Thank you for the information. I'll be sure to not divulge to anyone."
- March 16, 2019, e-mail from Robin Levanti to Waters "Hi Al, Thank you for your time yesterday, you are very generous. I slept like a baby.... Chris practiced your eat crow this morning, waving to neighbors....Next time coffee on me!
- March 17, 2019, e-mail from Robin Levanti to Demetriades, Slade, and Waters, **"Unfortunately not everything Mr. Cassidy presents is 100% factual ...I'm so sorry to bother you but want and need you to be prepared for magic show at the Town Council Meeting."** (Emphasis added" She continues "I have not/will not send these to Stuart Popper, the Town Manager, nor Mayor, who all seem to have no issue with this conservation easement and traffic through Fawn Run based on my interactions. However please share with anyone else you think may need this information."
- March 17, 2019, e-mail from Waters to Mayor Faienza seeking to find out if there was way to not place matter on agenda. This was despite large number of Fawn Run and Bucks Crossing residents supporting SFPG.
- March 18, 2019, e-mail from Mayor to Waters. "There are too many Cromwell residents in that area that are in favor of the project for the 2 houses. I feel that the {SFPG} request should have the right to present to the Council..."

- March 21, 2019, e-mail from Dayton to Waters and Robin Levanti, to see if they could ambush SFPG on a technicality at the April Town Council meeting, "Let's not tip them off—let's just wait and see if Norm is in attendance at the meeting. If Norm is not in attendance...along the lines of "SFPG LLC is not the current owner of the property and therefore should not be able to petition the piece of property that they don't own" And then present the two attached documents as evidence."

There is additional evidence, but I believe this is overwhelming proof of bias, prejudice and prejudgment. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'G. W. Kramer', with a long horizontal flourish extending to the right.

George W. Kramer



- Ecology
- Soil & Wetland Studies
- Water Quality Monitoring • GPS
- Environmental Planning & Management
- Ecological Restoration & Habitat Mitigation
- Aquatic, Wildlife and Listed Species Surveys
- Application Reviews • Permitting & Compliance

VIA E-MAIL

February 13, 2019

Hallisey, Pearson & Cassidy
630 Main Street, Unit #1A
Cromwell, CT 06416

ATTN: Mr. Jim Cassidy, P.E., Project Engineer

RE: *Wetland/Watercourse Delineations*
North Road Property, Cromwell, CT
REMA Job No.: 19-2147-RHL45

Dear Mr. Cassidy:

At your request, a REMA Ecological Services, LLC (REMA), on February 4th, 2019, registered soil scientist, inspected the above-referenced property for the presence/absence of regulated wetlands and watercourses, pursuant to the Connecticut General Statutes (CGS 22a-36 to 22a-45).

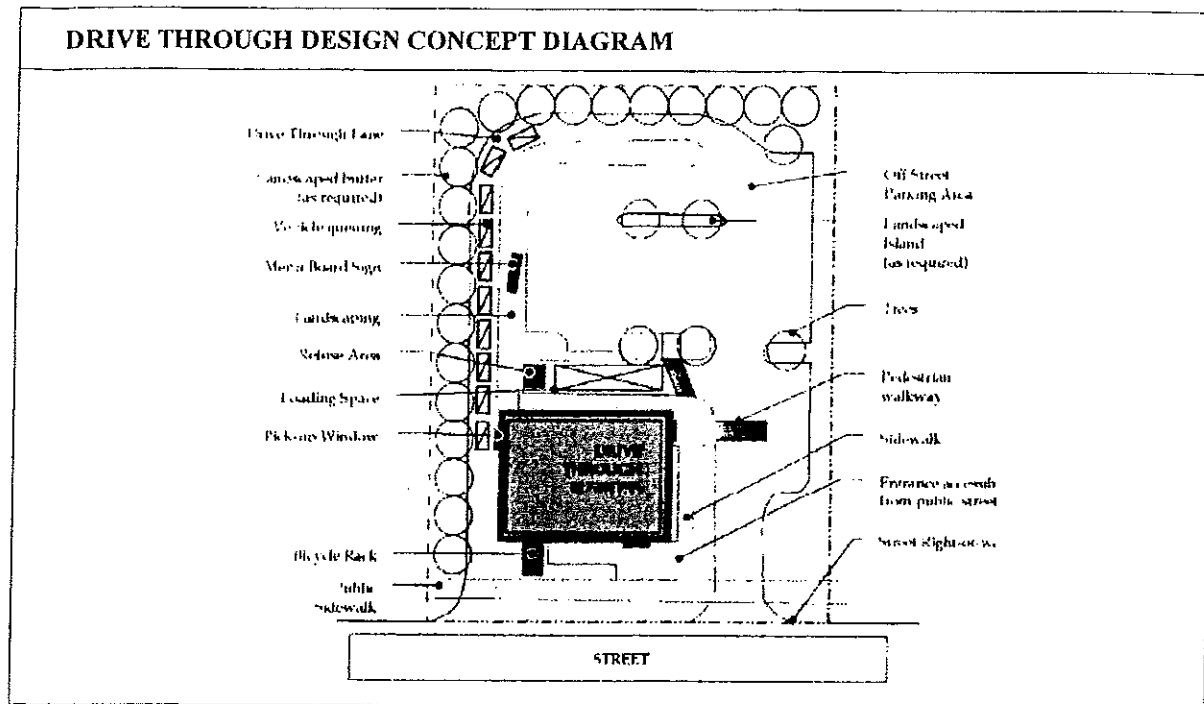
A wetland resource, and associated intermittent stream, with a roughly 60 acre watershed, was delineated at the far eastern section of the +/- 12.6 acre parcel (see attached *On-Site Soil Investigation & Wetland Delineation Report*). In addition, a small, man-made depression was mapped in the field, just northwesterly of a riprap drainage inlet (see attached annotated photos). The soils within this man-made depression have not yet fully developed the characteristics of poorly drained soils. However, the vegetation within this area is characteristic of "marshes" and "swamps," and therefore, this area is regulated under the "watercourse" definition of the General Statutes [i.e., Sec. 22a-38 (16)]. Many of the emergent hydrophytes are "obligate" species, and the dominant woody hydrophyte is the speckled alder. It should be noted that this small regulated area was recently created when surface water that sheds of the land to the north, was blocked from flowing to the rip rap inlet.

C.G.S 22a-36

The inland wetlands and watercourses of the state of Connecticut are an indispensable and irreplaceable but fragile natural resource with which the citizens of the state have been endowed. The wetlands and watercourses are an interrelated web of nature essential to an adequate supply of surface and underground water; to hydrological stability and control of flooding and erosion; to the recharging and purification of groundwater; and to the existence of many forms of animal, aquatic and plant life. Many inland wetlands and watercourses have been destroyed or are in danger of destruction because of unregulated use by reason of the deposition, filling or removal of material, the diversion or obstruction of water flow, the erection of structures and other uses, all of which have despoiled, polluted and eliminated wetlands and watercourses. Such unregulated activity has had, and will continue to have, a significant, adverse impact on the environment and ecology of the state of Connecticut and has and will continue to imperil the quality of the environment thus adversely affecting the ecological, scenic, historic and recreational values and benefits of the state for its citizens now and forever more. **The preservation and protection of the wetlands and watercourses from random, unnecessary, undesirable and unregulated uses, disturbance or destruction is in the public interest and is essential to the health, welfare and safety of the citizens of the state. It is, therefore, the purpose of sections 22a-36 to 22a-45, inclusive, to protect the citizens of the state by making provisions for the protection, preservation, maintenance and use of the inland wetlands and watercourses by minimizing their disturbance and pollution; maintaining and improving water quality in accordance with the highest standards set by federal, state or local authority; preventing damage from erosion, turbidity or siltation; preventing loss of fish and other beneficial aquatic organisms, wildlife and vegetation and the destruction of the natural habitats thereof; deterring and inhibiting the danger of flood and pollution; protecting the quality of wetlands and watercourses for their conservation, economic, aesthetic, recreational and other public and private uses and values; and protecting the state's potable fresh water supplies from the dangers of drought, overdraft, pollution, misuse and mismanagement by providing an orderly process to balance the need for the economic growth of the state and the use of its land with the need to protect its environment and ecology in order to forever guarantee to the people of the state, the safety of such natural resources for their benefit and enjoyment and for the benefit and enjoyment of generations yet unborn.**

12-107a

It is hereby declared (1) **that it is in the public interest to encourage the preservation of farm land, forest land, open space land** and maritime heritage land in order to maintain a readily available source of food and farm products close to the metropolitan areas of the state, to conserve the state's natural resources and to provide for the welfare and happiness of the inhabitants of the state, (2) that it is in the public interest to prevent the forced conversion of farm land, forest land, open space land and maritime heritage land to more intensive uses as the result of economic pressures caused by the assessment thereof for purposes of property taxation at values incompatible with their preservation as such farm land, forest land, open space land and maritime heritage land, and (3) that the necessity in the public interest of the enactment of the provisions of sections 12-107b to 12-107e, inclusive, 12-107g and 12-504f is a matter of legislative determination.



6.6 REAR LOTS

6.6.A Purpose.

The purpose of this regulation is to enable the subdivision of existing lots of relatively large size which, due to their limited frontage, could not otherwise be subdivided. The intent is to minimize the length of new road construction and preserve open space or some other existing natural or cultural resource of the Town.

6.6.B Special Permit Required.

Rear Lots may be authorized as a Special Permit provided the use is allowed in the district, and the following standards are met.

6.6.C General Requirements.

1. No lot shall be divided into more than two (2) rear lots.
2. Each rear lot shall have double the minimum front yard setback required for that zone, measured from the lot line which intersects the accessway and is perpendicular to the accessway.
3. Each rear lot shall have at least double the minimum lot size required for that zone.
4. Each rear lot shall contain a "buildable square" of not less than the minimum lot size for that zone. "Buildable square" is an area of roughly equal length and width which contains no wetlands or watercourses as defined in the Connecticut General Statutes Section 22a-38, as amended, and no slopes greater than 33 percent.

5. No portion of the lot between the street and the lot line which intersects the accessway shall be counted toward the minimum lot size.
6. Each rear lot in a Residential District shall have an accessway which has a continuous width of at least 20 feet, which is owned in fee simple by the owner of the rear lot, and which has frontage on a street.
7. Each rear lot in an Industrial District shall have an accessway which has a continuous width of at least 30 feet, which is owned in fee simple by the owner of the rear lot, and which has frontage on a street
8. Each rear lot shall comply with all other lot and building requirements for the zone in which it is located;
9. No two (2) rear lots shall have frontage on the same street any closer to each other than the minimum lot width for that zone, except that two contiguous rear lots may be approved sharing a common driveway, and the application for such rear lots shall include an Agreement specifying that the owners of said driveway will share responsibility for its maintenance;
10. The Planning and Zoning Commission may require that slope rights on an adjacent frontage lot be provided to accommodate driveway construction, and that a proposed rear lot share a common driveway with an adjacent frontage lot where appropriate.
11. The owner of the proposed rear lot shall obtain a Special Permit before submitting an application for subdivision approval of a proposed rear lot.

6.6.D Special Consideration.

The public benefit of rear lots is their potential to result in a subdivision with shorter roads and preserved natural or cultural resources. Therefore, the applicant shall show how each proposed rear lot in a subdivision of three (3) or more lots will enable one (1) or more of the following benefits:

1. Allow for the preservation of some existing natural or cultural resource of the Town;
2. Reduce the length of a new road, new sanitary sewer service, or other municipal infrastructure;
3. Provide some other benefit to the community.

6.6.E Special Administrative Provision.

4. When a rear lot is part of a subdivision proposed in accordance with the Cromwell Subdivision Regulations, the applicant may submit a joint application for a rear lot with the subdivision application.
5. The Cromwell Planning and Zoning Commission should vote on the special permit application separate from the subdivision application.

6.7 CONSERVATION SUBDIVISIONS

6.7.A Purpose.

The goals of these regulations are any of the following:

1. To preserve environmentally sensitive or culturally significant land in a manner that will benefit present and future generations of Cromwell residents.

10. The applicant may, at any time prior to action by the Commission, withdraw such application.
11. The applicant shall bear the burden of demonstrating that any applicable Special Permit Criteria in these Regulations are addressed.

8.7.D Decision Considerations.

1. On a Special Permit Application involving an activity regulated pursuant to CGS 22a-36 to 22a-45, inclusive, the Commission shall:
 - (1) wait to render its decision until the Inland Wetlands and Watercourses Commission has submitted a report with its final decision, and
 - (2) give due consideration to any report of the Inland Wetlands and Watercourses Commission when making its decision.
2. On a Special Permit Application involving notice to adjoining municipalities under Section 8.10.I notice to water companies under Section 8.10.J, or notice to a regional planning agency under Section 8.10.K the Commission shall give due consideration to any report or testimony received.
3. Before the Commission approves a Special Permit Application, it shall determine that the application:
 - (1) is in conformance with the applicable provisions of these Regulations,
 - (2) has, in the sole discretion of the Commission, satisfied any applicable Special Permit criteria in these Regulations, and
 - (3) is in harmony with the purposes and intent of these Regulations.
4. Before granting a Special Permit, the Commission shall determine that any accompanying Site Plan application is in conformance with the applicable provisions of these Regulations.
5. In granting a Special Permit, the Commission may:
 - (1) stipulate such conditions as are reasonable and necessary to protect or promote the public health, safety or welfare; property values; the environment; sound planning and zoning principles; improved land use, site planning and land development; or better overall neighborhood compatibility, and
 - (2) impose additional requirements, conditions or safeguards as a prerequisite to the issuance of the Use Permit by the Zoning Enforcement Officer, if it shall be found necessary in order that the spirit of these Regulations may be observed, public safety and welfare secured or substantial justice done.
6. Any condition or safeguard attached to the granting of a Special Permit:
 - (1) shall be binding upon the property as long as the Special Permit use is still in operation, and
 - (2) shall continue to be in effect regardless of any change in ownership of the property.
7. The Commission shall not approve any Special Permit for any property on which there exists a zoning violation, unless such Special Permit application will remedy such violation.

8.7.E Special Permit Criteria.

NORTHWOODS ESTATES SUBDIVISION
GRANT OF CONSERVATION RESTRICTION AND EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that NORTHWOODS OF CROMWELL, LLC, a limited liability company organized and existing under the laws of the State of Connecticut, acting herein by Norman Nadeau, member, duly authorized ("Grantor") for consideration of One Dollar (\$1.00), does hereby give, grant, bargain, sell and confirm unto the Town of Cromwell, a municipal corporation located in the County of Middlesex and State of Connecticut, its successors and assigns forever (hereinafter the "Grantee"),

perpetual Conservation Restrictions and Easements within the terms of C.G.S. Section 47-42a, in, over, along and across land designated those

Certain pieces or parcels of land situated in the Town of Cromwell and designated as Conservation Easements (the "Property") as shown that certain map entitled: "Subdivision Plan Northwoods Estates for Property of Norman H. and Kenneth Nadeau 123 & 141 North Road, Cromwell, Connecticut" Date: December 14, 2007. Revised to April 6, 2009. Sheets 5 through 11 of 36. Scale 1"=40'. Prepared by Hallisey, Pearson and Cassidy" which map will be filed with the office of the Town Clerk in the Town of Cromwell, as Map No. YY-36 through YY-86. Said conservation easement areas are more particularly described on Schedule A attached hereto and made a part hereof, for the following purposes:

PURPOSES

1. To have the Property remain in its present natural and open condition in order for it to fulfill its present historic, scenic, vegetative, wildlife and/or hydrological functions.
2. To permit the Grantee or its designee, to vigorously enforce by proceeding in equity, pursuant to C.G.S. Section 47-42b and Section 47-42c, the covenants hereinafter set forth, including but not limited to the right to require the restoration of the Property to the condition at the time of this grant. Any costs incurred by the Grantee in enforcing the terms of this easement against any violator including without limitation, costs of any suit and attorney's fees, shall be borne by the violator and/or the owner of the Property or the portion thereof upon which said violation exists.
3. To enable the Grantee or its designee, to enter the Property at all reasonable times for the purpose of inspecting the Property to determine if there is compliance with the covenants and purposes of this grant.

COVENANTS AND PROHIBITIONS

And in furtherance of the foregoing affirmative rights, the Grantor, for itself, its successors and/or assigns, makes the following covenants, which covenants shall run with the land and be binding upon the owners of the Property in perpetuity:

1. No buildings, camping accommodations, or mobile homes shall be placed or erected upon the Property.
2. No signs, billboards or other such advertising materials or structures of any kind or nature will be placed or erected upon, below or above the Property.
3. The topography of the landscape of the Property shall be maintained in its present condition, and no topographic changes shall be made. Topographic changes shall include, without exclusion, cutting of trees (except as may be required by good tree husbandry and maintenance after receiving written approval of the Grantee), filling, excavating, dredging, mining or drilling, removal of topsoil, sand, gravel, rocks or minerals, alteration of natural or existing watercourses or drainage, or the construction and installation of roads, driveways, or utilities.
4. There shall be no use of pesticides, poisons, biocides or fertilizers, draining of wetlands, burning of marshlands or disturbance or changes in the natural habitat of the Property.
5. There shall be no manipulation or alteration of natural watercourses, lakeshores, marshes or other water bodies, nor shall any uses of or activities upon the Property be permitted which uses or activities could be detrimental to water purity or to any vegetative, wildlife or hydrological function.
6. There shall be no operation of vehicles, snowmobiles, dune buggies, motorcycles, mini-bikes, go-cars, all terrain vehicles, or any other type of motorized vehicle upon the Property.
7. There shall be no dumping or placing of trash, ashes, leaves (except for a limited number in a sightly manner), waste, rubbish, garbage or junk upon the Property. Any costs incurred by the Grantee in correcting a violation of this provision against any violator or property owner, including without limitation, costs of any suit and attorney's fees, shall be borne by the violator and/or the owner of the Property or the portion thereof upon which said violation exists.
8. There shall be no storage or placement of any equipment, natural or man-made materials or substances upon the Property.
9. There shall be no construction and /or installation of roads or driveways.
10. The Grantor agrees to provide a copy of this Conservation Easement Agreement, fully executed, to any person or entity which holds a possessory interest in the subject property while Grantor owns the subject property, and to any person or entity to whom Grantor sells, assigns or otherwise conveys the subject property. Failure of said Grantor to provide such a copy shall not constitute any waiver of Grantee's rights herein.

The Grantee, or its successors or assigns, does not waive or forfeit the right to take action as may be necessary or required in order to insure compliance with said covenants and/or the purposes of this grant by any prior failure to act.

EXCEPTIONS

1. The Grantor or its successors and assigns and the Grantee, (except as otherwise provided below), may enter upon the Property to conduct the following activities after written application and approval from the Inland Wetlands and Watercourses Agency of the Town of Cromwell or its successor:

- a. Removal of debris, dead trees, or brush for the purpose of promoting safety and aesthetic quality;
- b. Pruning and thinning of live trees and brush for the purpose of promoting safety and aesthetic quality;
- c. Planting of trees, shrubs, or other vegetation for the purpose of enhancing wildlife or aesthetic quality;
- d. Grading and landscaping at the direction and approval of the Town Engineer;
- e. Install new utilities and the right to convey easements for such utilities;
- f. Maintain, repair and replace utilities.

The Grantor, its successors and assigns, before commencement of any site work on the Property, shall mark the boundaries of the Property with wooden stakes. Such stakes shall be located at the endpoints of the boundary and at each change of boundary direction. The endpoints of the boundary shall be permanently marked with iron pins.

Prior to the issuance of a certificate of occupancy by the Town of Cromwell for any building in this subdivision markers will be erected along the boundary of the conservation easement areas in those places designated on the plans and maps previously referenced herein. It will be the responsibility of the owners of said lots to maintain the markers.

2. The Grantor hereby grants the Town of Cromwell, or its designated employees or agents the right to enter upon the Property to install, maintain, repair and replace utilities in such other areas within such portions of the "CONSERVATION EASEMENT AREAS" as may be necessary to provide adequate utilities to the Property as long as it owns any of the lots.

LIMITATION ON RIGHT TO AMEND

If circumstances arise under which an amendment to or modification of this easement would be appropriate, the Grantor, its successors and assigns, until the subdivision is

completed and thereafter, may amend this easement, provided that no amendment shall be allowed that will affect the qualification of this easement or the status of the Grantee under any applicable laws including Section 47-42a through 47-42c of the Connecticut General Statutes, Revision of 1958, as amended, or Section 170(h) of the Internal Revenue Code of 1954, as amended; and any amendment shall be consistent with the purpose of this easement and shall not affect its perpetual duration. Any such amendment shall require approval from the Town of Cromwell and shall then be recorded in the land records of the Town of Cromwell, Connecticut.

The grant of this easement does in no way grant to the public the right to enter upon said Property for any purpose whatsoever.

The Grantee agrees, by acceptance hereof, to release automatically, such conservation easements as though this instrument had never been executed by the Grantor, should, at any time, said premises be condemned by some government authority.

The Grantor reserves the right to make use of the property for any and all purposes which are in keeping with the stated intent of this conservation easement and which in no way endanger the maintenance and conservation of the above described premises in their natural state.

Invalidation of any of these covenants, conditions, restrictions and charges by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

CONDITION PRECEDENT

Prior to the covenants and prohibitions herein taking effect, the Grantor, its successors or assigns, retain the right to complete all necessary improvements within the conservation easement areas required by the Cromwell Inland Wetlands and Watercourses Agency Wetlands Permit or the Cromwell Planning & Zoning Special Permit for a Conservation Subdivision or Subdivision on the plans, maps and notes thereon, previously referenced herein.

HABENDUM

TO HAVE AND TO HOLD the above granted right, privilege, authority unto the said Grantee, its successors and assigns, forever.

5

GEORGE W. KRAMER, ESQ.
ATTORNEY AT LAW
30 Clemens Court
Rocky Hill, CT 06067
Tel: 860/212-4871 • Fax: 860-529-5104
E-mail: gkramerlaw@gmail.com

James T. Dayton and Nicole Lawhead
28 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Mr. Dayton and Ms. Lawhead:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

If you have retained an attorney to represent you in this matter, please forward this letter to your attorney.

Thank you.

Sincerely,

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George W. Kramer

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ATTORNEY AT LAW
30 Clemens Court
Rocky Hill, CT 06067
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E-mail: gkramerlaw@gmail.com

Robin M. Whittaker and Chris Levanti
20 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Mr. Levanti and Ms. Whittaker:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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E-mail: gkramerlaw@gmail.com

Lorraine Fugaro
10 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

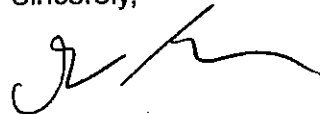
Dear Ms. Fugaro:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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Kevin M. Burkhardt and Karen Janelle
18 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

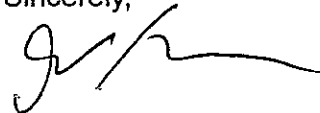
Dear Mr. Burkhardt and Ms. Janelle:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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Stephen Fuller and Sylvia Fuller
16 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

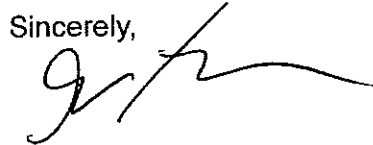
Dear Mr. and Mrs. Fuller:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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E-mail: gkramerlaw@gmail.com

Mary Ann Devito
22 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Ms. Devito:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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E-mail: gkramerlaw@gmail.com

Mike Bonelli and Allison Bonelli
48 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Mr. and Mrs. Bonelli:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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30 Clemens Court
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E-mail: gkramerlaw@gmail.com

John F. Schmalberger and Alison Schmalberger
52 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Mr. and Mrs. Schmalberger:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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E-mail: gkramerlaw@gmail.com

Murray Tang and Marie P. Tang
51 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Mr. and Mrs. Tang:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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Melissa Wren and Michael Wren
23 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Mr. and Mrs. Wren:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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E-mail: gkramerlaw@gmail.com

Prakash Kandasamy and Meenakshi Viswanath
25 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Mr. Kandasamy and Ms. Viswanath:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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E-mail: gkramerlaw@gmail.com

Carl Saponare and Marissa Saponare
34 Bucks Xing
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Mr. and Mrs. Saponare:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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E-mail: gkramerlaw@gmail.com

Kevin Daigle
16 Buck Xing
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Mr. Daigle:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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E-mail: gkramerlaw@gmail.com

Anna Frackowiak
45 Bucks Xing
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Ms. Frackowiak:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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E-mail: gkramerlaw@gmail.com

Cuong Nguyen and Nga T. Nguyen
21 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Mr. and Mrs. Nguyen:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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E-mail: gkramerlaw@gmail.com

Elaine Zerio and Bryan Zerio
27 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Mr. and Mrs. Zerio:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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30 Clemens Court
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E-mail: gkramerlaw@gmail.com

Eric Winkler and Tiffany Winkler
50 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Mr. and Mrs. Winkler:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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E-mail: gkramerlaw@gmail.com

Giuliana Lupoi
55 Fawn Run
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

Dear Ms. Lupoi:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

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A handwritten signature in black ink, appearing to read 'G. Kramer', with a long horizontal flourish extending to the right.

George W. Kramer

GEORGE W. KRAMER, ESQ.
ATTORNEY AT LAW
30 Clemens Court
Rocky Hill, CT 06067
Tel: 860/212-4871 • Fax: 860-529-5104
E-mail: gkramerlaw@gmail.com

Jordan R. Hudak
43 Buck sXing
Cromwell, CT 06416

December 17, 2018

RE: Lot 1, North Road, Rocky Hill

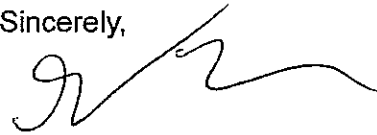
Dear Mr. Hudak:

Please be advised that the undersigned represents SFPG LLC, the owner of lot 1, North Road, Rocky Hill. SFPG has applied for a two lot subdivision in Rocky Hill to which you have signed a petition in opposition. SFPG is interested in learning your concerns regarding the two lot subdivision, in order to address them if possible. If you wish to communicate your concerns please e-mail the undersigned or send a brief letter to the above address.

If you have retained an attorney to represent you in this matter, please forward this letter to your attorney.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'G. Kramer', with a long horizontal flourish extending to the right.

George W. Kramer

From: Elaine Verdu Zerio

<elaineverdu@yahoo.com**>**

Date: December 20, 2018 at 4:24:27 PM EST

To: gkramerlaw@gmail.com

Subject: Lot 1, North Rd, Rocky Hill

Hello my name is Elaine Zerio and I am writing in regards to the letter I received about signing the petition. We (my husband and I) have absolutely no problem with those homes being built. The people that organized the petition made it sound a lot worse.

Good Luck to the new home owners and we can't wait to welcome them to our wonderful neighborhood.

Please shoot me a quick email to let me know this was received.

Thank you and happy holidays!
Bryan and Elaine Zerio

Sent from my iPhone



Town of Rocky Hill

761 OLD MAIN STREET • ROCKY HILL, CONNECTICUT 06067 • (860) 258-2700 • FAX (860) 258-7638

February 20, 2019

Mayor and Cromwell Town Council
C/o Anthony J. Salvatore, Town Manager
41 West Street
Cromwell, CT 06416

RE: Proposed two lot subdivision on North Road, Rocky Hill, north of Fawn Run
(Cromwell/Rocky Hill Town Line)

Honorable Mayor and Members of the Town Council:

The Town of Rocky Hill Open Space and Conservation Commission, acting as the Inland Wetlands and Watercourses Agency at their meeting of February 13, 2019 approved an application for a permit for a subdivision of land at the above location. The permit was issued after two nights of public hearings in which alternates to the development including access were presented. After lengthy discussions, and also taking into account the Fawn Run residents' concerns, the agency feels that utilizing Fawn Run for access to the proposed development presents the best prudent and feasible alternative in view that this option has no disturbance to wetlands and preserves the natural resources in the area. The Rocky Hill Wetlands and Watercourses Agency supports the proposed conveyance of a portion of the conservation easement located along Fawn Run as shown on the plans, based on environmental grounds. We ask that the Cromwell Town Council give due consideration and support this proposal as presented.

As you know, the Town of Rocky Hill staff have worked closely with Cromwell Town staff on these types of projects in the past (such as the County Line Drive re-alignment) in order to assure orderly development and compliance and we see this proposal as an extension of the same.

Sincerely

Ken Goldberg, Chairman
Open Space & Conservation Commission

Cc: Stuart Popper, Director of Planning and Development
Jon Harriman, Town Engineer

Birthplace of the Brigantine "Minerva"



ASSIGNMENT

Pursuant to a contract entered into the 1st day of October, 2018, between SFPG LLC and Northwoods of Cromwell LLC, this assignment is to confirm that pursuant to said agreement, I authorized, and assigned to SFPG LLC the right to request from the Town of Cromwell, through the appropriate agency, to apply for the relocation of a portion of the conservation easement located on lot 20 and shown on a map prepared by Hallisey Pearson & Cassidy, certified January 25, 2018, titled "Property & Topographical Survey showing property to be transferred to and from Northwoods of Cromwell LLC, Property of SFPG LLC Parcel ID# 19-009, North Road, Rocky Hill, Connecticut," revised on September 21, 2018, which map is incorporated herein by reference.


Northwoods of Cromwell LLC

BY 

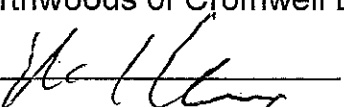
Norman Nadeau, authorized member

AGREEMENT FOR THE EXCHANGE OF LAND

On this 1st day of October, 2018, SFPG LLC and Northwoods of Cromwell LLC agree to exchange land in fee simple. Northwoods of Cromwell LLC will transfer certain land located in Cromwell, Connecticut in exchange for certain land owned by SFPG LLC in Rocky Hill, Connecticut. The exact dimensions of the real estate to be exchanged are shown on a map prepared by Hallisey Pearson & Cassidy, certified January 25, 2018, titled "Property & Topographical Survey showing property to be transferred to and from Northwoods of Cromwell LLC, Property of SFPG LLC Parcel ID# 19-009, North Road, Rocky Hill, Connecticut," revised on September 21, 2018, which map is incorporated herein by reference. This agreement is subject to a approval by the Town of Cromwell approval of the relocation of a conservation easement as shown on said map.

SFPG LLC BY  10/1/18

Northwoods of Cromwell LLC

BY  10/1/18
Norman Nadeau, authorized member



Town of Cromwell Office of the Town Manager

Nathaniel White Building
41 West St
Cromwell, CT 06416

Anthony J. Salvatore, Sr.
Town Manager

Phone: (860) 632-3412
Fax: (860) 632-3435

March 6, 2019

James P. Cassidy, P.E.
Hallisey, Pearson & Cassidy
Engineering Associates, Inc.
630 Main Street
Cromwell, CT 06416

RE: Northwoods Estates Conservation Restriction and Easement

Dear Mr. Cassidy,

I write on behalf of the Council for the Town of Cromwell.

On March 4, 2019, the Cromwell Town Council held a Special Meeting. One of the items on their agenda was "Discussion on correspondence regarding Fawn Run".

At this time, the full Council was made aware of what was being proposed regarding the above.

The consensus of the Town Council was that they were not in favor of having this item placed on their agenda.

Therefore, based on the Town Council's consensus your request to have this item placed on their agenda will not occur.

On behalf of the Cromwell Town Council;


Anthony J. Salvatore
Town Manager

Copy: Mayor/Council
Stuart Popper, Town Planner

Cromwell Town Council Meeting

SHEILA BUTCH TRANSCRIPTION SERVICES
170 Hartland Boulevard
East Hartland, CT 06027
(860) 653-2185 Fax :(860) 653-6216

1 THE MAYOR: So we'll move on to new
2 business, item C, which I received correspondence
3 through Mr. Waters; there was an email, a letter on
4 Fawn Ridge which I wanted to hand out to the council,
5 I'm sorry, Fawn Run, I'm tired. That was part of the
6 packet this evening. And then there's further
7 correspondence that town manager Salvatore handed out
8 from the town of Rocky Hill. You all have that letter
9 in your packet.

10 MALE SPEAKER 1: I handed it out.

11 THE MAYOR: No, just the letter. Yeah,
12 the email/letter.

13 MALE SPEAKER 2: The email was in here.

14 THE MAYOR: Yeah, it was in the packet.

15 MALE SPEAKER 3: Yeah.

16 THE MAYOR: Tony just wanted to pass
17 this along to us, obviously, it was asked to be passed
18 along and he wanted to make sure everybody got a copy
19 of it.

20 MALE SPEAKER 3: Mr. Mayor, can I give
21 a little history now?

22 MR. MAYOR: Sure. Thank you.

23 MALE SPEAKER 3: You are aware of when
24 I emailed you referenced to having a meeting to update
25 me on certain things before I met with the residents

1 of Fawn Run. And I'm quite disheartened how what's
2 happening over there and then Rocky Hill has no
3 problem of providing these so-called developers -- I'm
4 not going to say owners. I'll say they own the
5 property, but it looks like they are going to be
6 developing it into two parcels and there's water over
7 there. And there's also a culvert coming down on one
8 of the taxpayer's properties where I know they are
9 going to have to get ahold of the Nadeau's to correct
10 the problem because there is bonding and before the
11 bonding is handed back to the town, a lot of things
12 have to be on the checklist. But it seems like no
13 matter what is going on here, as far as the people on
14 Fawn Run, to me and some of my colleagues who have
15 some idea, it seems like this is just getting pushed
16 right through no matter what the people in Cromwell
17 have to say about this. I know Rocky Hill was kind of
18 generous for County Line when we approached them years
19 prior. They had an issue because of the wetlands off
20 of the Ireland property or just abutting the property
21 that Sysco owns. And at the time it was probably
22 around 2008 when -- 2007/2008 when Mr. Singleton had
23 turned around and went to Rocky Hill to try and talk
24 with them about certain issues and they kind of like
25 told him, go back to Cromwell, which the person was

1 kind of obnoxious from Cromwell. But, fast forward,
2 we have quite a few people on Fawn Run that are
3 relying on us to protect them. They are taxpayers.
4 They are new home buyers. I know we had a bad
5 reputation at one time, Cromwell not sticking up for
6 businesses in town and one would be -- oh, my gosh,
7 (unintelligible), just before County Line, Commerce
8 Drive, when they had issues with a certain person
9 there that wanted to build a crematory and also the
10 land owner and it seemed like Cromwell couldn't do
11 anything for these people. And so you, Mr. Salvatore,
12 you probably know what I'm talking about. But,
13 there's an association there where these people had to
14 go fight for themselves and hundreds of thousands of
15 dollars they had to pay, let alone the taxes. And it
16 did put a sour taste in the businesses that is still
17 there. Now we have an issue with taxpayers and
18 there's quite a few taxpayers, we're not talking one,
19 we're talking a whole street where their backyards are
20 abutting this particular property that is wetlands.
21 And the town of Rocky Hill approved them the permit to
22 build on the wetlands. And without any consideration
23 of the abutting property owners, which -- it's all
24 about money and I guess they're looking for the town
25 of Cromwell to have an easement on the plan of

1 conversation to change the plan of conservation and I
2 guess Mr. Nadeau is willing to move it in another area
3 which the taxpayers over there are up in arms about
4 it. Nothing is in writing that these people are going
5 to build the houses there, two of them, and going to
6 own them. Some claim that's what they want to do but
7 one of the developers or I'll have to say developers
8 or property owners has a new house in Rocky Hill and
9 he's subdividing that property too because he wants to
10 get as much money as possible. But more to the story,
11 that's his problem.

12 Cromwell -- we have to protect these
13 taxpayers. And they are looking for a way to get to
14 that property. Well, they could off of North Road and
15 just build a longer driveway to share it. They could
16 have water over there. But schools, how are they
17 going to turn around and get to the schools? They
18 have to come down from Rocky Hill to get there. They
19 are going to rely on Cromwell for fire service? You
20 know, that's -- that's -- it's too farfetched for us
21 to even think about letting this happen to our
22 taxpayers. And they are relying on us to protect them
23 and that's what it amounts to today. We have to
24 protect our taxpayers. I know they are saying -- but
25 I'm not -- I'm just going to -- I'm not going to make

1 accusations, but they are saying there's some people
2 that know people that know people in there and I guess
3 we are going to be expecting probably not too far down
4 the road, a presentation from Mr. Cassidy, who happens
5 to be working for this developer in Rocky Hill because
6 we all know Mr. Cassidy. A fine reputation, but
7 generally, when he gets behind something, he gets what
8 he wants one way or another. I just don't want to
9 sound like a broken record but my feelings are that
10 these people are definitely looking for us to protect
11 them and that's our job to protect them. The next
12 town over, that's their problem and it's all about
13 money. And all these people on Fawn Run -- I'm not
14 going to say they are mortgaged to the hilt, but the
15 way the economy is today and the way these people have
16 to buy their houses, they are going probably have to
17 be there 35/40 years before they pay their house off.
18 In my opinion, these people, the developers, they just
19 want to hit and run. And it's all about the money.
20 So when it comes in front of us, I hope we could turn
21 around and possibly even get some plan of conservation
22 members here to give us their opinion of it -- our
23 conservation people, not Rocky Hill's, not an outsider
24 which sometimes these developers bring in, like they
25 brought in the big developer, or big -- people that

1 were talking about the crematory, about the stacks,
2 they brought all kinds of people and half of it was
3 fact and the other was fiction about their
4 presentation. So when it comes in front of us, I hope
5 we have our -- we will have our ducks in a row and
6 possibly make sure that we have own plan of
7 conservation here for their opinion on -- their
8 thoughts of this. And basically --

9 THE MAYOR: Well, why don't we have
10 (Unintelligible) send this over to our plan of
11 conservation to review? I mean I know it's not our
12 land, but at least from the Cromwell side so we can be
13 proactive and not wait until that meeting at this --
14 because --

15 MALE SPEAKER 2: Why do we even need
16 to --

17 MALE SPEAKER 4: It's not their
18 bailiwick.

19 THE MAYOR: Right. I do realize that.

20 MALE SPEAKER 3: Conservation is to the
21 town of Cromwell and the town of Cromwell is the
22 legislative body. But I just want to --

23 MALE SPEAKER 1: No, no. I know the
24 easement movement is not their bailiwick, that would
25 only (unintelligible), do you have any thoughts on how

1 this --

2 MR. SALVATORE: But that's -- the
3 conservation is -- was put in place by planning and
4 zoning, not the conservation -- so, just so that the
5 council members know, so this has been something
6 that's been discussed. We have nothing formal before
7 us except this letter that just came back in February.
8 Planning and zoning has had questions and I do have a
9 map that the council members can look at just so you
10 can get a better handle on what the alleged request is
11 going to be. They are looking allegedly and again, we
12 don't have a formal request. I haven't even heard of
13 an informal request; I'm just what allegedly is
14 transpiring over in Rocky Hill and inquiries that have
15 been made. They -- there is two building lots over at
16 near the bend of -- down a way from Bucks Crossing
17 that they are looking to put two separate driveways
18 across the property into the -- into Rocky Hill. That
19 would require this body swapping the conservation
20 restriction for them crossing the property. You can
21 put any number of restrictions you want if you were to
22 go forward with that, such as one house per driveway
23 types of restrictions. Absent that, everything else
24 is in the town of Rocky Hill and the town of Cromwell
25 has no standing. As far as fire protection, actually,

1 it's no more, no less than what's being provided to
2 the Hince (phonetic) farm across the street. However,
3 that would be the fire district as would be water
4 service, the fire district, sewer, water pollution
5 control, schools -- they would have to make their own
6 arrangement to go to Rocky Hill schools and that's
7 their headache. No services -- I guess occasionally
8 if there was to be a police problem, but no more
9 mutual aid than what we swap today. And again, this
10 is a decision that would be by this body here. There
11 is the potential that they could come in off of North
12 Road and have access from North Road to this property.
13 And I suppose if they went that way, there's the
14 potential of more than two units on that parcel of
15 land and that's just something that possibly you would
16 consider. However, I just want to stress they do have
17 to cross the conservation restriction. The
18 conservation restriction is in the purview of this
19 body here and any restrictions could be imposed by
20 this body.

21 MALE SPEAKER 4: I have a couple of
22 questions. One, what is their standing to come before
23 this body if this body does not a, invite them, or b,
24 consider their proposal because I mean as a body we
25 are under no obligation to consider another body's or

1 another entity's proposal. I mean why don't we just
2 send them a letter saying we're not interested in
3 hearing a presentation on this topic and nip it in the
4 bud now so we don't waste a month's worth of their
5 time and our time considering a proposal that I don't
6 support? I mean we can feel the temperature of the
7 room and if we need to go into executive session in
8 order to do it, that's fine, too. But I -- I -- why
9 waste their time with a proposal that's dead on
10 arrival? I don't see why we can't reply to this --
11 vote today to reply to this letter in the negative
12 saying thank you for your information. We're not
13 interested in this land swap. Have a great day. Nip
14 it in the bud now. Why have somebody come and do a
15 presentation?

16 THE MAYOR: We don't have a formal ask
17 yet. This -- so tonight we put this on the agenda
18 because we wanted to pass along this correspondence
19 because number one, we were asked to by residents of
20 Fawn Run to do that I wanted to do that so --

21 MALE SPEAKER 4: We do have --
22 respectfully, we do have an ask in here. They say the
23 Rocky Hill wetlands and watercourse agency support the
24 proposed conveyance of a portion of the conservation
25 easement located along Fawn Run as shown in the plans.

1 Based on environmental grounds, we ask that the town
2 council give due consideration and support to this
3 proposal as presented. They are giving us -- they are
4 telling us what's to come. We can make a decision
5 preliminarily today so we don't have to sit through a
6 presentation that they are going to spend resources on
7 and that we're going to have spend resources on having
8 town staff review it to then say no.

9 MR. SALVATORE: I have the plot plan
10 roughly (unintelligible). I have it right here.

11 MALE SPEAKER 5: Mr. Mayor, my
12 recommendation is this would not be request to be on
13 the agenda by the property owner. If the -- if the
14 wish of this body is to deny it, I would say that at
15 the time that a formal request is made, then at that
16 time, before you put it on the agenda, you bring it
17 back to this body and get a consensus and a formal
18 vote not to entertain it and at that time, send back a
19 formal letter saying that the town of Cromwell town
20 council does not wish to -- to do that. But this is
21 not the --

22 THE MAYOR: That's what I was going to
23 recommend seeing that we're -- you're kind of throwing
24 it out there not really -- if and when a proposal --
25 it comes to us then we can -- I can call a special

1 meeting and if this body wants to entertain, not
2 entertain it, well, then at that point, we'll send a
3 letter so they don't waste their time. That's
4 totally --

5 MALE SPEAKER 5: I would not even
6 entertain a special meeting, I would just bring -- if
7 we got the letter, let's say now, at the next council
8 meeting, I would make the councilors aware of it and
9 the councilors can make a motion at that time not to
10 even entertain it by virtue of bringing it on the
11 agenda. Actually, you make the agenda so you don't
12 even have to put it on the agenda.

13 THE MAYOR: Right.

14 FEMALE SPEAKER 1: So just briefly, for
15 the record, because I won't be in attendance at the
16 next meeting. I have annual training with the army.
17 So I just want to let it be known that I am not in
18 support of that whatsoever.

19 THE MAYOR: Go ahead.

20 MALE SPEAKER 6: I don't know who on
21 this council was not aware of this thing.
22 (Unintelligible) and I went out and met with a couple
23 of different property owners on this about oh, three
24 weeks ago, a month ago. And my point is if -- if --
25 and I'm not -- I've got a lot of problems with this.

1 But if we were going to entertain something, wouldn't
2 the request have to come from the property owner,
3 meaning the property owner in Cromwell, Mr. Nadeau, to
4 say I have this property with a conservation easement,
5 I would like it -- boom, taken away? And then we
6 could act on that. But I haven't heard anything from
7 Mr. Nadeau. You don't have a letter from Mr. Nadeau.
8 The letter I think you're talking about is this email,
9 right?

10 MALE SPEAKER 1: Right. That's the
11 letter.

12 MALE SPEAKER 2: That's -- that's the
13 letter you mentioned.

14 MALE SPEAKER 3: That's the letter and
15 then it was backed up by this. Again, I concur with
16 you.

17 MALE SPEAKER 6: And I read that. And
18 I agree with James, he is asking -- they are asking a
19 question. But how can they ask a question on behalf
20 of a property owner in Cromwell? They have no
21 standing with Nadeau.

22 FEMALE SPEAKER 1: No, you're
23 absolutely right.

24 MALE SPEAKER 6: So officially, we
25 don't know anything about this, other than we all know

1 about it. But I would suggest that it's not a bad
2 idea to respond to Ken (Unintelligible) letter and
3 tell him, we haven't received any letter from anybody
4 requesting this. The town of Rocky Hill can't request
5 it. They don't know the land in question. Nadeau can
6 request it but he hasn't. So what are getting all
7 excited about? I stand with the property owners. I
8 mean I agree with Al. The people that pay taxes to us
9 in our town -- in our town deserve our consideration.

10 FEMALE SPEAKER 1: Yeah.

11 MALE SPEAKER 6: They are the people we
12 work for. I just don't particularly care what happens
13 in Rocky Hill, although, regionally I like to work
14 with other towns. I do. I think that that works
15 well. But in this case, it's a property dispute. And
16 we have a bunch of taxpayers up around Fawn Lane that
17 feel aggrieved by this. And we have to look into this
18 situation with an eye toward protecting them.

19 FEMALE SPEAKER 1: We benefit in no
20 way.

21 MALE SPEAKER 6: Well, that's the other
22 point.

23 FEMALE SPEAKER 1: We benefit in no
24 way.

25 MALE SPEAKER 6: We don't benefit in

1 any way from this. Sure, we bought some property from
2 Rocky Hill last year to build a road.

3 MALE SPEAKER 4: We bought property in
4 Rocky Hill.

5 MALE SPEAKER 6: In Rocky Hill from
6 Sysco. I understand that. But where do we benefit
7 from this? And -- and we really -- we really are not
8 representing our property owners. We met with that
9 woman for -- Robin, for about a couple of hours and
10 one of her neighbors. And I'll tell you that lady is
11 smart. She had all her ducks in a row. And she made
12 some very good arguments. On the other hand, let me
13 say this about our use of conservation easements, I
14 think that conservation easement along the back of
15 property lines is a joke. Conservation easements are
16 supposed to be for land that is not developed, land
17 that is set aside for conservation purposes. And this
18 happened to us before over on -- off of River Brook
19 Road there.

20 MALE SPEAKER 1: Yeah.

21 MALE SPEAKER 6: They put a
22 conservation along the back 20 feet of all those
23 people's property just to make -- just to match some
24 regulation that doesn't do any good. It's no sense.
25 But that doesn't mean I want to cut it up to

1 accommodate somebody in another town at the expense of
2 my own taxpayers. I just don't want to do that.

3 So you can answer that letter if you
4 want to. That's fine with me. But they have no
5 standing here.

6 THE MAYOR: When you look at this
7 letter, it's -- and I'm very surprised that Mr.
8 Goldberg, he says, as you know, the town of Rocky
9 Hill's staff have worked closely with the Cromwell
10 town staff on these type of projects in the past, such
11 as County Line Drive. So he's putting -- he is
12 basically saying, you've done it, now you owe me.
13 That's what -- that's what he's saying. He is
14 basically saying -- that's what he is basically saying
15 in his letter. He is being pretty blunt.

16 MALE SPEAKER 3: The town of Cromwell
17 doesn't owe anybody.

18 THE MAYOR: I'm not saying that, but if
19 you look --

20 FEMALE SPEAKER 1: We owe the
21 taxpayers.

22 MALE SPEAKER 5: He did not say in this
23 letter, though, that we had to go through the proper
24 protocol. You had to go to the town of Rocky Hill.
25 Ask them, can we purchase this part of land to widen

1 it for our business district?

2 MALE SPEAKER 4: No, we didn't ask
3 Rocky Hill permission to purchase the land. We went
4 to Sysco.

5 FEMALE SPEAKER 5: Yeah, that was all
6 Sysco.

7 MALE SPEAKER 6: All right. And then
8 to go through Rocky Hill, so this gentleman --

9 MALE SPEAKER 2: Rocky Hill gave us the
10 permits.

11 MALE SPEAKER 1: Correct. But this guy
12 is taking it totally out of context. That's what I'm
13 saying.

14 MALE SPEAKER 3: Again, my opinion is I
15 would not respond. This is not the property owner. I
16 concur with Mr. Newton. The property owner is Nadeau
17 and I would wait until you get a request from Nadeau
18 and then I would handle it based on the consensus of
19 what I'm hearing here tonight. I'd respond back and
20 say that you have no desire to put it on your agenda.

21 FEMALE SPEAKER 1: Yeah.
22 (Unintelligible).

23 MALE SPEAKER 4: I would -- I do think
24 this warrants some type of response given what they
25 are outlining here. I respect what Tony is saying

1 completely. The -- I mean the Rocky Hill letter says,
2 you know, after taking into account, etcetera,
3 etcetera, the agency feels that utilizing Fawn Run for
4 access to a proposed development presents the best
5 prudent and feasible alternative in this view, you
6 know, etcetera, etcetera. So they are telling us what
7 they are going to be asking us for right in the
8 letter, so why don't we just say to respond to this
9 letter, that a, there has been no proposal that has
10 been formally presented to us, b, you don't have
11 standing to bring this, we would need the Cromwell
12 property owner to do so and three, we're not
13 interested in this proposal as written and as
14 described.

15 MALE SPEAKER 3: (Unintelligible) and
16 then we say (unintelligible). That's what I would do.

17 THE MAYOR: I will write a letter back
18 to Mr. Goldberg on behalf of the mayor and the council
19 and inform him that we do not have pending before us
20 and basically, until such -- until such time, yeah. I
21 think honestly the less the better.

22 FEMALE SPEAKER 1: We don't need a
23 motion here.

24 THE MAYOR: Motion to adjourn.

25 FEMALE SPEAKER 1: So moved.

1 MALE SPEAKER 2: Second.

2 THE MAYOR: All those in favor?

3 ALL: Aye.

4 THE MAYOR: See you Wednesday night.

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C E R T I F I C A T E

I hereby certify that I am a Notary Public in
and for the State of Connecticut.

I further certify that the foregoing is
a complete and accurate transcription of the
recorded proceeding to the best of my knowledge and
belief.

I further certify that I am neither of counsel
nor attorney to any of the parties to said cause, nor
of either counsel in said cause, nor am I interested
in the outcome of said cause.

Witness my hand and seal as Notary Public this
13th Day of March, 2019.

Sheila D. Butch

Sheila D. Butch

My Commission Expires: 5/31/2019

Dear Town Council,

I, Anthony Fazzino a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature Anthony Fazzino

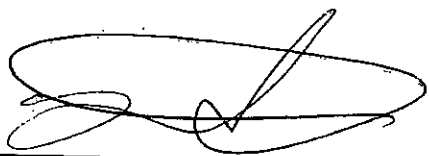
Name ~~6 Fawn Run~~

Address Anthony Fazzino
6 Fawn Run

Dear Town Council,

I, Keith Sandquist a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature



Name Keith Sandquist

Address 11 Fawn Run

Dear Town Council,

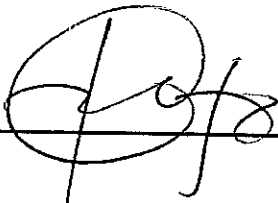
I, Renata Sandquist a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature RSandquist
Name Renata Sandquist
Address 11 Fawn Run

Dear Town Council,

I, ~~RONALD~~ ^{of Fawn} a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature



Name

Address

17 FAWN RUN

Dear Town Council,

I, ~~#~~ JOAO PEDRO FERNANDES a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature 

Name JOAO PEDRO FERNANDES

Address 12 FAWN RUN CROMWELL CT

Dear Town Council,

I, J. Foss-Rusell a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivisor in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature

Name

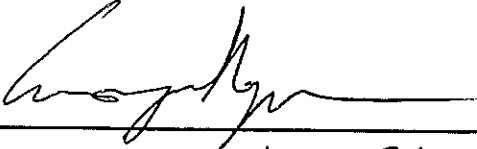
Jeffrey Foss-Rusell

Address

19 Fawn Run Cromwell CT 06416

Dear Town Council,

I, *Cuong Nguyen*, a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.


Signature 

Name CUONG VAN NGUYEN

Address 21 FAWN RUN
CROMWELL, CT 06416


Dear Town Council,

I, Bryan Zerio a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature  3/13/19
Name Bryan Zerio
Address 27 Fawn Run, Cromwell CT

Dear Town Council,

I, Elaine Zerib a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature 

Name Elaine Zerib

Address 27 Fawn Run
Cromwell CT 06416

Dear Town Council,

I, Eric Winkler a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature Eric S. Winkler

Name

Address 50 Fawn Run

Dear Town Council,

I, *Tiffany Winkler* a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature *Tiffany Winkler*

Name

Address *50 Fawn Run*

Dear Town Council,

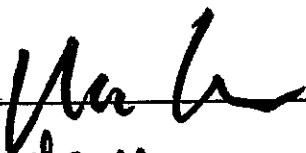
I, Melanie Login a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature Melanie Login
Name Melanie Login
Address 49 Fawn Run

Dear Town Council,

I, Norm Nadeau a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature



Name Norm Nadeau

Address Lot 20 Fawn Run

Dear Town Council,

I, ^{LUPORI} GIULIANA a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature Giuliana Lupori

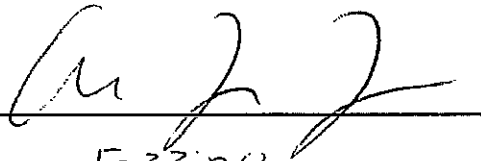
Name Giuliana Lupori

Address 55 FAWN RUN CROMWELL

Dear Town Council,

I, Anna Fazzino a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature

A handwritten signature in black ink, appearing to read 'Anna Fazzino', written over a horizontal line.

Name Anna Fazzino

Address 6 Fawn Run

Dear Town Council,

I, DOMENICO LUPOT, a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature Domenico Lupot
Name DOMENICO LUPOT
Address 55 FAWN RUN
CROMWELL

Dear Town Council,

I, Norm Nadeau a taxpayer in the Town of Cromwell, am writ
to support the application of SFPG LLC for a two lot subdivi
in Rocky Hill, and their proposal to have a driveway access t
their property from Fawn Run. I also support their right to
present their case to the Town Council.

Signature

Name Norm Nadeau

Address

Lot 18 Fawn Run

Dear Town Council,

I, Norm Nadeau a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature

Name Norm Nadeau

Address

Lot 19 Fawn Run

Dear Town Council,

I, Vanessa Barros a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

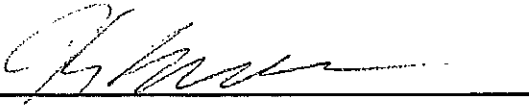
Signature 

Name Vanessa Barros

Address 40 Bucks Xing

Dear Town Council,

I, Kevin Barros a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature 

Name Kevin Barros

Address 96 Bucks Xing

Dear Town Council,

I, Elizabeth ^{Ma} a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivisor in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature

A handwritten signature in black ink, appearing to read "Elizabeth Ma", written over a horizontal line.

Name

Address 43 Bucks Xing

Dear Town Council,

I, Audrey Carter taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature 

Name Audrey Carter

Address 28 Ducks Crossing
Cromwell, CT 06416

Dear Town Council,

I, Brian Carter a taxpayer in the Town of Cromwell, am ~~writing~~
~~to support the application of SEPG LLC for a two lot subdivision~~
in Rocky Hill, and their proposal to have a driveway access to
their property from Fawn Run. I also support their right to
present their case to the Town Council.

Signature

Name *Brian Carter*

Address *28 Bucks Crossing
Cromwell, CT 06416*

Dear Town Council,


For town of Cromwell to hear

I, Jenn Cabrera a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature

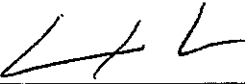
Name

Address


27 Bucks Crossing
Jennifer Cabrera

Dear Town Council,

I, Alex Cabrera, a taxpayer in the Town of Cromwell, am writing
for Town of Cromwell to hear
~~to support~~ the application of SFPG LLC for a two lot subdivision
in Rocky Hill, and their proposal to have a driveway access to
their property from Fawn Run. I also support their right to
present their case to the Town Council.

Signature  _____

Name Alex Cabrera

Address 27 Bucks Crossing

Dear Town Council,

I, ~~Page Singer~~ Hardisty a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature Page Sing Hardisty

Name Page Singer Hardisty

Address 26 Bucks Crossing
Cromwell, CT 06416

Dear Town Council,

I, *Deb Zaldy* a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature

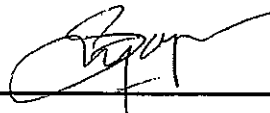
Name

Address

[Handwritten Signature]
17 Bucks Xing

Dear Town Council,

I, Satya Salla a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature  _____

Name : Satya Salla

Address : 15 Bocks Xing.

Dear Town Council,

I, *Katie Mayer* a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature *Katu Mayer*

Name *Katie Mayer*

Address *14 Bucks Xing, Cromwell*

Dear Town Council,

I, Michelle Fast a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature Michelle Fast

Name Michelle Fast

Address 12 Bucks Crossing
Cromwell, CT

Dear Town Council,

I, *Fawn Shabo* a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature *Fawn Shabo*

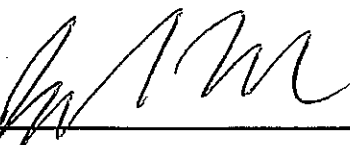
Name *Fawn Shabo*

Address *3 Bucks Crossing*

Dear Town Council,

I, Jordan Hudak a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature



Name Jordan Hudak

Address 43 Bucks Crossing
Cromwell, CT

Dear Town Council,

I, Laura Ucello a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature

Name

Address

6 Lancaster Rd
Cromwell

Dear Town Council,

I, Mary Cieri a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature Mary Cieri

Name Mary Cieri

Address 2 Ryan Ct.

Dear Town Council,

I, Robert Cieri a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature 

Name Robert Cieri

Address 2 Ryan Ct.

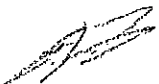
Dear Town Council,

I, Jim Barani, a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature 

Name Jim Barani

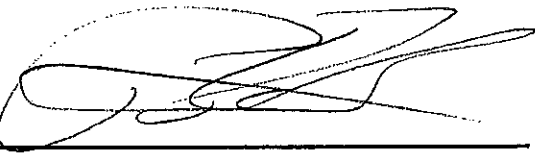
Address 124 North rd



Dear Town Council,

I, *Brian O'Toole* a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

Signature



Name

Brian O'Toole

Address

40 Court St Cromwell

Dear Town Council,

I, *Robert Uccello* a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

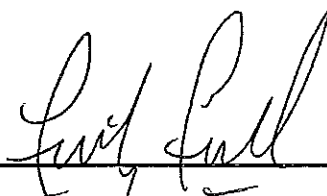
Signature *Rob Uccello*

Name *Robert Uccello*

Address *6 Lancaster Rd.*

Dear Town Council,

I, Tim Farrell (a taxpayer in the Town of Cromwell, am writing to support the application of SFPG LLC for a two lot subdivision in Rocky Hill, and their proposal to have a driveway access to their property from Fawn Run. I also support their right to present their case to the Town Council.

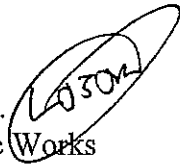
Signature 
Name Timothy Farrell
Address 13 Grove Lane

MEMO

April 24, 2019

TO: Anthony Salvatore
Town Manager

FROM: Louis J. Spina, Jr.
Director of Public Works



RE: Transfer of Funds

I am requesting authorization to use \$388,916 from the 2016 Bond Funds to make improvements to the following roads:

Washington Road (Rte. 372 to Court Street)
Franklin Road (entire road)
Windwood Road
High Ridge Road
Patricial Lane

CC: M.Sylvester/Finance Director

Good evening, my name is Robin Levanti and I live at 20 Fawn Run in Cromwell, CT. I am here to address the Members of the Town Council, and other employees of the Town of Cromwell in attendance this evening.

My husband and I own one of the 9 homes abutting the Rocky Hill property, 1 North Road, which is to be discussed later on your agenda. I say 9 because there are three undeveloped lots owned by Mr. Norm Nadeau, which I consider non applicable since there are currently no homes yet built on these 3 lots, NOR three Cromwell homeowners to represent themselves here this evening. Mr. Nadeau, to the best of my knowledge, is not a resident of Cromwell. In addition, if this transaction were to go through, Mr. Nadeau personally gains significant property, approximately 22,000 sq. ft. of land, not the Town of Cromwell and not additional open space or conservation easement land for the citizens of Cromwell. For the record, Mr. Nadeau has not wronged my husband nor me, but only seems to be a silent participant in this whole matter.

Unfortunately my husband and I are being sued by SFPG because, in our opinion, we have presented valid data and asked relevant questions in opposition to their applications. These questions involved our concerns with installing septic systems in slow absorbing soil, and water drainage issues that we have now, and that could get worse. I will submit photos for your viewing of the site and water shortly. Since Mr. Cassidy's drawings of the wetlands and watercourses did not match what RH saw on their maps and eco maps during the 1st Rocky Hill meeting, SFPG was asked to hire a soil scientist. The result being a potential watercourse was found by Mr. Cassidy's soil scientist near the proposed driveways and adjacent to the conservation easement which caused a revision of their site plans which were then resubmitted to Rocky Hill. Mr. Cassidy also stated on 13 Feb 2019, in this second RH public hearing for their wetlands permit: "there is regulated activity within 100 feet of wetlands and that activity works out to 14,000 sq. ft." which pushed their planned driveway to the north. We appreciate Mr. Cassidy's honest reporting

of the results. The review of the entire area also revealed grading issues that were not done properly during the development of Cromwell Woods. Hopefully the Town of Cromwell is addressing these.

My neighbors and I have simply brought transparency, and continue to bring transparency, to all of the issues and people involved in this situation.

In addition, my neighbors and I have questioned the value of this land swap for the citizens of Cromwell? We have pointed out the potential traffic and safety issues on narrow streets such as Pasco Hill, Evergreen, and North Road, the potential for school buses from Rocky Hill, tax consequences when our homes go down in value, safety for our 55 plus children playing in our Cromwell neighborhood, and the disturbance to wildlife which is finally returning now that our development is settling down. While not heard in Rocky Hill, I trust my town, Cromwell hears us and agrees.

I consider myself extremely fortunate to have a Town Council and Town Employees in Cromwell who, when contacted, listen to the concerns and issues of its taxpaying citizens. My husband and I, and you are protected under law with speaking to one another regarding matters of public concern.

The terms "blocking access" or "the right to access their property" have been used in the Rocky Hill Public Hearings and may be used tonight. SFPG has access to L001 North Road off of North Road. Denying a request to change the Lot 20 conservation easement is not blocking their access.

What options will the Cromwell Fawn Run residents abutting the property have if the Rocky Hill septic systems fail or basements flood due to improper development, or there's misuse of the land beyond the initial proposal? Remember, if allowed access through Cromwell, SFPG most likely does not have to come back to Cromwell to ask

permission to do anything with their land, it goes to RH. The land and what is done there will be totally the decision of RH town hall who has no visual of the land.

In summary, I ask: why would Cromwell Town Council and other Town Hall members even consider approving this request to alter a conservation easement?

Please ask yourself: does saying yes to this request to alter the conservation easement on Lot 20 provide any benefit to Cromwell? We think: no. We also understand there are some SFPG counter-petitions signed by a few residents on Fawn Run regarding the proposed Rocky Hill houses—3 of those counter-petitions alone are from vacant lots: Mr. Nadeau's 3 vacant lots.

Please deny any request to change the conservation easement on Cromwell Lot 20 Fawn Run.

Thank you,


Robin Levanti
20 Fawn Run
Cromwell, CT

MEMO

April 24, 2019

TO: Anthony Salvatore
Town Manager

FROM: Louis J. Spina, Jr.
Director of Public Works



RE: Transfer of Funds

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