

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING AND REGULAR MEETING
7:00 P.M. TUESDAY, MARCH 18, 2008
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET**

MINUTES AND RECORD OF VOTE

Present: Chairman Peter Hanson, Michael Cannata, Peter Keithan, Tom Madden, Thomas O'Neill, Nicholas Demetriades, Alice Kelly, Alternate Linda Duren, BOS Liaison Richard Waters (arrival 7:10)

Absent: Barry McGuinness, Vincent Faienza, Alternate Joseph Garofalo

1. Call to Order

The meeting was called to order at 7:00pm. Chairman Hanson, presiding.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Alternate Linda Duren was seated by general consent.

4. Approval of Agenda

The agenda was approved by general consent.

5. Public Comments

Jason Libera, owner of Cromwell Concrete Products, of **667 Main Street** asked for clarification from the Commission regarding his special permit to remove 1500 cubic yards of soil and whether another special permit would be needed to place it at his Geer Street location. The Commission discussed and reviewed the regulations and the interpretation was that fill greater than 500 cubic yards, a special permit was needed.

Dick Coughlin of **19 Glenwood Terrace** expressed concern for green mesh fencing along Field Road that blocks line of sight when driving and that it should not be allowed.

6. Development Compliance Officer Report:

- a. Report on Status of Approved Applications-None
- b. Report on Possible Zoning Violations

Mr. Curtin reported that the tenant at 301/305 Main St. is vacating the site, a Notice of Violation for parking in the green belt has been issued for 263 Main St., at 257 Main St a Cease & Desist Order has been issued, the property at Old West Street the grading and seeding has begun after the clear cut of the site, the property at 31 River Rd has been taken over by the bank and he is

trying to work with them on getting rid of the vehicles, and Sebeth Dr. has begun cleanup.

Mr. Hanson asked if the buffer issue is being looked into at the Delta property on South Street. Mr. Curtin said that issues are being looked at and addressed. Mr. Madden informed Mr. Curtin of the decision and discoveries made at the last meeting on the Fisher property on Old West Street and asked Mr. Curtin to follow-up on the trailer removal and to reinforce that they don't want the property to look like an eyesore. Mrs. Kelly asked about Newberry Estates and the large dirt piles and questioned whether they needed to be tarped. She also expressed concern for the asphalt sidewalks and irregular catch basins. Ms. Duren expressed concern for a property near 91 Nooks Hill Rd that looked like it had a large dump in the back.

7. Town Planner Report:

a. Performance Bond Reductions and Releases: None.

b. Public Hearings to be Scheduled:

1. Application #08-18: Zone Change (A-25 to Institutional Development) on Missionary Road. Covenant Home Inc., owner/applicant. The Commission scheduled the hearing for April 1, 2008 by general consent.

2. Application #08-19: Special Permit (Master Concept Plan) on Missionary Road. Covenant Home Inc., owner/applicant. The Commission scheduled the hearing for April 1, 2008 by general consent.

3. Application #08-25: Renewal of Home Occupation Permit (Firearms Sale) at 12 Wightman Place. Sebastian Branciforte, owner/applicant. The Commission scheduled the hearing for April 1, 2008 by general consent. The Commission asked the Town Planner to look into whether there are other home occupations that need to come back before the Commission also.

4. Application #08-27: Zoning Amendment (Section 12: Special Flood Hazard Area). Planning and Zoning Commission, applicant. The Commission scheduled the hearing for May 6, 2008 by general consent.

8. Public Hearing and Possible Action:

a. Application #08-71: Use Permit (Travelers Championship Golf Tournament) at the Tournament Players Club Golf Course at 100 Golf Club Road. Greater Hartford Community Foundation, applicant.

Thomas O'Neill read the legal notice into the record.

Application #08-71 was opened by general consent.

Daniel Kleinman, a land-use attorney from Levy & Droney, representing the tournament gave a brief overview of the tournament and its 25th year. Attorney Kleinman introduced Nathan Grube, the Tournament Director and Kevin Harrington, the Operations Manager. Mr. Grube explained the competitiveness of the tournament and the sensitivity of the event. Mr. Harrington discussed the schedule and build plan of the tent construction, which will begin 8 weeks prior to the event and then 3 weeks for removal. Mr. Grube mentioned that he has looked at 21 other events' average build time, and this schedule is just under these other events.

Mr. Hanson asked for public comment in favor of the application.

Marie Allan of Upper Heatherwood and the River Highlands Homeowners Association Board President presented the Commission with a memo on the 10 issues presented to the Tournament along with the outcome and resolution. The Association supports the Tournament. It was noted that Mr. Grube agreed with the items stated on the March 18th memo from the River Highland Homeowners Association.

Fran Into of 16 Highland Green, 9th Tee, is in favor of the Tournament but expressed concern that last year on Sat. & Sun there was no security by the 8th & 9th green and people were crossing; yet there had been security earlier in the week. Ms Into shared her concern with the green fencing and the ability to see people.

Carmelina Salafia of Ridge Rd and Cindie Lyons of Ridge Rd submitted a letter with signatures of Ridge Rd residents to the Commission expressing concern for their safety due to the emergency connector being opened at the end of Ridge Road.

Barbara Gallo of 32 Glenwood Terrace, is in favor of the Tournament. Ms Gallo described the various activities and disturbances she has endured over the years of the tournament. Her biggest challenge is noise throughout the evening hours from equipment.

Michael Novosel of 15 Highland Green, is in favor of the Tournament, commented that the traffic is from the Pro's and Tournament and not just homeowners.

Cindie Lyons of 23 Ridge Road expressed frustration that they don't get notification.

Dick Coughlin of 19 Glenwood Terrace, is in favor of the Tournament and feels it is good for the community. He would like to see the trash removal hours reestablished for Glenwood and Access Rds and the screening around the course removed or maintained after the tournament.

Sheila Laverty of 24 Ridge Road, is in favor of the Tournament, but has a blind spot from her driveway and has a concern for safety. She also expressed concern for the green fencing.

Ron Nagy of 4 Lower Heatherwood, 14th Green, witnessed a near miss with a golf cart and a very young driver last year and presented a concern with younger children driving the carts and questioned what the age limit for the driving of the carts.

Mr. Hanson asked for public comment against the application. There was none.

Mr. Hanson asked for public comment neither in favor nor opposed to the application. There was none.

Mr. Grube responded to the public comments. He assured that that there should be and will be a guard place by the 8th and 9th green. The green mesh has always been removed by the tournament but last year the TPC had asked for it to be left up. Mr. Grube would follow the wishes of the Commission. Mr. Grube would post "emergency vehicles only" signs at the end of Ridge Rd but defers to Cromwell Police regarding the access matters. The noise concerns along the 17th green would be looked into to address the best way possible. They do have to follow the guidelines of the PGA. Mr. Grube commented that this was the best dialogue they have ever had with the community. Mr. Cannata suggested a website or email to help with communication. Mrs. Kelly expressed concern with a generator running 24 hours behind someone's bedroom. Attorney Kleinman explained that they do everything they can do minimize noise but that 24-hour refrigeration is required for the computerized score board. Mr. Hanson suggested a screen to lessen the impact if the object could not be moved.

Mr. Grube asked the Commission whom he should go to if an emergency situation arises that forces him to go outside the guidelines of their permit. Mr. Grube was informed that the Zoning Enforcement Officer Fred Curtin was his contact.

Barbara Gallo of 32 Glenwood Terrace expressed that she was sure that this situation could be worked out with the noise concern.

Marilyn Podnek of 1 Thainstone said there is a concern with the noise and hopes that solutions could be found.

Jean Larkin of 2 Thainstone said they are working hard and have tried to make improvements and it will be a better Tournament.

Captain Roy Nelson of the Cromwell Police Department stated that it is the professional opinion of the Police Department that the chain must remain down during the event. He had no objection to the sign for Emergency Vehicles only at the end of Ridge Road. The chain will go

back up right after the Tournament. Captain Nelson discussed the request of the River Highlands Homeowner Association for Golf Club Rd to be left open but this decision is a public safety issue. Mr. Cannata suggested perhaps a stop sign, each way at the end of Ridge Rd. Mrs. Kelly asked about leaving the chain across the road but unlocked, but again, Captain Nelson said that public safety was paramount.

Motion was made Michael Cannata, **seconded** by Alice Kelly to close the public hearing. All were in Favor. *Motion Passes.*

Motion made by Alice Kelly, **seconded** by Michael Cannata to approve Application #08-71: Use Permit (Travelers Championship Golf Tournament) at the Tournament Players Club Golf Course at 100 Golf Club Road with the following conditions: (1) All the conditions of Permit #07-33 dated May 25, 2007 with Item 4 changed to: "Noise-producing equipment will be located or screened to minimize impact on adjacent residences"; (2) the applicants will comply with the River Highlands Homeowners Association document dated March 18, 2008; (3) the applicants will provide timely information to the community by website or email; (4) "Emergency Vehicles Only" signs shall be installed at east end of Ridge Road; (5) the green screening/mesh material to be removed within 3 weeks of the end of the event; (6) Golf cart drivers to be at least 16 years old. All were in Favor. *Motion Passes.*

9. Old Business:

a. Application #08-01: Revision to POCD to Enable Tax Reduction of Privately-Owned "Open Space". Planning and Zoning Commission, applicant.
This item remains tabled. Mr. Minor discussed that he has met with the tax office on this and has gathered more information.

10. New Business:

a. Application #08-22: Sec. 8-24 Approval of Congress Drive and related Open Space.

Nicholas Demetriades recused himself because he resides on Congress Drive.

Mr. Minor commented that the sidewalk on Washington Road is not finished, but the town has \$100,000 cash bond on this project. Mrs. Kelly stated she has a problem with items not being finished. Mr. Hanson agreed.

Rich Waters of 84 South Street expressed a concern with wetlands being filled in with a road over it and would like some information on this. Mr. Waters disagrees with the town owning open space and thinks it should be split between the homeowners.

Motion to deny Application #08-22: Sec. 8-24 Approval of Congress Drive and related Open Space was made by Alice Kelly, **seconded** by Thomas Madden. All were in Favor. *Motion Passes.* (Nicholas Demetriades recused)

11. Communications

Mr. Minor mentioned the "welcome aboard" letter to Mr. Garofalo.

12. Commissioners' Comments

Mr. Madden will get the POCD committee together soon. The Commission asked about the Sovereign Ridge III case. Mr. Minor said it had been postponed due to the weather. Mr. Minor distributed to the Zoning Regulation committee the qualifications that were submitted by three firms.

13. Approval of Minutes:

a. March 4, 2008. A motion was made to approve the March 4, 2008 minutes by general consent.

14. Adjourn

The meeting was adjourned by general consent at 9:00 pm.

Respectfully Submitted,

Jennifer L. Donohue
Planning & Zoning Clerk