



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

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**REGULAR MEETING**  
**7:00 WEDNESDAY, SEPTEMBER 6, 2023**  
**TOWN COUNCIL CHAMBERS**  
**CROMWELL TOWN HALL, 41 WEST STREET**

**Amended Minutes and record of votes**

**Present:** Chairman John Whitney, Vice Chairman Stacy Dabrowski, Joseph Corlis, Peter Omicioli, William Yeske, Robert Donohue, Andrew Holt

**Absent:** Wynn Muller

**Also present:** Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska

**1. Call to Order**

The meeting was called to order at 7:00pm by Chairman Whitney.

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates:**

A motion was made by Robert Donohue and seconded by Peter Omicioli to seat Andrew Holt as an alternate. All were in favor; the motion passed.

**4. Approval of Agenda:**

A motion was made by Joseph Corlis and seconded by Peter Omicioli to approve the agenda with the addition of item 9a. Accept and Schedule application #23-10 Town of Cromwell, 1 Donald Harris Road for activities in the upland review area. All were in favor; the motion passed.

**5. Approval of Minutes:**

RECEIVED FOR RECORD  
Sep 27, 2023 10:21A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

a. August 2, 2023

A motion was made by Joseph Corlis and seconded by Peter Omicioli to approve the minutes of August 2, 2023. All were in favor; the motion passed.

**6. Development Compliance Officer Report:**

a. Status of On-going Project and Existing Cease and Desist Orders

Mr. Driska said there was a copy of his report in the package and there are no updates to that report.

**7. Town Planner Report:**

Mr. Popper said that the Texas Roadhouse project is underway and the swim school renovation is moving along. He said the construction has started at the new medical office building on Shunpike Road. He said two new restaurants, Lorenzo's and Nostalgia opened. Mr. Popper said that the old Lord Cromwell is still negotiating a tax settlement. He said that the Planning and Zoning Commission has an application for a pad site at the Stop and Shop plaza which will be heard on September 19, 2023. Mr. Popper said that there will be an Auto Zone at the old Friendly's and there is a new owner for the former Well in addition to a new hair salon, Jessica's Color Room in the old bank on Main Street. Mr. Popper said the old Tom's Cafe is now a tattoo parlor.

**8. Public Comments: none**

**9. New Business: Accept and Schedule New Applications:**

a. Application #23-10: Request to conduct activities within the Upland Review Area to allow for the construction of new tennis courts at Cromwell High School at 1 Donald Harris Road. The Town Cromwell is the Applicant and the Owner.

Mr. Popper said that they would like to relocate the tennis courts at the high school.

A motion was made by Joseph Corlis and seconded by Peter Omicioli to accept and schedule application #23-10 to be heard tonight. All were in favor; the motion passed.

Jon Harriman, Cromwell Town Engineer said they are in the design stage of the athletic fields and the main project is replacing the synthetic turf and track surface. He said we will also install new lighting, bleachers and a new parking lot but we need to find an area for the parking and tennis courts. Mr. Harriman said it seemed less invasive to put the tennis courts near the wetlands instead of a parking lot with cars. He said we will protect the area of impact with silt fencing

A motion was made by Peter Omicioli and seconded by Robert Donohue to find application #23-08 insignificant and to schedule at the next meeting on October 4, 2023.

Mr. Popper asked if they wanted the design engineer to attend with Mr. Harriman and the Commissioners agreed that only Mr. Harriman needed to attend.

**10. Old Business;**

a. Application #23-07: Request to conduct activities within the Upland Review Area to allow for the construction of a parking lot at 14R Winchester Way (adjacent to 150 Country Squire Drive) Cromwell Village Associates, LCC is the Applicant and the Town of Cromwell is the Owner.

Mr. Popper said the Town Council will be selling this parcel to the Cromwell Villages once all the permits are approved. He said at the last meeting you deemed this activity insignificant.

Rock Emond, SLR Consulting said this is the old Nike site and has 7 main buildings. He said there is parking located throughout the parcel but the demand is high and they can use more. He said this project is to construct a new parking lot with 39 additional spaces and electrical chargers. Mr. Emond said the activities within the upland review area include the construction of the new lot, a driveway and retaining walls and stormwater management practices. Mr. Emond discussed the stormwater management system and how they will mitigate historical flood issues down slope. He said a rip rap berm will also be installed. He said we are providing erosion control throughout the whole structure and there are no direct wetland impacts proposed. Mr. Popper asked if they are going to relocate the hydrant per a staff comment and Mr. Emond said yes, they will move it. Mr. Popper said this has been reviewed by town staff and they have found no negative impacts to the upland review area. Mr. Popper said if approved here it will go to Planning and Zoning for a site plan modification.

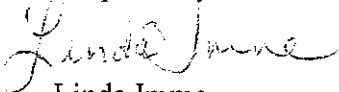
A motion was made by Peter Omicioli and seconded by Joseph Corlis to approve application #23-07. All were in favor; the motion passed.

**11. Commissioner's Comments and Reports:**

**12. Adjourn**

A motion was made by Peter Omicioli and seconded by Joseph Corlis to adjourn at 7:31pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Linda Imme".

Linda Imme  
Recording Clerk