



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

### ***REGULAR MEETING 7:00 P.M. TUESDAY FEBRUARY 6, 2024 TOWN COUNCIL CHAMBERS CROMWELL TOWN HALL 41 WEST STREET***

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

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

**Absent:** Paul Cordone, Ann Grasso, 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 Nick Demetriades to seat Robert Donohue and Andrew Holt as alternates. All were in favor; the motion passed.

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

A motion was made by Michael Cannata and seconded by Doug Kalinowski to amend the agenda by adding item #5 public comments. All were in favor; the motion passed.

Mr. Popper said there will be no formal discussion tonight on the high school but he will ask the Commission to make a motion to refer the application to the town attorney.

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## **5. Public Comments**

Mr. Anthony Varricchio, 6 Kowal Drive, Cromwell said this is too much in one facility and there will not be any peace and quiet. He said this is not necessary since there is a beautiful facility at Community Field. He said the project will cost \$10 million and will ruin the neighborhood and my property values will go down.

Mayor James Demetriades, 272 Skyview Drive, Cromwell said he has been researching the site plan approval process and he has found there is discretion for the Planning and Zoning Commission to schedule a public hearing at the time of the site plan application is accepted by the Commission. He said public feedback is important and it is an opportunity to get people involved. Mr. Demetriades said this is budget season so you need to make the Town Council aware of anything you need and you are always welcome to come to the Town Council and speak under the commission liaison report. Chairman Kelly said she had sent a letter to the previous Town Council about the A/V deficiencies and she will find that letter to resend to the current Town Council.

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

Mr. Driska said his report is in the package.

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

Mr. Popper said the Texas Roadhouse Restaurant will open in the spring as well as the Oliver Cromwell Tavern in the former Taphouse 150 restaurant. He said the Goldfish swim school has opened in the Shop Rite plaza. Mr. Popper also said there will be a new bakery in the former Dunkin Donuts at 50 Berlin Road. He said the Auto Zone, Popeye's and the new Mexican restaurant on Main Street are still moving forward.

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

### **9. Old Business:**

- a. Application #23-42: Request for Site Plan Approval to construct athletic facilities improvements at Cromwell High School at 1 Donald Harris Road in the R-25 Residential Zone District. The Town of Cromwell is the Applicant and the Owner.

A motion was made by Michael Cannata and seconded by Brian Dufresne to refer application #23-42 to the Town Manager to request the Town Attorney review the application in regards to the timeframe of the applicatin and to grant an extension of time. All were in favor; the motion passed.

## **10. New Business:**

## **11. Public Hearings:**



Chairman Kelly read the public hearing notice for applications #23-44 and #23-43 dated January 18, 2024.

- a. Application #23-44: Request for a Special Permit under Section 7.5.A of the Zoning Regulations to permit a full-service restaurant with the sales of alcoholic beverages at 36 Shunpike Road (Fuego Mexican Grill) in the Highway Business Zone District. BP & MEZ, LLC is the Applicant and JAS Shunpike - Cromwell LLC is the owner.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to open the public hearing for application #23-44. All were in favor; the motion passed.

Mr. Felipe Pacheco said he lives in Cromwell and has worked at restaurants for many years. He said this restaurant will create new jobs, develop the economy and make his dream of owning a restaurant come true. He said this will be a family restaurant with authentic Mexican recipes. Ms. Gloria Barajas said they plan to open in about three to four months and we are remodeling now with some cosmetic changes.

Chairman Kelly asked if there was anyone in the public who wanted to speak regarding application #23-44. No one came forward.

A motion was made by Michael Cannata and seconded by Brian Dufresne to close the public hearing for application #23-44. All were in favor; the motion passed.

~~A motion was made by Michael Cannata and seconded by Brian Dufresne to approve application #23-44. All were in favor; the motion passed.~~

- b. Application #23-43: Request for a Special Permit for the Travelers Championship at TPC River Highlands at 1 Golf Club Road. Greater Hartford Community Foundation is the Applicant and TPC of CT Inc. is the Owner.

A motion was made by Michael Cannata and seconded by Nick Demetriades to open the public hearing for application #23-43. All were in favor; the motion passed.

Attorney David DeBassio, with Hinckley, Allen and Snyder said they will have an elite field of 78 players for 4 days this year instead of the 114 players they had last year. He said the tournament has generated over \$28 million dollars for over 900 local charities. Attorney DeBassio said the purse will remain at \$20 million dollars. He said this is really a great opportunity for the entire state.

Mr. Kevin Harrington, Senior Director of Operations said he will go through the details of the tournament being held from June 17, 2024 through June 24, 2024. He said there will be 4 public gates which is one additional from last year but the same from pre pandemic years. He said their plan is to use Woodside school for ADA parking and will ask the high school if they can use it for any overflow parking on a as needed basis. Mr. Harrington said they did not have to utilize

the high school parking lot last year. He said they will start construction ten weeks before and then 3 weeks post tournament. Mr. Harrington said that they have date changes to last year's conditions such as item 17 should read 2024 not 2023 and item 18, condition one should have the dates of June 10 - June 28 for the extended hours of 5:00am to 10:00pm. He said the times until June 10 will be from 7:00am to 7:00pm.

Chairman Kelly asked if there was anyone in the public who wanted to speak regarding application #23-43.

Carl Semino, 84 Field Road said he has lived here for 21 years and said he was turned off last year when they put a green privacy fence up to prevent us from seeing in. He said that has always had this as a perk to putting up with traffic and other inconveniences.

Mayor James Demetriades, 272 Skyview Drive said as the Mayor and former TPC resident this is a fantastic event and it puts Cromwell on the map. He said we will work with the EDC to find ways to highlight local businesses during the event.

Mr. Harrington said that the PGA tour has restrictions and the green screening is a pretty standard requirement that they cannot avoid.

Andrew Lyons, 23 Ridge Road asked that they make sure the restrooms will be where they show they are going to be. He said last year they tried to move them.

Mr. Harrington said our intent is to have them in these locations but sometimes issues prohibit us from adhering to the exact location.

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A motion was made by Michael Cannata and seconded by Robert Donohue to close the public hearing for application #23-43. All were in favor; the motion passed.

Chairman Kelly thanked Mr. Driska and Mr. Popper for always working with the Travelers on this tournament.

A motion was made by Michael Cannata and seconded by Brian Dufresne to approve application #23-43 with updated 2024 dates in the conditions of approval from 2023. All were in favor; the motion passed.

## **12. Approval of Minutes:**

### **a. December 19, 2023**

A motion was made by Michael Cannata and seconded by Doug Kalinowski to approve the minutes of December 19, 2023. All were in favor; Robert Donohue abstained; the motion passed.

## **13. Commissioner's Comments:**

Mr. Popper said the February 20, 2024 public hearing will be for a POCD presentation and to answer any questions. He said we have no formal applications for the 20th as of now. Mr. Popper

said the regulations are formatted; we just need to meet with SLR for punch list items. He said they are adding a section for nonconforming uses and Chairman Kelly asked him to get in touch with the ZBA on that section.

Mr. Donohue said that Mr. Popper had done a phenomenal job presenting to the Town Council on the POCD.

Mr. Demetriades said that he sent an email with legislative update on bills of interest from River COG and if anyone has any questions to ask him so he can bring them to the monthly meeting of the River COG Planning Commission

**14. Adjourn:**

A motion was made by Michael Cannata and seconded by Robert Donohue to adjourn at 7:48pm. All were in favor; the motion passed.

Respectfully submitted,

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

Linda Imme  
Recording Clerk