



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

Minutes and Record of Votes

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

Absent: Paul Cordone, Ken Rozich, Nick Demetriades

Also present: Director of Planning and Development Stuart Popper, Town Council Member Julie Aurigemma

1. Call to Order

The meeting was called to order at 7:02pm by Chairman Kelly.

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JoAnn Doyle
TOWN CLERK
CROMWELL, CT

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 Brian Dufresne 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 Brian Dufresne to approve the agenda. All were in favor; the motion passed.

5. Public Comments:

Mr. James Rude, 25 Highridge Road, Cromwell said that he wanted to address the Commission about the lack of timely minutes for the Planning and Zoning Commission. He said the February 6, 2024 minutes were not available at the February 20, 2024 meeting and were available for the March 5, 2024 meeting. Mr. Rude said he had to listen to the recordings and cited the section in the regulations that gave the time requirements for submission of commission minutes. Mr. Rude handed Mr. Popper his comments.

6. Development Compliance Officer Report:

Mr. Popper said that Mr. Driska is on vacation and asked if there were any questions about his report.

7. Director of Planning and Development Report:

Mr. Popper said that Texas Roadhouse Restaurant opened yesterday and people were very pleased with the restaurant. He said that the owner of 136 Berlin Road has not submitted any additional information after their informal presentation to this Commission last month. Chairman Kelly said that Plummer Landscaping has not cleaned up their site and asked staff to look into it.

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, pickleball courts and new parking. Torza's Golf is the Applicant and RANDA LLC is the Owner.

A motion was made by Michael Cannata and seconded by Brian Dufresne to accept and schedule application #24-05 to be heard on April 16, 2024. All were in favor; the motion passed.

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.

Chairman Kelly read the public notice dated March 7, 2024.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to open the public hearing for application #24-02. All were in favor; the motion passed.

Attorney Richard Carella of Updike, Kelly and Spellacy said they are seeking a special permit to convert the former church space to a training facility for Adelbrook employees. Attorney Carella submitted the affidavit of mailings and attested that the sign was posted for the public hearing.

Ms. Alyssa Goduti, President of Adelbrook said they primarily serve children with autism. She said the Hilltop Church property was deeded back to Adelbrook after the church was closed and we inherited the church building and parsonage. Ms. Goduti said we have continued and will continue the operation of the preschool in the lower floor of the building. She said we plan to turn the upstairs

into a training facility for staff and first responders. Ms. Goduti said there is plenty of parking at the site.

Mr. Calvin McGee, introduced himself as the new Director of Facilities at Adelbrook and noted that he was an architect by training. He said that the hours of operation for this training facility will allow us to make this space available to the community as well. Chairman Kelly asked if there would be new bathrooms and Mr. McGee said there will be two new ADA bathrooms constructed in the newly converted church space. Chairman Kelly asked if there would be complete separation of the daycare to the upstairs and Mr. McGee said absolutely.

Mr. Donohue asked about the water district memo and Attorney Carella said this has already been accomplished. Chairman Kelly asked about the Zoning Enforcement Officers comments about signage and Mr. McGee said we don't have any plans for signs for the training facility and Mr. Popper said we will review any future signage requests with staff.

Chairman Kelly asked if any members of the public wanted to speak regarding application #24-02. No one came forward.

A motion was made by Michael Cannata and seconded by Vincenzo Marfella to close the public hearing for application #24-02. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Brian Dufresne to approve application #24-02. All were in favor; the motion passed.

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).

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

Chairman Kelly read the application and applicant information for item 10b.

Mr. Popper said a few things needed to be added and handed out the acknowledgement page to the Commissioners. He said that once the Commission adopts the POCD there is an appeal period starting one day after the adoption date so the POCD adoption date would be April 8, 2024 if approved tonight.

Mr. Popper said that pictures have been added and he will send the POCD via email with updated colors, pictures and adoption language. He said we will then send a copy to the State Community Development office for their records. Mr. Popper said the Conservation Committee is in the process of updating the open space plan. The Commissioners discussed the Conservation Committee's work and some of the open spaces within Cromwell. Mr. Popper said we have also received funding for a complete street plan and it looks like we will go out for an RFP/RFQ in the Spring. He said he hopes the sidewalk plan can be included in that. He said the ADA transition plan will also be done. Mr. Popper said the zoning regulations are almost done and we will present those changes in the spring. He said the formatting of the new regulations is

done and we are currently working on the new uses to be added to the regulations. Mr. Popper gave the example of accessory dwelling units (ADU's) as a new section of the zoning regulations. The commission members and Town Council Liaison Julie Aurigemma discussed ADU's. Chairman Kelly asked when the Commissioners will receive a copy of the zoning regulations and Mr. Popper said two to four weeks before the meeting.

Chairman Kelly asked if any members of the public wanted to speak regarding the POCD.

Mr. James Rude, 25 Highridge Road said he submitted comments that were read at the March 5, 2024 meeting and was disappointed that he didn't hear any comments regarding his concerns and suggestions. He told Chairman Kelly that she confirmed his concerns about noise and light pollution when she commented at the last meeting about the Texas Roadhouse Restaurant and their very visible lights and signs. Mr. Rude said the POCD needs comments about light, traffic and noise pollution. He said he can't believe that no public comments were considered and there was no interest in hearing from the public. Mr. Rude said he is disappointed in the treatment towards Town Council member Ms. Dabrowski and he hasn't heard any thanks from the Commissioners when the public makes comments. He said the Commissioners seem to have more interest in the colors of the map and how many copies of the POCD they should print than the public's comments and concerns.

Ms. Grasso said that it is good that the public comes to make comments but we are not always equipped to address those comments at the meeting. She said that I like to think them through and will give my thoughts to Mr. Popper in written form. Ms. Grasso said I believe in public comments and they are heard and are appreciated. Ms. Grasso said she did give feedback about Ms. Dabrowski's comments to Mr. Popper in an email. Mr. Popper said he did have some lengthy conversations about the POCD with some board and commission members and he invited them to address the PZC in person or in writing but they declined to do so.

Mr. Popper said over all he has been disappointed with the public response to the POCD. He noted that all town board and commission members received an email invitation to the POCD workshop and a total of 7 people showed up. Mr. Popper said one important aspect of the POCD is that will help us when the town applies for different grants.

Ms. Grasso asked how Mr. Rude's comments about light and noise pollution will be incorporated into the POCD and Mr. Popper said I am not sure. Mr. Cannata said we always require a lighting plan and we consider traffic and noise impacts during the plan review process. He said light, noise and traffic are regulatory issues while the POCD paints in broad strokes. He said the POCD is not regulatory and I did make this comment when Mr. Rude made his comments.

Chairman Kelly said the implementation section is the bones of the POCD. She said I told the Town Council that.

Mr. Donohue said that according to Robert's Rules of Order there should be no dialogue with the speaker by the Commissioners unless directed by the Chair. He said I do thank the public for their comments.

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

A motion was made by Michael Cannata and seconded by Brian Dufresne to adopt the 2024 Cromwell Plan of Conservation and Development. All were in favor; the motion passed.

11. Approval of Minutes:

a. February 20, 2024

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the minutes of February 20, 2024. All were in favor; the motion passed.

b. March 5, 2024

A motion was made by Michael Cannata and seconded by Robert Donohue to approve the minutes of March 5, 2024. All were in favor; the motion passed.


12. Commissioner's Comments:

Mr. Popper distributed the plans for the high school athletic facility public hearing being held on Thursday, April 4, 2024. He said it is basically the same plan they had presented before but this is now a public hearing. Mr. Popper said that the Town Council authorized a certain amount of funds for this study and they have used all of the money.

13. Adjourn:

A motion was made by Michael Cannata and seconded by Ann Grasso to adjourn at 7:57pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk