



**Town of Cromwell  
Planning and Zoning Commission**

**REGULAR MEETING  
7:00 P.M. TUESDAY MARCH 19, 2024  
TOWN COUNCIL CHAMBERS  
CROMWELL TOWN HALL  
41 WEST STREET**

**AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments:**
6. **Development Compliance Officer Report:**
7. **Director of Planning and Development Report:**
8. **New Business: Accept and Schedule New Applications:**
  - a. Application #24-05: Request to modify the Site Plan at Torza's Golf at 150 Sebethe Drive in the Industrial Zone District. Plan calls for removing the existing mini-golf and batting cages and replacing with more driving range area, pickle ball courts and new parking. Torza's Golf is the Applicant and RANDA LLC is the Owner.
9. **New Business:**
10. **Public Hearings:**
  - a. Request for a Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for school operations and training at 84 Hicksville Road in the Residence 25 (R-25) Zone District. Adelbrook, Inc./Adelbrook Hilltop Preschool and Daycare is the Applicant and Adelbrook, Inc. is the Owner.
  - b. The adoption of the 2024 Town Plan of Conservation and Development (POCD). The Town of Cromwell Planning and Zoning Commission is the Applicant. (continued from March 5, 2024 meeting).
11. **Approval of Minutes:**
  - a. February 20, 2024
  - b. March 5, 2024
12. **Commissioner's Comments:**
13. **Adjourn:**

24-05

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN MODIFICATION

Name of Project: TORZAI GOLF MODIFICATION  
Street Address: 150 SEBETHIE DR.  
Volume/Page: \_\_\_\_\_ PIN #: \_\_\_\_\_

Applicant Name: Jodi Lynn Torza Forzi Lodi LLC  
Address: 150 SEBETHIE DR. DBA: TORZAI'S  
CROMWELL CT 06416 GOLF  
Telephone: 860-543-1753 (day) \_\_\_\_\_ (evening)  
Email Address: Lodi LLC @ Gmail com

Property  
Owner Name: PAUL ROVIZZA  
Address: 42 SKYVIEW DR  
BETHUN CT 06037

Attached:

- ( ) Application fee.  
( ) Twenty-five copies of the Site Development Plan prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- |                                                                                                                                         |       |      |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------|------|
| 1. Is <u>any part</u> of the site within 500' of an adjoining town?                                                                     | (Yes) | (No) |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ?                                                                  | (Yes) | (No) |
| if yes, have you obtained it?                                                                                                           | (Yes) | (No) |
| 3. Will this project require a DEP <u>Stormwater Management Permit</u> ?                                                                | (Yes) | (No) |
| if yes, have you applied for it?                                                                                                        | (Yes) | (No) |
| 4. Will this Project Require an <u>STC Permit</u> ?                                                                                     | (Yes) | (No) |
| if yes, have you submitted a copy of the plans to the STC?                                                                              | (Yes) | (No) |
| 5. Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code? | (Yes) | (No) |

I hereby certify that the information presented above is correct to the best of my knowledge.

Applicant Name and Signature

Date

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday March 19, 2024 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #24-02: Request for a Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for School operations and training at 84 Hicksville Road in the Residence 25 (R-25) Zone District. Adelbrook, Inc./Adelbrook Hilltop Preschool and Daycare is the Applicant and Adelbrook, Inc. is the Owner.
2. The adoption of the 2024 Town Plan of Conservation and Development (POCD). The Town of Cromwell Planning and Zoning Commission is the Applicant (continued from March 5, 2024 meeting).

At this hearing interested persons may appear and be heard and written testimony received. This application is available for public inspection in the office of the Town Planner.

Alice Kelly  
Chairman

Dated in Cromwell, Connecticut this the 7<sup>th</sup> day of March 2024.

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SPECIAL PERMIT**

Type of Activity: School Operations and Training  
(Per Section 2.2.C.4 of the Cromwell Zoning Regulations)  
Street Address: 84 Hicksville Road Zoning District: R-25  
Assessor's Parcel ID #: 00105700 Volume/Page: 1772 / 525

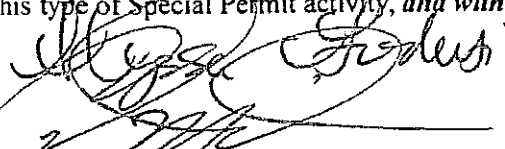
Applicant's Name: Adelbrook, Inc. / Adelbrook Hilltop Preschool and Day Care  
Address: 84 Hicksville Road, Cromwell CT 06416  
Telephone Number (daytime): 860-510-8436  
Email Address: nrestivo@adelbrook.org; agoduti@adelbrook.org

Property Owner's Name: Adelbrook, Inc.  
Address: 84 Hicksville Road, Cromwell CT 06416

Description of Proposed Activity:

See Attached.

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, and with Section 13.2.d. (Sign Posting).

  
\_\_\_\_\_  
(applicant)

219/2024  
2/9/24  
(date)

**Adelbrook, Inc.**

**Adelbrook Hilltop Pre-school and Day Care Center**

**84 Hicksville Road, Cromwell CT 06416**

**Proposed use for school operations and school training facility**

**Existing use narrative:**

Our property located at 84 Hicksville Rd in Cromwell formerly operated as a church and is currently used as a Preschool and Daycare Center. We have 8 full time staff and 3 per diem staff members. We have a roster of 64 children registered, and a waitlist of 6 additional children. The Preschool and Daycare operates Monday through Friday from 6:30 AM to 5:30 PM, with parents typically dropping off their children between 6:30-10:00 AM, and coming back for pick-up between 3:30-5:30 PM. The property can accommodate up to 52 vehicles (including 2 handicap spaces), and the daycare primarily operates out of the lower level of the building. The second floor has two offices, an additional staff lounge/shared office, a conference room that is used as meeting space and a recreation space for the children, and the former sanctuary/ church gathering space which is occasionally utilized as an additional space for preschoolers to play.

**Proposed use narrative:**

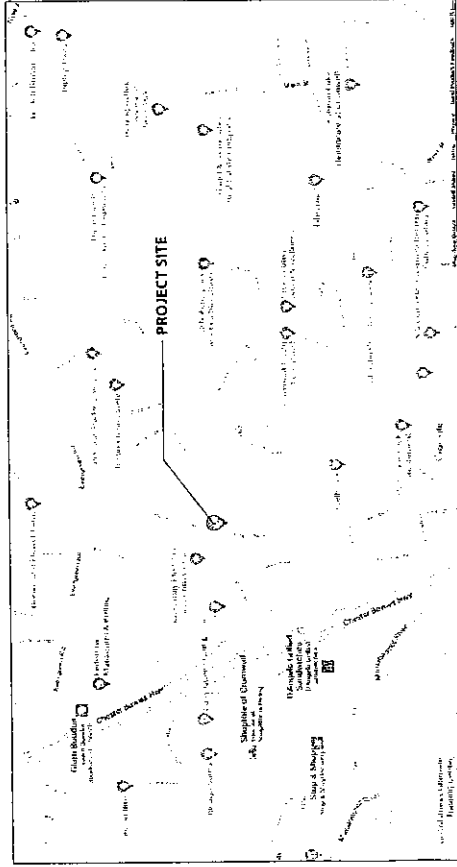
Our proposed build-out for the sanctuary and altar portion of the building would enable us to utilize this large and frequently unoccupied church space as a training room for our new school employee orientations and training. There would also be school administration offices. The space could also be offered to the public for meetings/ community events. The former altar area would be transformed into offices, which would be daily occupied by our training department team members (3-5 offices). We would also be adding two ADA-accessible bathrooms to this space, primarily for the use of trainings and meeting participants. We would ensure secure separation between this portion of the building's usage and the existing daycare through installation of doors with access controls and alarms to prevent unauthorized individuals from accessing the school area.

# GENERAL RENOVATIONS to ADELBROOK CHURCH

csa project 23-04  
NOVEMBER 13, 2023

## 82 Hicksville Road Cromwell, CT 06416

### CD Review



LOCATION MAP

DRAWING LIST:	
TITLE PAGE	
ARCHITECTURAL	
A1.0	OVERALL PLAN, NOTES and DETAILS
A1.1	ENLARGED PLANS, RCP's and NOTES
A2.0	INTERIOR ELEVATIONS, DETAILS and SCHEDULES

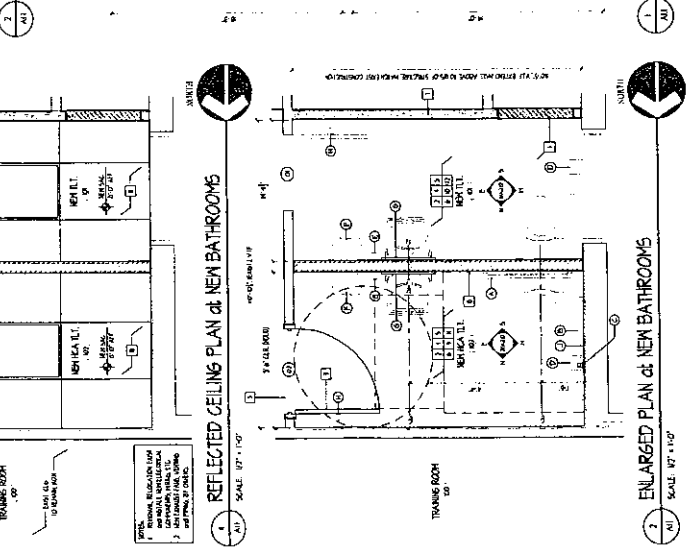
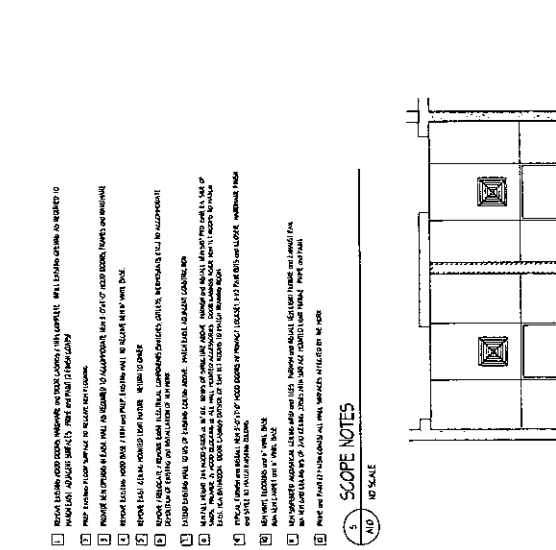
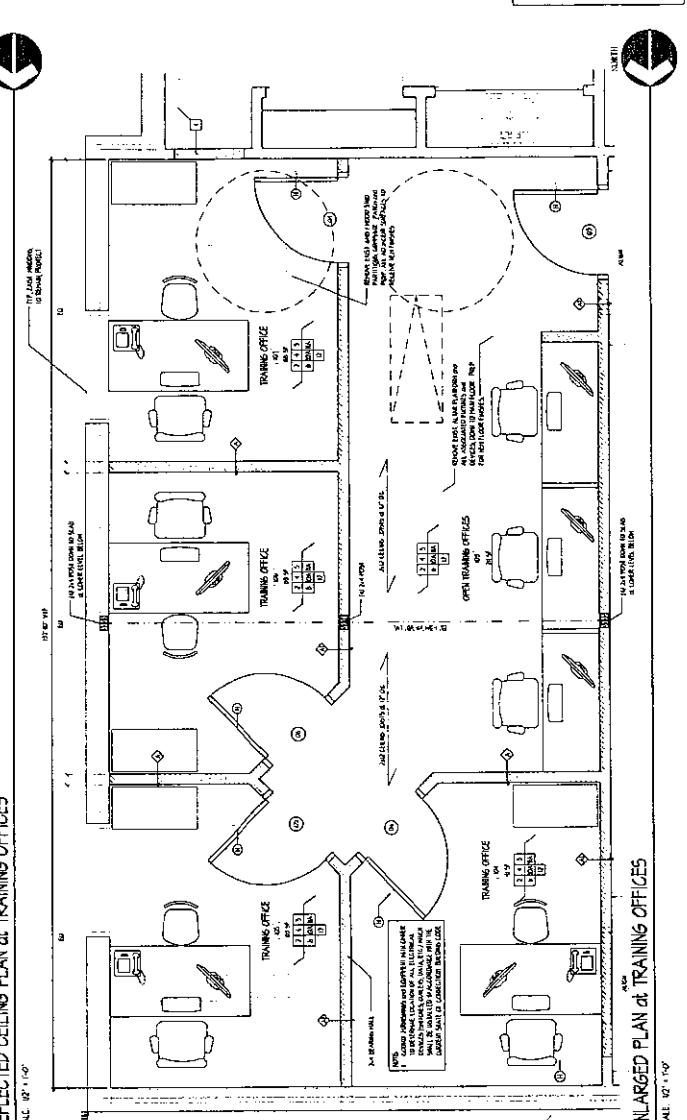
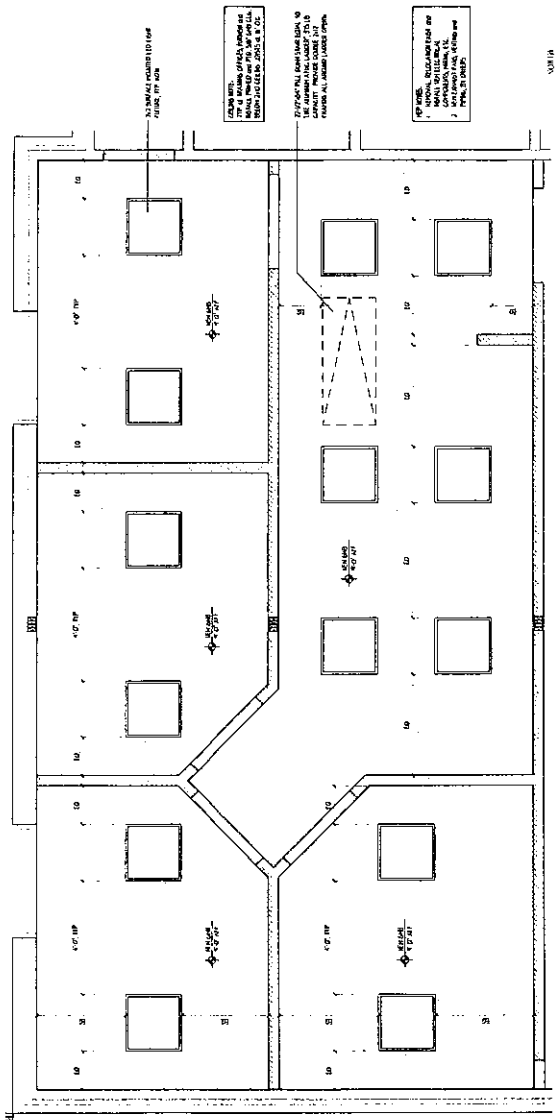


**ARCHITECT :**  
Capital Studio Architects, LLC  
1379 Main Street  
East Hartford, Connecticut 06108  
tel: 860.289.3262 fax: 860.289.3163

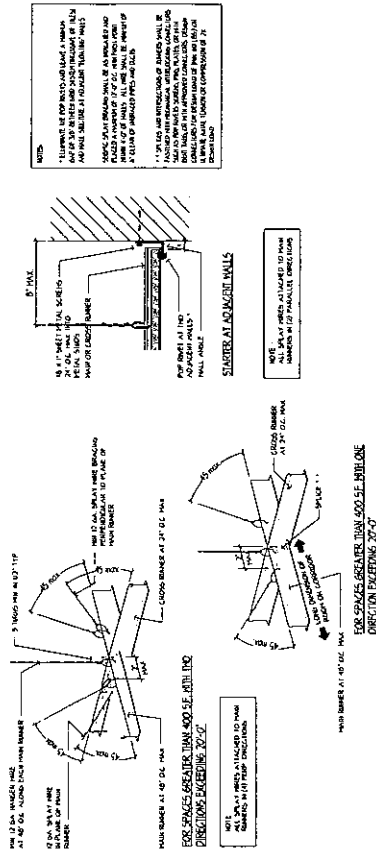
**THE UNIVERSITY OF CHICAGO PRESS**

1000

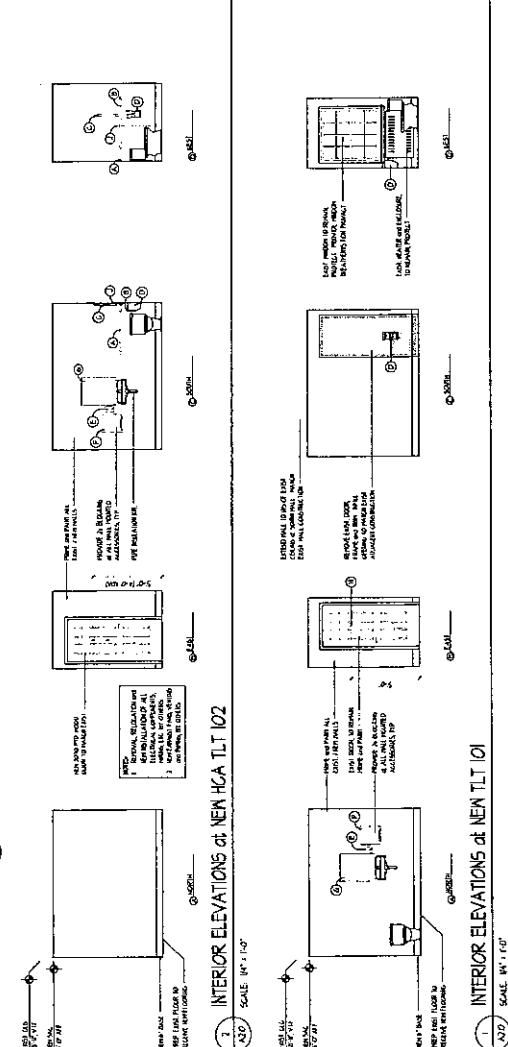
1793 A.M. 1796 (S. P. 1796) 1800-1801-1802







**3. SUSPENDED CEILING GRID / TILE SEISMIC BRACING DETAIL**  
 NOT TO SCALE



NO.	DOOR			FRAME & HARDWARE			REMARKS
	TO	FROM	DES.	DES.	DES.	DES.	
1	TO TLT 101	FROM TLT 101	DOOR	DOOR	DOOR	DOOR	
2	TO TLT 102	FROM TLT 102	DOOR	DOOR	DOOR	DOOR	
3	TO TLT 103	FROM TLT 103	DOOR	DOOR	DOOR	DOOR	
4	TO TLT 104	FROM TLT 104	DOOR	DOOR	DOOR	DOOR	
5	TO TLT 105	FROM TLT 105	DOOR	DOOR	DOOR	DOOR	
6	TO TLT 106	FROM TLT 106	DOOR	DOOR	DOOR	DOOR	
7	TO TLT 107	FROM TLT 107	DOOR	DOOR	DOOR	DOOR	
8	TO TLT 108	FROM TLT 108	DOOR	DOOR	DOOR	DOOR	
9	TO TLT 109	FROM TLT 109	DOOR	DOOR	DOOR	DOOR	
10	TO TLT 110	FROM TLT 110	DOOR	DOOR	DOOR	DOOR	

- NOTES:**  
 1. ALL DOORS SHALL BE DESIGNED TO RESIST SEISMIC FORCES.  
 2. ALL DOORS SHALL BE DESIGNED TO RESIST SEISMIC FORCES IN BOTH DIRECTIONS.  
 3. ALL DOORS SHALL BE DESIGNED TO RESIST SEISMIC FORCES IN BOTH DIRECTIONS.  
 4. ALL DOORS SHALL BE DESIGNED TO RESIST SEISMIC FORCES IN BOTH DIRECTIONS.  
 5. ALL DOORS SHALL BE DESIGNED TO RESIST SEISMIC FORCES IN BOTH DIRECTIONS.

**DOOR SCHEDULE**  
 NO SCALE

MARK	DESCRIPTION	MFR.	MODEL NO.	REMARKS
1	DOOR	DOOR	DOOR	
2	DOOR	DOOR	DOOR	
3	DOOR	DOOR	DOOR	
4	DOOR	DOOR	DOOR	
5	DOOR	DOOR	DOOR	
6	DOOR	DOOR	DOOR	
7	DOOR	DOOR	DOOR	
8	DOOR	DOOR	DOOR	
9	DOOR	DOOR	DOOR	
10	DOOR	DOOR	DOOR	

**ACCESSORY SCHEDULE**  
 NO SCALE



24-02 84 Hicksville road



Harold Holmes <hholmes@cromwellfd.com>

Today, 2:33 PM

Popper, Stuart; Fontaine, Candice ✕

🔄 Reply all | ▼

Inbox

I have no issues with the application for special permit for Adelbrook. The alarm system was recently updated to reflect this new use.

Harold Holmes NAFI- CEFI, IAAI-FIT

Fire Marshal

Cromwell Fire District

1 West Street Cromwell Ct 06457

[hholmes@cromwellfd.com](mailto:hholmes@cromwellfd.com)

860-635 3188 Office

860-306-6534 Cell

860-635-5211 Dispatch



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## Re: 24-02 84 Hicksville Road - Special Permit - Request For Plan Review



Egan, John

Yesterday, 5:59 PM

Popper, Stuart; Fontaine, Candice; Driska, Bruce ✕

🔄 Reply all | ▼

Inbox

I have performed a plan review for the above referenced project and would comment that there may be a change of use within the context of the 2022 Connecticut State Building Code.

A full plan review of submitted Architectural plans will be required once the Special Permit is issued.

The overall existing site parking space layout plan may need minor adjustments to accommodate additional accessible parking based on the number of existing parking spaces.

Sincerely, John Egan  
Chief Building Official  
The Town of Cromwell, CT

## Fontaine, Candice

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**From:** Parisi, Daniel  
**Sent:** Monday, February 26, 2024 1:53 PM  
**To:** Popper, Stuart  
**Cc:** Fontaine, Candice  
**Subject:** 24-02 84 Hicksville Road - Special Permit

Stuart,  
The CWPCA has no comments on the application for the Special Permit.

**Daniel Parisi**  
Town of Cromwell  
CWPCA – Sewer Administrator  
860-632-3430



## TOWN OF CROMWELL

### DEPARTMENT OF PLANNING & DEVELOPMENT

#### MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development

From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*

Date: February 26, 2024

Re: Plan Review, PZC Application #24-02, Special Permit

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I have reviewed Application #24-02 and have the following comment:

1. If signage will be considered to identify the proposed use please provide information.

## Fontaine, Candice

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**From:** Harriman, Jon  
**Sent:** Friday, February 23, 2024 1:24 PM  
**To:** Popper, Stuart  
**Cc:** Driska, Bruce; Fontaine, Candice  
**Subject:** PZ 24-02

I have reviewed the application for special permit at 84 Hicksville Road. The proposed changes appear to be limited to the interior of the building, and as such there are no comments from this department. If exterior modifications are determined to be required, we would like the opportunity to review.

Thanks,

Jon Harriman, P.E.  
*Town Engineer*  
*Town of Cromwell, CT*  
*ph: 860 632-3465*  
*fx: 860 632-3477*

## Fontaine, Candice

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**From:** Joe Palmieri <jpalmieri@cromwellfd.com>  
**Sent:** Friday, February 23, 2024 2:50 PM  
**To:** Fontaine, Candice; Popper, Stuart  
**Subject:** FW: 24-02 84 Hicksville Road

**Joseph A Palmieri**  
Water Operations Manager  
**Cromwell Fire District**  
1 West Street  
Cromwell, CT 06416  
Phone: 860-635-4420 x1000  
Fax: 860-632-0413  
E-Mail:



**From:** Joe Palmieri  
**Sent:** Friday, February 23, 2024 2:12 PM  
**To:** Fontaine, Candice <cfontaine@cromwellct.com>; Popper, Stuart (spopper@cromwellct.com) <spopper@cromwellct.com>  
**Subject:** 24-02 84 Hicksville Road

Good afternoon.

This property until recently shared a water service with the neighboring property. A new water service was recently installed for the house and the Tee connecting it to the church was eliminated on the church side. Having said that, The Water Division has no issues with the application. We will however add it to our Cross Connection Inspection list for inspections, and we will need to perform one (at no cost to the applicant) on the entire building prior to the issuance of a Certificate of Occupancy.

Thank you.

**Joseph A Palmieri**  
Water Operations Manager  
**Cromwell Fire District**  
1 West Street  
Cromwell, CT 06416  
Phone: 860-635-4420 x1000  
Fax: 860-632-0413  
E-Mail:





## **Town of Cromwell Planning and Zoning Commission**

***REGULAR MEETING  
7:00 P.M. TUESDAY FEBRUARY 20, 2024  
TOWN COUNCIL CHAMBERS  
CROMWELL TOWN HALL  
41 WEST STREET***

***Minutes and Record of Votes***

RECEIVED FOR RECORD  
Mar 12, 2024 11:58A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT *JD*

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Ann Grasso, Nick Demetriades, Douglas Kalinowski, Andrew Holt, Vincenzo Marfella, Robert Donohue, Jonathan Comtois

**Absent:** Brian Dufresne, Paul Cordone, Ken Rozich

**Also present:** Zoning Compliance Officer Bruce Driska, Director of Planning and Development Stuart Popper, Mayor James Demetriades, Town Council Members Julia Aurigemma and Stacy Dabrowski

**1. Call to Order**

The meeting was called to order at 7:05pm by Chairman Kelly.

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates**

A motion was made by Michael Cannata and seconded by Doug Kalinowski to seat Andrew Holt, Robert Donahue and Jonathan Comtois as alternates. All were in favor; the motion passed.

**4. Approval of Agenda**

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the agenda with the amendment to add application #24-03, Town of Cromwell, 1 Donald Harris Drive, Athletic Facilities as item 7c under new business. All were in favor; the motion passed.

**5. Development Compliance Officer Report:**

Mr. Driska said his report is the package and asked if there were any questions.

**6. Director of Planning and Development Report:**

Mr. Popper said they have added a section on the town website with current business' in town. He said this is on the EDC page and we will update as businesses open and close. Mr. Popper said we will also maintain a list of properties for lease and we will eventually add that to the website as well. He said they have found it is only two to three real estate agents that handle most listings in town. He said that the number of vacant properties is mostly large acreage sites.

Mr. Popper said Popeye's submitted their updated mylars today so hopefully that is moving forward soon.

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

- a. Application #24-01: Request to modify the Site Plan (remove sidewalks) at West Street Commons on Mystique Lane. West Street Commons is the Applicant and the Owner.

Mr. Popper said this is a private development so it will be a business item on the agenda.

A motion was made by Michael Cannata and seconded by Robert Donohue to accept and schedule application #24-01 for the March 19, 2024 meeting. All were in favor; the motion passed.

- b. Application #24-02: Request for a Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for School operations and training at 84 Hicksville Road in the Residence 25 (R-25) Zone District. Adelbrook, Inc./Adelbrook Hilltop Preschool and Daycare is the Applicant and Adelbrook, Inc. is the Owner.

Mr. Popper said this will be a school in a residential zone so it will be a public hearing.

A motion was made by Michael Cannata and seconded by Ann Grasso to accept and schedule application #24-02 for a public hearing on March 19, 2024. All were in favor; the motion passed.

- c. Application #24-03 Town of Cromwell, 1 Donald Harris Drive; application for an athletic facility.

Mr. Popper said that the applicant has relinquished the approval of the previous application so they can submit a new application. He said it is up to the Commission if they want to schedule a public hearing for this application.

A motion was made by Michael Cannata and seconded by Ann Grasso to accept and schedule application #24-03 for a public hearing to be held on April 4, 2024. All were in favor; the motion passed.

Mr. Popper reminded Chairman Kelly that a call for general public comments was not included in the agenda.

Chairman Kelly asked if there were any members of the public who wanted to speak regarding anything not on the agenda.

Mayor James Demetriades, 272 Skyview Drive said he felt it was best that the Town of Cromwell Athletic facility application came back to this Commission for a public hearing. He said it will eventually go before the Town Council where we will review it and have public meetings to invite the citizens to provide feedback. He thanked the Commissioners for scheduling a public hearing.

Mayor Demetriades also told the commissioners that he had two Cromwell High School students with him that were filming a documentary about town government. He asked if the Commissioners could stay after the meeting to conduct some short interviews with the students. He also said they are recording the meeting from the back of the room as well. Student Jacob Brightman said he will conduct the interviews for the documentary and Student Aryan Chanda said he is helping Jacob with the camera work.

Mr. Vasilios Lefkaditis said he owns the Cromwell Commons Shopping Center and said he wanted to share a plan that they have been developing to get some feedback before they go any further with the planning of the project. He said that they would like to build 150-200 apartments on top of the shopping center. He said they would need to ask for a zone change from commercial zone to a mixed use zone. Mr. Lefkaditis asked if the Commissioners had any feedback about that.

Mr. Kalinowski asked if they had enough parking for that. Mr. Lefkaditis said they have 580 spots and based on the regulations they have 280 free parking spots. Mr. Popper said it would have to meet the parking regulations which are 2.5 spots per every 1,000 square feet and 1.5 spots for every apartment. Mr. Cannata said we will have new parking regulations soon and they will have a new requirement due to the problems we have encountered in the past. Mr. Lefkaditis asked when this will happen and Mr. Popper said probably early spring. Mr. Lefkaditis said this would be a unique situation since the spaces would be empty at night when residents would be coming home since the businesses are not open at night.

Mr. Demetriades asked if they would consider affordable housing and Mr. Lefkaditis said it depended on the number of units they could build.

Chairman Kelly asked how tall the structure would be and Mr. Lefkaditis said 3 stories. Mr. Popper said this zone would allow for 55 feet high buildings. Ms. Grasso asked about a parking garage and Mr. Lefkaditis said there probably wasn't enough room. Ms. Grasso asked if it would be possible to use the space were Beautiful People was located and Mr. Lefkaditis said he would have to ask the engineer.

Mr. Kalinowski said it is a nightmare to take a left hand turn out of the Starbucks onto Route 372. Mr. Popper said this kind of project would be under the review of the DOT.

Chairman Kelly asked if they could put up a fence behind the Pizza Pie and Chinese restaurant building since it is very unattractive back there. Mr. Lefkaditis said he will bring it up with maintenance and grounds crews.

Mr. Marfella said the Firestone corner is a mess during the day, especially the back side by the tree line. Mr. Lefkaditis said he will bring it up with Firestone.

**8. New Business:**

**9. Public Hearings:**

- a. The adoption of the 2024 Town Plan of Conservation and Development (POCD). The Town of Cromwell Planning and Zoning Commission is the Applicant.

Chairman Kelly reads the public hearing notice dated February 7, 2024.

A motion was made by Michael Cannata and seconded by Ann Grasso to open the public hearing for the adoption of the POCD. All were in favor; the motion passed.

Mr. Stuart Popper, Cromwell Director of Planning and Development said he will present the POCD and will highlight different parts of the plan and 3 appendices. He said a new complete street plan which is ADA compliant is required before we can apply for any new grants so that is in my budget for this coming year. He said that many recommendations within the POCD are not the prerogative of any one group but we know in the future we will seek grants that require some of these recommendations. Mr. Popper said that we can continue the public hearing to the March meeting if needed and said he is open to any questions the Commissioners or public may have. Mr. Popper said that he was very pleased with SLR Consulting and they continue to work with them on the zoning regulations.

Mr. Popper read a letter from Ms. Diane Wiegert, 75 Geer Street, Cromwell. She had questions on the Industrial/Business park land on Geer Street and how it is shown and what the land use category is the future land use map.

Mr. Popper read a letter from Mr. James Rude, 25 Highridge Road, Cromwell. Mr. Rude expressed his concerns about light, noise and sound pollution and the impact the various levels of development have on existing neighborhoods.

Mr. Popper read a letter dated February 20, 2024 from the Lower Connecticut River Valley Council of Governments. The COG staff expressed concern about the future of agriculture in Cromwell.

Mr. Popper said we held an open house and had surveys available for public outreach.

Chairman Kelly asked for members of the public who wanted to speak regarding the POCD.

Ms. Stacy Dabrowski, 3 Robbie Road Cromwell and a member of the Town Council said first she wanted to tell the two students here filming for their documentary tonight that they are doing

a good job by participating in the town government process. Ms. Dabrowski said that 2.2% of the population returned the surveys and many of them were 55 plus years old. She said a large number of survey respondents were not representatives of the town's population and many people are being overlooked. She said an active group of members are seeking out playing fields but 45% of those who responded said that the fields in Cromwell are adequate. Mr. Cannata said we have public hearings and this document doesn't generate actual applications so those people can be heard, but they chose not to respond to this survey. Mr. Popper reviewed the comments in the POCD that recommend more parks and ball fields. Ms. Dabrowski said this document is missing a whole data set. Mr. Popper said this survey was done to gather input not to base the POCD on the study. He said we take what people say with a grain of salt and their thoughts are not the guiding principle of the plan. Chairman Kelly told Ms. Dabrowski she should read through the implementation section and that is the most important part of the plan. Ms. Dabrowski said she is expressing her concern not disputing the work you have done. She said I am just noting the lack of participation from the community.

Mayor James Demetriades, 272 Skyview Drive said in appendix B, the implementation table, that they should add advisory boards such as Library advisory, DEI advisory, Youth Services, Senior Services and Cultural advisory. He said I do not want this to sit on a shelf for the next 10 years. Mr. Popper said he and Mr. Demetriades will discuss the best way to enhance this area of the plan. Mr. Demetriades said the bikes and pedestrian planning is great as well as the sidewalk and open space plan. He said this is a job well done.

Chairman Kelly said in the past the POCD has gone into a drawer and no one has done what they were supposed to do with it. She said we need to continually ask if we are meeting our goals.

Ms. Grasso said she will send her notes to Mr. Popper about the colors in the grids and said some of the blues, oranges, red and yellows are difficult to see. She said that she read all of Ms. Dabrowski's comments and if we only look at the data from the surveys it would be wrong.

Mr. Nick Demetriades said he was happy to see the work being done with the River COG and we can take advantage of other resources. He said this is a guide for us and other Commissions.

Mr. Popper said he can review all of these comments to see how we can make the plan better.

Chairman Kelly called a recess at 8:23pm to change the recording tape. She called the meeting back to order at 8:26pm.

Mr. Popper read the letter from Chairman Kelly dated November 20, 2023.

Mr. Popper said the Commissioners should look at the letters we received and let me know, in your opinion, what we should do with the comments.

Mr. Cannata said that Mr. Rude's comments aren't POCD issues. He said they are regulation and application situations. Mr. Cannata said he felt Ms. Wiegert's comments were the same as well. Mr. Popper said he just wants to make sure that we address all of the comments. He said he will meet with the Mayor to identify the agencies we want to add. He said we also look to define the

words maintain and manage. Mr. Popper said they still need to add some pictures and a cover letter.

The Commissioners discussed the agricultural and industrial uses. Mr. Cannata said we basically have one farm in Cromwell and many micro farms.

A motion was made by Michael Cannata and seconded by Nick Demetriades to continue the public hearing for the POCD. All were in favor; the motion passed.

**10. Commissioner's Comments:**

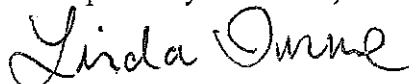
Mr. Cannata said the State Legislature makes us complete the POCD but they do not fund the process. He asked Mr. Popper the price of producing the POCD and Mr. Popper said about \$75,000. Mr. Popper said we need the POCD to apply for grants and right now we have a waiver until this is finalized.

Mr. Nick Demetriades said he sent an email to the Commissioners with a list of River COG legislative sessions.

**11. Adjourn:**

A motion was made by Michael Cannata and seconded by Robert Donohue to adjourn at 8:41pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda Imme".

Linda Imme  
Recording Clerk



## **Town of Cromwell Planning and Zoning Commission**

### ***REGULAR MEETING 7:00 P.M. TUESDAY MARCH 5, 2024 TOWN COUNCIL CHAMBERS CROMWELL TOWN HALL 41 WEST STREET***

### ***Minutes and Record of Votes***

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Ann Grasso, Nick Demetriades, Douglas Kalinowski, Andrew Holt, Vincenzo Marfella, Robert Donohue, Jonathan Comtois, Brian Dufresne

**Absent:** Paul Cordone, Ken Rozich

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

#### **1. Call to Order**

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

#### **2. Roll Call**

The presence of the above members was noted.

#### **3. Seating of Alternates**

A motion was made by Michael Cannata and seconded by Doug Kalinowski to seat Andrew Holt, Robert Donohue and Jonathan Comtois as alternates. All were in favor; the motion passed.

#### **4. Approval of Agenda**

A motion was made by Michael Cannata and seconded by Nick Demetriades to approve the agenda. All were in favor; the motion passed.

#### **5. Public Comments:**

#### **6. Development Compliance Officer Report:**

RECEIVED FOR RECORD  
Mar 12, 2024 11:58A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

Mr. Driska said his report in the package. Mr. Popper said that application #24-04 will be coming but not yet submitted since we don't have the complete application.

**7. Director of Planning and Development Report:**

Mr. Popper said that the Texas Roadhouse Restaurant is scheduled to open on March 18, 2024 and Bakery Chen is under construction at 50 Berlin Road. He said the Oliver Cromwell Tavern has opened at 150 Sebethe Drive and the Hartford HealthCare Urgent Care at 28 Shunpike Road has opened as well. Mr. Popper said the medical office building next to 80 Shunpike Road will begin construction in the spring. He said the middle school construction is ongoing and the Auto Zone is under construction. Mr. Popper said the developers of 100 Berlin Road said they will begin demolition in 2024 at a recent Chamber meeting.

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

**9. New Business:**

- a. Application #24-01: Request to modify the Site Plan (remove sidewalks) at West Street Commons on Mystique Lane. West Street Commons is the Applicant and the Owner.

Mr. Popper told the public that he wanted to share some information about the application that is being heard at the Inland Wetlands and Watercourses Agency meeting tomorrow night since many of the public here this evening are abutters to that application. He said they will open the public hearing tomorrow night and continue it to the next meeting but there will not be a presentation by the applicant tomorrow. Mr. Popper said the applicant is looking at alternate ways to do the work that do not involve the wetlands.

Ms. Carol Graziano said she is the board president at West Street Commons Association. She said this is a 55+ community. Ms. Graziano said they have sidewalks within their private community. She said they are cracked, heaved and are a liability. She said we would like to request that the sidewalks in front of the units be removed and be replaced with grass. She said the plan would be to remove them on an as needed basis in the order of those most in disrepair. Ms. Graziano said they would retain the sidewalks on the right side of Mystique Lane as you turn onto the street. She said this is a private road with limited traffic. She said the sidewalks in front of the units are very close to resident's windows and the sidewalks aren't used by residents.

Mr. Cannata said the Chief of Police is recommending that we not approve this request because it is a safety issue. He said it is exceptionally rare that we go against staff recommendations. Mr. Cannata said your road is 5 feet narrower than the rest of the streets in town. He said sidewalks would allow safety vehicles to have a paved area to pull up and extend any apparatus or outriggers and still allow other emergency vehicles to move down the street. He said sidewalks were part of the site plan approval.

Ms. Graziano said the sidewalks are narrow and you can't park an outrigger on them now. Mr. Donohue said there is not enough room on either side now so I don't see an advantage of the sidewalks for that reason. Mr. Donohue said the sidewalks are heaved. Mr. Cannata said the Police Chief said no.

Ms. Graziano said many streets don't have sidewalks and Mr. Cannata said that doesn't mean we



should negate yours.

Mr. Dufresne said he has never seen a plan approved that the staff was not in favor of.

Mr. Holt asked why they wanted to get rid of the sidewalks and Ms. Graziano said they are too close to the units and just not useful since they are not being used. She said we are 26 homes of retirees on fixed incomes and we have to repair everything within the development. Ms. Graziano said the developer should not have been permitted to put in asphalt sidewalks and now we are paying for it. Mr. Cannata said I sympathize with you but you knew what you were buying. Ms. Graziano said it is the right thing to do and Chairman Kelly said it is a regulation and not about the right thing to do.

Mr. Demetriades said we are making a big push in town to put sidewalks in so it would be a dangerous precedent to allow them to be removed.

Ms. Grasso said I sympathize with you as I live in a community with asphalt sidewalks where the roads are safer. She said we are aware of these issues when we move into a new community.

Mr. Popper said he wanted to make sure Ms. Graziano clarified that the request is to remove all of the sidewalks not just the ones in the cul de sac and Ms. Graziano said yes, all of the sidewalks in front of the units.

Mr. Comtois said the regulations require sidewalks so it would be a bad precedent to allow them to fall into disrepair and be removed.

Mr. Kalinowski said he agreed with the rest of the Commissions. Mr. Marfella said he agreed with the Commissioners as well and it is a safety issue.

Mr. Donohue said the conditions of the sidewalks towards West Street are an existing liability and they need some maintenance.

Chairman Kelly said we can't allow you to remove them; it would go against our regulations.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to deny application #24-01. All were in favor; the motion passed.

Ms. Graziano asked what the appeal process was and Mr. Popper said you can appeal within 2 weeks by going to court and taking legal action.

#### **10. Public Hearings:**

- a. The adoption of the 2024 Town Plan of Conservation and Development (POCD). The Town of Cromwell Planning and Zoning Commission is the Applicant.

Chairman Kelly read the public notice for the POCD public hearing dated February 7, 2024.

A motion was made by Michael Cannata and seconded by Robert Donohue to open the public hearing. All were in favor; the motion passed.

Mr. Popper read new comments from citizen James Rude, 25 Highridge Road, Cromwell and read his comments into the record. Mr. Rude was concerned about the impact of noise, light and traffic in town and noted that it should be addressed in the plan. Mr. Popper said much of the POCD is aspirational and are goals that we are striving to achieve. He said when we do many things in town, like applying for grants, we have to reference the POCD and the status of our POCD. He said we have had a waiver for a few years since more than 10 years has passed since the previous version was published.

Mr. Popper said in regards to some of the comments we have heard about the survey. He said Cromwell has about 10,000 registered voters and said the amount of people who vote is usually small. He said we had 320 surveys returned so that is on par with most voter turnouts. He said the POCD is also based on interviews with department heads and other information.

Mr. Popper said he will call Ms. Grasso to discuss her color coding concerns and we will correct some of them, especially the ones on page 9. He said this will be published online so it will be easy to update. Mr. Popper said we will not be printing cases of the POCD. Ms. Grasso asked if one can be put in the library and Mr. Popper said yes, we will put one in the reference section. Mr. Cannata suggested having one in the Town Planners office and the Town Clerk's office.

Mr. Popper said he will show the pictures at the next meeting along with a final draft and we will use that meeting as the adoption date. He said the plan was reviewed by the River COG and they said we were in compliance with the State and surrounding towns.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to continue the public hearing until March 19, 2024. All were in favor; the motion passed.

**11. Approval of Minutes:**

**a. February 6, 2024**

A motion was made by Michael Cannata and seconded by Doug Kalinowski to approve the minutes of February 6, 2023. Ann Grasso refrained from voting and the rest of the Commissioners were in favor; the motion passed.

**12. Commissioner's Comments:**

Mr. Cannata said there was no mention of green space or any other amenities including anything recreational at the last meeting when the owner of the shopping center at 136 Berlin Road owner gave the presentation about adding apartments. Mr. Popper said that is just a concept and he wanted to get your feedback and input.

Mr. Demetriades and the commission members discussed the Sidewalk Plan for the Town. He asked if Mr. Popper to find the sidewalk plan and Mr. Popper said he has never seen it. Mr. Popper said he did ask for \$100,000 in the budget for a Complete Streets plan as this is a requirement for many grants they want to apply for. He said a sidewalk plan would be part of that plan.

**13. Adjourn:**

A motion was made by Michael Cannata and seconded by Brian Dufresne to adjourn at 8:00pm.

All were in favor; the motion passed.

Respectfully submitted,

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

Linda Imme  
Recording Clerk