



**Town of Cromwell
Planning and Zoning Commission**

Jean Delquino, Asst.
TOWN CLERK

**REGULAR MEETING
7:00 P.M. TUESDAY, MARCH 2, 2010
ROOM 224 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:
 - a. Activity Report
 - b. Status of Outstanding Permits
 - c. Performance Bond Actions:
 1. Performance Bond Reduction for "J. F. P. Enterprises, LLC" at 135 Sebeth Drive
7. Town Planner Report:
 - a. Public Hearings to be Scheduled:
 1. Application #10-14: Use Permit (Golf Tournament) at 100 Golf Club Road. none. Greater Hartford Community Foundation Inc, applicant; Tournament Players Club of Connecticut, owner.
 - b. Performance Bond Actions:
 1. Performance Bond Reduction for "Harpers Meadow" subdivision

8. Public Hearing and Possible Action: none

9. Old Business:

a. Application #09-37: Add "Open Space Plan" to POCD. Conservation Commission, applicant.

10. New Business:

a. Application #10-15: Use Permit (Truck Rental) at 117 Berlin Road ("Krauszer's Food Store"). Pipa Patel, owner/applicant.

b. Application #10-16: Amendments to Subdivision Regulations. Planning and Zoning Commission, applicant.

c. Application #10-17: Sec. 8-24 Approval of Road and Drainage Improvements at Iron Gate and New Lane, Police Communications System Improvements, and Other Road and Drainage Improvements.

11. Communications:

a. Letter from First Tee of Connecticut dated February 9, 2010 requesting Pre-Application Review of proposed Zone Change and Subdivision at 676 Main Street (Golf Club Road).

12. Commissioners' Comments:

a. Zoning Regulations Committee Report

13. Approval of Minutes:


a. February 2, 2010

b. February 16, 2010

14. Adjourn

Individuals with disabilities who require accommodations, assistance, or communication aids to participate at this meeting are encouraged to make their needs and preferences known to Town Planner Craig Minor at 632-3422 or cminor@cromwellct.com or to the Town ADA Coordinator Therese Strong at 632-3446 or tstrong@cromwellct.com at least 72 hours prior to the scheduled event.

Memo

To: Planning and Zoning Commission
From: Craig Minor, AICP
Town Planner 
Date: February 23, 2010
Re: Comments for P&Z Meeting on March 2, 2010

6. Development Compliance Officer Report:

c. Performance Bond Actions:

1. Performance Bond Reduction for "J. F. P. Enterprises, LLC" at 135 Sebethe Drive.

This is back on the agenda because there was a procedural problem with the motion last week. I recommend reducing the letter-of-credit to \$2,500 as recommended by the Zoning Enforcement Officer.

7. Town Planner Report:

a. Public Hearings to be Scheduled:

1. Application #10-14: Use Permit (Golf Tournament) at 100 Golf Club Road, none. Greater Hartford Community Foundation Inc, applicant; Tournament Players Club of Connecticut, owner.

Although this activity does not require a public hearing, the P&Z has historically conducted one so neighbors and other people impacted by the event can bring problems to the Commission's attention. I recommend scheduling the hearing for April 6, 2010.

b. Performance Bond Actions:

1. Performance Bond Reduction for "Harpers Meadow" subdivision

I have now received all necessary staff recommendations. I recommend reducing the cash bond to \$3,100 per the Zoning Enforcement Officer's recommendation.

9. Old Business:

- a. Application #09-37: Add "Open Space Plan" to POCD. Conservation Commission, applicant.

The Conservation Commission has revised the Open Space Plan in accordance with the comments of Jason Vincent, AICP. If the Commission finds the revised Open Space Plan acceptable, I recommend a public hearing be scheduled for May 18, 2010 and a copy of the Open Space Plan be forwarded to the Board of Selectmen for their review, per Sec. 8-23(f)(2) of the Connecticut General Statutes.

10. New Business:

- a. Application #10-15: Use Permit (Truck Rental) at 117 Berlin Road ("Krauszer's Food Store"). Pipa Patel, owner/applicant.

The operator of this convenience store would like to offer truck rental on site. There is sufficient parking for him to "lose" the eight spaces shown and still have enough parking per the zoning regulations. I recommend approval.

- b. Application #10-16: Amendments to Subdivision Regulations. Planning and Zoning Commission, applicant.

There are a number of minor changes that should be made to the Subdivision Regulations to address recent changes in the application fee, and other "housekeeping" items. I recommend a public hearing be scheduled for April 6, 2010.

- c. Application #10-7: Sec. 8-24 Approval of Road and Drainage Improvements at Iron Gate and New Lane, Police Communications System Improvements, and Other Road and Drainage Improvements.

This item just came in yesterday, and I was directed to put it on the agenda. I have no first-hand knowledge of any of these projects, and I have suggested the advocates of these projects come to the meeting. As of this time I have not had the opportunity to evaluate them against the POCD.

11. Communications:

- a. Letter from First Tee of Connecticut dated February 9, 2010 requesting Pre-Application Review of proposed Zone Change and Subdivision at 676 Main Street (Golf Club Road).

The applicants would like to make an informal presentation to the Commission at the March 16, 2010 meeting. As you know that is a "workshop" meeting but I have no objection to adding them to that agenda. They are not able to make the presentation on the first Tuesday in March nor April.

cc:
file

Minor, Craig

From: Curtin, Fred
Sent: Friday, January 22, 2010 3:14 PM
To: Minor, Craig
Subject: next p and z meeting

Craig: Will you place on the February 2, 2010 Planning and Zoning agenda the following:

Site Bond reduction for J. F. P. Enterprises, LLC
135 Sebethe Drive
Cromwell, Conn.

Thanks

Fred

Memo

To: Joseph Mazurek, Director of Developmental Services
From: Fred Curtin, Wetland/Zoning Officer
Date: 2/23/2010
Re: February 2010 Activity Report

261 Main Street; Imperial Company: I've been informed by the owner's attorney that a dumpster will be brought in.

75 Court Street; Boyea: A Cease and Desist order has been issued for the new foundation being within the side yard set backs.

135 Sebethe Drive; Joseph Auto Body: The owner is requesting that his Letter of Credit be reduced from \$10,000.00 to \$2,500.00.

21 Rivercove Drive: I received a complaint about a Commercial Vehicle at this property. As of this date, I have not seen this vehicle, but I will follow up on this matter.

8 South Street; Bengtson: A Notice of Violation was issued for the keeping of a Commercial Construction equipment and a second Commercial Vehicle on the property.

Willowbrook Road: The silt fence has been removed.

40 Country Squire Drive: I will check the plantings against the planting plan.

Permit # 10- 14

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

USE PERMIT

Street Address: 100 Golf Club Road

Zoning District: A-25 Parcel ID #: _____

Name of Business (if applicable): Travelers Championship

Description of Proposed Activity: Applicant seeks a temporary permit to conduct the Travelers Championship, including the placement and operation of concessions; adjacent

to the golf course from April 12, 2010 to July 20, 2010.
This request complies with the following Cromwell Zoning Regulation (*check one*):

Article IV, Paragraph 4.2.

Other. Explain:

Applicant's or Agent's Name: Greater Hartford Community Foundation, Inc.


Applicant's or Agent's Address: 90 State House Square, Hartford, CT 06103

Daytime Telephone Number: (860) 502-6800

Email Address: _____

Property Owner's Name: Tournament Player's Club of Connecticut, Inc.

Property Owner's Address: 100 Golf Club Road, Cromwell, CT 06416

Signature: 
circle one: (owner) (applicant) (agent) _____ date _____

Printed Name of Signer: Nathan Grube

This Use Permit IS NOT a Building Permit!

----- FOR STAFF USE ONLY -----

Adjacent to Different Zone? () yes () no

Town Planner: () approve () deny initials _____ date _____

Comments: _____

Zoning Enforcement Officer: () approve () deny

Comments: _____

Signature _____ date _____

rev. 12/30/09

RECEIVED

FEB 16 2010

Per _____

RECEIVED

JAN 15 2010

Per JD

John Hagel
Construction, LLC

425 Main Street
Cromwell, Connecticut 06416
Cell.: (860)982-7485
Business: (860) 635-8801
Fax.: (860) 635-9933

January 15, 2010

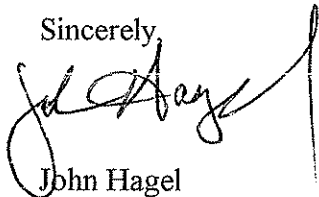
Mr. Craig Minor
Town Planner
Town of Cromwell
41 West Street
Cromwell, CT 06416

Dear Mr. Minor:

The town of Cromwell is holding a performance bond for Harpers Meadow Subdivision in the amount of \$35,264.66. Be advised that we are now in the road acceptance phase of this project. We formally requested acceptance by the Board of Selectmen at their next meeting, and are working with the engineering department toward that end. As a result, we are respectfully requesting the above stated bond be released by the planning and zoning commission at their next scheduled meeting.

Thank you for your attention to this matter.

Sincerely,



John Hagel

JHH:meh
cc: Joseph Mazurek,
Director of Developmental Services

Minor, Craig

From: Curtin, Fred
Sent: Tuesday, February 09, 2010 3:35 PM
To: Minor, Craig
Subject: RE: Harpers Meadow Bond

Yes

-----Original Message-----

From: Minor, Craig
Sent: Tuesday, February 09, 2010 3:08 PM
To: Curtin, Fred
Subject: RE: Harpers Meadow Bond

Fred:

Thanks. Did Hagel install the "conservation monuments"?

- Craig

-----Original Message-----

From: Curtin, Fred
Sent: Tuesday, February 09, 2010 12:24 PM
To: Minor, Craig
Cc: Mazurek, Joe
Subject: Harpers Meadow Bond

Craig:

The developer hasn't planted the required eight sugar Maples, @ 2 2/2 inch in caliber.

The "book price" is \$195.00 each X 8 = \$1560 + \$1560 for the instillation, for a total of \$3120.

I would recommend on holding \$3100.00

Fred Curtin

Minor, Craig

From: Mazurek, Joe
Sent: Thursday, February 11, 2010 1:40 PM
To: Minor, Craig
Subject: Harpers Meadow

No negative responses were received from the DSD and DPW departments regarding reduction of the P&Z Bond.

Joseph S. Mazurek, P.E.
Director of Development Services
Town of Cromwell
41 West Street
Cromwell, CT 06492
Phone: 860-632-3465
Fax: 860-632-3477
E-mail: <jmazurek@cromwellct.com>

Minor, Craig

From: Chief Salvatore
Sent: Thursday, January 28, 2010 9:11 AM
To: Minor, Craig
Subject: Harpers Meadow

Craig,
From my stand point with the exception of no stop bar painted, all signs in place. I did contact Hagel and he did inform me that the bar would be painted when the weather changes.
No objection to bond release based on this.
Chief

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

RECEIVED

FEB 18 2010

USE PERMIT

Per CP

Street Address: 117-BERLIN RD.

Zoning District: B Parcel ID #: _____

Name of Business (if applicable): KRAUSZER'S FOOD STORES.

Description of Proposed Activity: U-HAUL TRUCK RENTALS.

This request complies with the following Cromwell Zoning Regulation (*check one*):

Article IV, Paragraph 4.2. 103

Other. Explain: _____

Applicant's or Agent's Name: DIPA PATEL

Applicant's or Agent's Address: 117-BERLIN RD - CROMWELL, CT-06416

Daytime Telephone Number: 860-635-2928

Email Address: N/A

Property Owner's Name: DIPA PATEL

Property Owner's Address: 1800 STILAS DE AVE HWY - ROCKY HILL, CT-06067

Signature: [Signature] 02/11/10
circle one: (owner) (applicant) (agent) date

Printed Name of Signer: DIPA PATEL

This Use Permit IS NOT a Building Permit!

----- FOR STAFF USE ONLY -----

Adjacent to Different Zone? () yes () no

Town Planner: () approve () deny initials _____ date _____

Comments: _____

Zoning Enforcement Officer: () approve () deny

Comments: _____

Signature date

8460 #110



Town of
Cromwell, CT



Parcel ID: 00379300
Owner: SHRI AMBE LLC
Parcel Address: 117 BERLIN ROAD

Sc

Memo

To: Town Staff
From: Craig Minor, AICP *CM*
Town Planner
Date: February 22, 2010
Re: P&Z Application #10-15: Use Permit (Truck Rentals) at 117 Berlin Road
("Krauszer's Food Store"). Pipa Patel, owner/applicant.

The owner of Krauszer's Food Store wants to rent trucks. I met with him last week and determined that there are enough excess parking spaces on the lot to be able to give up the eight spaces shown on the applicant's plan.

Please review and comment. This request will be on the agenda of the March 3, 2010 Planning and Zoning Commission agenda for possible action.

Enclosed:

1. Application dated February 11, 2010.
2. Site plan sketch created on an aerial photograph of the site, undated.

cc:

Town Engineer
Chief of Police
Development Compliance Officer
file ✓

Proposed Amendments to the Cromwell Subdivision Regulations

[text to be deleted is shown in ~~bold strike-through~~;
new text is shown in **bold underline**]

200 GENERAL

201 No subdivision of land shall be made until a plan for such subdivision has been approved by the Cromwell Planning **and Zoning** Commission. Any person, firm or corporation making any subdivision of land without the approval of the Commission shall be fined not more than two hundred (\$200.00) dollars for each lot sold or offered for sale or so subdivided.

300 REGULATIONS

~~323 The minimum fee to apply for subdivision or resubdivision approval shall be fifty (\$50.00) dollars and the maximum fee shall be twenty five (\$25.00) dollars per each lot in the subdivision or new lot in the resubdivision. This fee is nonrefundable and is subject to change as amended by the Connecticut General Statutes. An additional fee in the amount of \$10 per application shall be paid in accordance with Sec. 22a-27j of the Connecticut General Statutes.~~

323 **The application fee shall be one-hundred dollars (\$100) per lot for lots on an existing street (public or private), and two-hundred and fifty (\$250) dollars per lot for lots on a new street (public or private). This fee is nonrefundable and is subject to change as amended by the Cromwell Board of Selectmen. An additional fee in the amount of \$60 shall be paid in accordance with Sec. 22a-27j of the Connecticut General Statutes, as amended.**

324 ~~Adequate street~~ **Street** lighting shall be installed ~~as deemed appropriate by the Commission in accordance with Section 2.5.4 of the Town of Cromwell Road Construction Specifications, as amended.~~

329 **If the subdivision contains a new street or streets, the Applicant shall send a written request for a pre-construction meeting to the Director of Public Works in accordance with Section 2.5.7 of the Town of Cromwell Road Construction Specifications, as amended.**

500 APPROVAL OF SUBDIVISION

501 Notice to Abutting Property Owners, Public Hearing, and Sign Posting:

- a. Notice to Abutting Property Owners: For any subdivision involving a public hearing (including but not limited to a Rear Lot subdivision, an Open Space Conservation Development subdivision, or a resubdivision), the Applicant shall send **written** notice of the location, time and date of that public hearing ~~by Certified Mail~~ to each abutting record owner, each record owner of property on the opposite side of any street adjacent to the proposed subdivision, and each owner of easements or rights-of-way which traverse the land for which such subdivision is proposed. This notice shall contain the name and telephone number of the Applicant or his representative, a general description of the subdivision (location, area, number of lots, etc.) and the date of the Public Hearing as scheduled by the Commission.

Not less than twenty-one days before the date of the Public Hearing the Applicant shall ~~furnish evidence satisfactory to the Commission that this requirement has been met.~~ **submit a Certificate of Mailing indicating that this requirement has been complied with.**

- c. Sign Posting: On any parcel for which a Public Hearing on a proposed subdivision or resubdivision has been scheduled, the applicant shall post a sign or signs. The sign or signs shall be not less than sixteen square feet in size and shall contain the name of the applicant, the application file number, and the date, time, and location of the Public Hearing in letters that are not less than four inches high. One sign shall be posted on every side of the property that has frontage on a town road, and shall be placed **not more than five (5) ten (10)** feet from the edge of the street. The sign shall be two-sided and be perpendicular to the street. The sign shall be in place continuously for **not less than** ten days prior to the Public Hearing and remain in place throughout the Public Hearing. **If the public hearing is continued, the sign shall be revised to state the date of the continued public hearing.**

Minor, Craig

From: Sylvester, Marianne
Sent: Monday, February 22, 2010 3:57 PM
To: Minor, Craig
Subject: FW: language for P&Z

This needs to go on your next P&Z agenda. Let me know if you have any questions. ←

Marianne Sylvester
Finance Director
Town of Cromwell

msylvester@cromwellct.com

-----Original Message-----

From: Flanders, John
Sent: Monday, February 22, 2010 3:48 PM
To: Sylvester, Marianne
Subject: Re: language for P&Z

Good sen to Craig.

JMF

Sent on the Sprint® Now Network from my BlackBerry®

From: "Sylvester, Marianne" <msylvester@cromwellct.com>
Date: Mon, 22 Feb 2010 15:34:54 -0500
To: Flanders, John <jflanders@cromwellct.com>
Subject: language for P&Z

RESOLUTIONS OF PLANNING AND ZONING COMMISSION
(_____, 2010)

RESOLUTION OF PLANNING AND ZONING COMMISSION
(March 2, 2010)

Item #10.c. Road, Drainage and Police Communications System Infrastructure Improvements Project

RESOLVED, that the Planning and Zoning Commission of the Town of Cromwell approves the following projects pursuant to Section 8-24 of the General Statutes of Connecticut:

Various Town infrastructure improvements (to the extent that all or any portion of such projects includes location, widening, narrowing or extension of any street or other public way or substantially improvement to other municipally-owned properties or public buildings) consisting of (1) road and storm drainage improvements in the Iron Gate Estates area and on New Lane, consistent with the Town's 2004 Pavement Management Study, (2) police communications system infrastructure improvements, including but not limited to acquisition and installation of fixed equipment, wireless broadband, software, field units and console and dispatch center equipment, and (3) construction and installation of such other road and drainage improvements as the Director of Public Works and the Town Engineer jointly may select following consultation with the Board of Selectmen, consistent with the Town's 2004 Pavement Management Study, provided that this resolution is for approval of conceptual plans only. The projects are subject to and shall comply with all applicable laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.

Minor, Craig

From: Mazurek, Joe
Sent: Tuesday, February 23, 2010 12:34 PM
To: Sylvester, Marianne
Cc: Minor, Craig
Subject: RE: Town of Cromwell -- 2010 Infrastructure Projects -- P&Z Approval

Marianne;

Attached is a revised version of the resolution for the 2010 bond initiative for road improvements. Please review and provide comments. I did mention the possible additional roads, to be addressed.

By copy of this memo, I am advising Craig, to place this on the earliest possible P&Z agenda and I am directing him, as representative of administration, to present this request for 8-24 approval at that meeting. Any questions he may have regarding this project can be addressed by Bob Niesyn or Eric Hood, prior to the meeting.

Joe

-----Original Message-----

From: Sylvester, Marianne
Sent: Tuesday, February 23, 2010 11:29 AM
To: Mazurek, Joe
Cc: Minor, Craig
Subject: RE: Town of Cromwell -- 2010 Infrastructure Projects -- P&Z Approval

Just the facilities were approved at the Feb 16th meeting. I didn't think the infrastructure would need to go until I saw Doug's documents.

Marianne Sylvester
 Finance Director
 Town of Cromwell

msylvester@cromwellct.com

-----Original Message-----

From: Mazurek, Joe
Sent: Tuesday, February 23, 2010 11:25 AM
To: Sylvester, Marianne
Cc: Minor, Craig
Subject: RE: Town of Cromwell -- 2010 Infrastructure Projects -- P&Z Approval

Hasn't this been placed on the last agenda of P&Z?

-----Original Message-----

From: Sylvester, Marianne
Sent: Tuesday, February 23, 2010 9:08 AM
To: Chief Salvatore; Mazurek, Joe; Hood, Eric
Subject: FW: Town of Cromwell -- 2010 Infrastructure Projects -- P&Z Approval

An explanation on the P&Z approval.

2010 Bond Initiative for Road Improvements

The 2010 Bond Initiative is for costs related to improvements to various Town infrastructure, contemplated to include, but not limited to: (1) road and storm drainage improvements in the Iron Gate Estates area [Castle Drive, Carriage Drive, Iron Gate Lane, Iron Gate Drive and Crest Drive] and on the entire length of New Lane, consistent with the Town's 2004 Pavement Management Study. Furthermore, to the extent of available appropriation, after completion of the above road and storm drainage improvements, design and/or construction and installation of such other road and drainage improvements as the Director of Public Works and the Town Engineer jointly may select following consultation with the Board of Selectmen, consistent with the Town's 2004 Pavement Management Study, **possibly including, but not limited to improvements** on (1.) Raymond Place, Botelle Manor, Sunset Drive, Grove Road, Goodrich Avenue; (2.) Kowal Drive; and (3.) Alexander Drive, Ranney Street, Sanford Lane, Allen Road, Prospect Place, Laurel Drive, Park Place, and Evergreen Road (between Shunpike and Willowbrook Road).

The appropriation may be spent for design, construction and installation costs, equipment, furnishings, materials, land and easement acquisition, site improvements, consultants, engineering fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project. The Director of Public Works and the Town Engineer shall be jointly authorized, following consultation with the Board of Selectmen, to determine from time-to-time the scope and particulars of the project, to delete in their entirety components of the project, and to reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

Minor, Craig

From: Chief Salvatore
Sent: Tuesday, February 23, 2010 9:52 AM
To: Minor, Craig
Cc: Sylvester, Marianne
Subject: FW: language for P&Z

Here you go.

-----Original Message-----

From: Sylvester, Marianne
Sent: Tuesday, February 23, 2010 8:44 AM
To: Minor, Craig
Cc: Flanders, John; Mazurek, Joe; Hood, Eric; Chief Salvatore
Subject: FW: language for P&Z

This could wait until the March 16th meeting, but I don't think John can be there. Nothing else needs to be done with the Library Expansion and Senior Center since it was already approved at the February 16th meeting.

Joe, Eric, Chief:
Please provide Craig with a written description of the projects for approval at the next P&Z meeting.

Marianne Sylvester
Finance Director
Town of Cromwell

msylvester@cromwellct.com

-----Original Message-----

From: Minor, Craig
Sent: Monday, February 22, 2010 4:21 PM
To: Sylvester, Marianne
Subject: RE: language for P&Z

Marianne:

This is going to be tight, if you were hoping to get on the agenda for the March 2, 2010 meeting. The agenda package is going out tomorrow and it needs to contain a written description of these projects. I also need those descriptions so I can evaluate them and make a recommendation to P&Z. Also, an appropriate staff person needs to attend the P&Z meeting to explain these projects and answer P&Z questions.

What do you want me to do with the Watrous Park and the Senior Center motions? The P&ZC already approved them and letters were sent.

It would be good if I was brought into the loop on town projects sooner.

- Craig

2/23/2010

Communication Center/Infrastructure Renovation

The Town of Cromwell comprises 13.5 square miles and is located in the approximate geographical center of the State of Connecticut. The Town of Cromwell is bordered to the north by Rocky Hill, to the west by the Town of Berlin, to the south by the City of Middletown, and the Connecticut River forms a six-mile eastern boundary.

A major north/south highway, Interstate 91, with two Cromwell exits, runs through the Town. The Central Connecticut Expressway (Route 9), opened at the end of 1989, enhances the Town's location as it connects I-95 in Old Saybrook, I-91 in Cromwell and I-84, the State's major east/west highway in New Britain. Due to the major highway system and the existence of three major secondary routes, RT 372, RT 3, and RT 99 Cromwell is a heavily traveled area due to its location. The Town of Cromwell is ten minutes east of the City of New Britain and 15 minutes south of The State's Capital City, Hartford.

The Town of Cromwell, Cromwell Police Department is tasked with the security of the town and its assets. The Cromwell Police Department operates 24/7, 365 days a year and provides both uniform patrols and unmarked patrol services. The Cromwell Fire District provides Fire and Emergency Medical Services for the Town of Cromwell. Both the police and fire services operate under National Incident Management System protocols. In addition, each agency operates under mutual aid agreements at a local, regional, and state level.

The population of Cromwell is approximately 13,800 and has four separate schools, one private school and a seminary. There is a growing commercial district along the RT 372 and RT 3 corridors. The Town of Cromwell is host to one of Connecticut's largest sporting event, The Traveler's Championship that has approximately 275,000 fans attending during a seven-day period annually. The Town of Cromwell is one of 41 communities that participates in the Capitol Region Emergency Planning Committee and make up membership in the Connecticut Department of Emergency Management and Homeland Security Region III. The Hartford area has been designated under the Urban Security Area Initiative (UASI) since FY 2008. A federal peer review is being conducted this summer to review communications and interoperability within the region. .

Because of the aforementioned geographical and infrastructure public safety responsibilities, the Town of Cromwell Police Department recognizes the need for current up to date technologies that will enhance its ability to provide communication services at the local, regional, and state levels. Should an incident requiring a multiple agency response; a key element in providing a successful conclusion to a response is communication through radio interoperability. It is the goal to upgrade the Town of Cromwell Police Department's Communication Center and infrastructure by replacing current analog technology that has been in service since 1987, by replacing it with state of the art digital technology. The upgrades includes new dispatching center equipment, replacement of a communications tower, replacement of remote receivers that provide handheld radio communications, consolidate and upgrade radio interoperability, replace/upgrade video and audio monitoring, and Computer Aided Dispatch software upgrades.

RECEIVED

FEB 11 2010

KENNETH C. BALDWIN

ROBINSON & COLE LLP

Per _____

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

February 9, 2010

Nicholas Demetriades, Chairman
Planning and Zoning Commission
Town of Cromwell
41 West Street, 1st Floor
Cromwell, CT 06416

Re: **The First Tee of Connecticut – Pre-Application Review – Application for
Zone Change and Subdivision Approval
Property Located at 676 Main Street (Golf Club Road), Cromwell,
Connecticut**

Dear Chairman Demetriades and Members of the Commissioner:

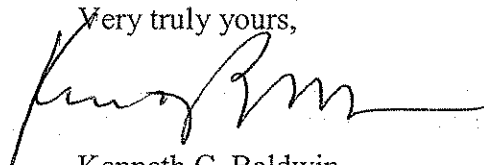
This firm represents The First Tee of Connecticut (“TFTCT”) in its efforts to complete the development of its central Connecticut Learning Center in Cromwell.

The limited purpose of this letter is to request an informal pre-application meeting with the Planning and Zoning Commission to discuss a proposal for a one-lot subdivision and zone change in support of the TFTCT facility. We request that this informal discussion be scheduled for the Commission’s March 16, 2010 meeting.

TFTCT has prepared plans for a proposed one-lot subdivision. The new parcel would have frontage on Golf Club Road and would provide sufficient area to accommodate TFTCT training center building, the final compliment to its “state of the art” practice facility and learning center.

I look forward to hearing from you.

Very truly yours,



Kenneth C. Baldwin

Copy to:
Craig M. Minor, AICP (via facsimile only)
Bruce Wilson, Executive Director
J. Roger Hanlon, Esq.
Paul Mersereau
Edwin H. May III, CLU, ChFC



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Town of Cromwell
Planning and Zoning Commission

Jason Pulgieri
TOWN CLERK

SPECIAL MEETING
7:00 P.M. TUESDAY, FEBRUARY 16, 2010
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET

MINUTES AND RECORD OF VOTES

Present: Nicholas Demetriades, Vincent Faienza, Joseph Garafalo, Doug Sienna, Peter Keithan, Michael Cannata

Also Present: Town Planner Craig Minor, First Selectman John Flanders and BOS Liaison Anthony Varricchio, Sr.

Absent: Alice Kelly, Thomas O'Neill, Tom Madden and Alternate Fred Hayward and Alternate Linda Duren

1. Call to Order

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

Chairman Demetriades noted that the Chair of the subcommittee was not present and that Jason Vincent the consultant from Planimetrics was not able to make it due to the weather conditions and that it be best to postpone discussion on the new zoning regulations.

Motion was made by Peter Keithan, **seconded** by Joe Garafalo to postpone item 5 and move it to March 16th. All were in Favor. *Motion Passed.*

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

There were none seated.

4. New Business:

a. Application #10-11: Sec. 8-24 Referral regarding proposed Senior Center.

First Selectman John Flanders explained that the Town was moving forward with several major capital projects that would be going to Town Meeting next month. First Selectman Flanders described the road projects, police communications project, senior center and library as all major items to move forward. Mr. Keithan asked about Iron Gate Lane and if it is on the road list. First Selectman Flanders said that it is next on the list, as well as others, and that it is being looked at as how to be addressed.

Theresa Strong, Senior Services Director had provided information to the Commission and discussed the need for a center in Town. Ms Strong discussed finding an appropriate spot that would not impact tax revenue. Mr. Keithan asked why Watrous Park. Ms Strong referred to the feasibility study that was done and discussed the issues. Mr. Keithan felt that Hillside Rd and New Ln was the best. Mr. Garafalo asked for clarification of the location within Watrous Park.

Motion was made by Joe Garafalo, **seconded** by Douglas Sienna to approve Sec. 8-24 Referral regarding proposed Senior Center. All were in Favor. *Motion Passed.*

b. Application #10-12: Sec. 8-24 Referral regarding proposed Library Expansion.
Eileen Branciforte of 2 Court St, the Library Director had provided information to the Commission. Ms Branciforte described other area libraries in relation to the Cromwell library and its growth. Ms Branciforte described how the library received their grant and why the expansion is needed, particularly for the youth and younger adults. Ms Branciforte passed out a flyer to the Commission explaining the expansion. Mr. Keithan asked about a large program room. Ms Branciforte explained that several areas within town need a large program area.

Motion was made by Peter Keithan, **seconded** by Doug Sienna to approve Sec. 8-24 Referral regarding proposed Library Expansion. All were in Favor. *Motion Passed.*

c. Bond Release for "Cobblestone Plaza"

Motion was made by Michael Cannata, **seconded** by Douglas Sienna to release People's Bank Irrevocable Letter of Credit No. SB-1416 in the amount of \$500,000 dated October 3, 2006 as revised, with the stipulation that another Irrevocable Letter of Credit in the amount of \$503,000 which references Modified Site Plan #09-61 be created by the issuing bank simultaneously. All were in favor. *Motion Passed.*

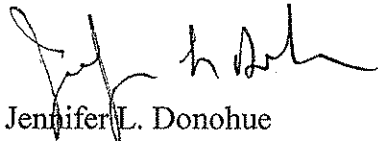
5. Discuss New Zoning Regulations

Not discussed. Moved to March 16th.

6. Adjourn

The meeting adjourned by general consent at 7:30pm.

Respectfully submitted,



Jennifer L. Donohue
Clerk

**Town of Cromwell
Planning and Zoning Commission**

**SPECIAL MEETING
7:00 P.M. TUESDAY, FEBRUARY 2, 2010
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET**

MINUTES AND RECORD OF VOTES

Present: Nicholas Demetriades, Vincent Faienza, Alice Kelly, Joseph Garafalo, Thomas O'Neill (arrived 7:05), Doug Sienna, Peter Keithan and Alternate Fred Hayward and Alternate Linda Duren

Also Present: Town Planner Craig Minor

Absent: Tom Madden, Michael Cannata and BOS Liaison Anthony Varricchio, Sr.

1. Call to Order

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

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Motion was made by Doug Sienna, **seconded** by Vincent Faienza to seat Alternates Fred Hayward and Linda Duren. All were in Favor. *Motion Passed.*

4. Approval of Agenda

Motion was made by Doug Sienna, **seconded** by Linda Duren to approve the agenda. All were in Favor. *Motion Passed.*

5. Public Comments

Salvatore Petrella of 8 Wexford Lane asked about the status of the Incentive Housing Zone for Cromwell. Attorney Petrella mentioned a recent article in the paper about a shoreline community who was successful in implementing a zone. Attorney Petrella represents a client who would like to put a project in place on Pinney Ridge Rd with the incentive housing regulations and does not want the Commission to be caught by surprise.

Jay Polke of 15 Harrison Drive questioned the Commission on the zoning regulation changes. Mr. Polke wondered how the public would be presented the changes in comparison to the old regulations. Mr. Minor explained that the format of the regulations is quite different but that the Commission would make sure the public is aware of the changes. Mr. Polke expressed concern for the dramatic changes within alcoholic beverages and that no current town has these current regulations. Mrs. Kelly explained

that at the next Commission meeting the first draft would be present to the Commission and then they would begin to prepare for the public notification to make them aware of the changes. Mrs. Kelly noted that these are proposed changes and are still up for discussion. Mr. Keithan commented that the changes are going to be great for the Town.

6. Development Compliance Officer Report:

a. Activity Report

Mr. Curtin provided a 2/1/2010 memo to Mr. Mazurek. Mrs. Kelly remarked that she was concerned there was no information regarding Country Squire Drive and the buffer concerns. Ms. Duren expressed frustration that there is still a P&Z sign up from June 2008 on the property at lower Main Street. Mr. Garafalo mentioned that this property looks horrible with the junk all over it. Attorney Petrella commented that it does need to be addressed but that the property owner did just received an easement for sewer and water service.

b. Status of Outstanding Permits – No report.

c. Performance Bond Actions:

1. Bond Release for "J. F. P. Enterprises, LLC" at 135 Sebethe Drive

Joe Piccoello, the owner of 135 Sebethe Drive stated that due to the weather constraints that he just needed to grass and seed the property.

Motion was made by Alice Kelly, **seconded** by Linda Duren to reduce the bond from \$10,000 to \$2,500 based on the recommendation of Fred Curtin. All were in Favor.
Motion Passed.

7. Town Planner Report:

a. Public Hearings to be Scheduled: none.

b. Performance Bond Actions:

1. Bond Approval for "Cobblestone Plaza"

Mr. Minor discussed an email from Mr. Mazurek and the spreadsheet with the bond figures. Mr. Minor reviewed the proposed changes of the jersey barriers to the interlocking blocks. The interlocking blocks would be certified by Mr. Welti.

Mr. Keithan expressed concern with the strength of the block. Mr. Minor showed where the blocks were to be placed. Mrs. Kelly asked for clarification on how many blocks and whether they would be stacked. Mr. Sienna asked whether the blocks could be 3 x 3 for more support. Mrs. Kelly wanted to know if costs were the reason for the change. Mr. Snow explained that the engineer certifies that this is adequate and there is a substantial cost savings. Mr. Faienza clarified that all the changes would be certified. Mr. Garafalo agreed with Mr. Faienza but also agreed with Mr. Sienna to go with 3 x 3 for more security. Mr. Minor asked for a motion for discussion. Mrs. Kelly expressed concern with

the shotcrete not being included in the bond and expressed Mr. Cannata's concern for the possible cost of \$25,000 to be included in this bond. The Commission discussed what might be an appropriate cost because last time the figure was at \$5000. Mr. Minor discussed a January 19th email from Mr. Niesyn regarding shotcrete. Mr. Snow expressed concern with the bond not being approved due to the discrepancy and not being able to start work.

Mrs. Kelly read from the December 14, 2009 approval letter to Mr. Snow regarding the conditions of approval. Mrs. Kelly was looking for clarification from Mr. Minor and Mr. Snow on what has been complied with. Mrs. Kelly asked if the Town has received a copy of the Country Squire agreement. Mr. Snow said he has been trying. He has completed his paperwork. Mrs. Kelly asked for copies of Mr. Snow's subcontractor's agreements and letters on file of Mr. Welti's agreements.

Motion was made by Alice Kelly, **seconded** by Peter Keithan to approve the \$553,000 bond for Cobblestone Plaza with the condition to amend the amount in March for the shotcrete by CVS. All were in Favor. *Motion Passed.*

Mr. Snow asked if he could begin work on the site. Mr. Minor said he could not. The site could be maintained but that he could not begin until all the conditions are met and satisfied. Mr. Minor and the Commission suggested that Mr. Snow refer to the Zoning Enforcement Officer for what is appropriate activity on site before the bond is posted.

Mr. Snow said that the old bond would just roll over into the new bond. Mr. Minor said no, the old bond needs to be released by P&Z and an entirely new bond posted that references the new site plan. There was discussion of the bond that is currently on site and that it needs to be released, so that Mr. Snow can reestablish the bond. The old bond can be released at the next meeting. Mrs. Kelly asked that the Town Attorney review the bond issue.

The Commission reviewed their discussion of the blocks and the suggestion of the 3 x 3. The Commission decided to take no action.

2. Bond Release for "Harpers Meadow" subdivision

Mr. Minor reported that he has not received recommendations from town staff, so he cannot recommend action at this time. No Action

8. Public Hearing and Possible Action: none

9. Old Business: none.

10. New Business: none.

11. Communications:

a. Report on Midstate Regional Planning Agency activities

For Information Only

12. Commissioners' Comments:

a. Zoning Regulations Committee Report

Mrs. Kelly explained that the first draft would be presented by Mr. Vincent at the next meeting. Mrs. Kelly commented that Mr. Vincent has been excellent, even though she initially had reservations. Mrs. Kelly would like monies included in the 2010-2011 budget for the printing of the regulations for the amount of \$2000-\$3000. Mr. Minor explained that he had monies in for this year and that he is going to ask for that money to be rolled over.

b. Mr. Sienna worked out the inflation rate on bond monies as discussed in a prior meeting. The figure Mr. Sienna came up with was 13.75%. Mr. Minor will make the Town Engineer aware of the suggestion. Mr. Faienza asked if the Town has ever had to call a bond. Mr. Minor replied that P&Z has never called a bond during his time. Mr. Faienza cautioned making the bonds so difficult that it deters business from Cromwell.

13. Approval of Minutes:

a. January 19, 2010

Motion was made by Peter Keithan, **seconded** by Douglas Sienna. All were in Favor (Duren abstained). *Motion Passed.*

14. Adjourn

The meeting adjourned by general consent at 8:05 pm.

Respectfully submitted,

Jennifer L. Donohue
Clerk