



Town of Cromwell Planning and Zoning Commission

**REGULAR MEETING
7:00 P.M. TUESDAY March 1, 2022
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. **Town Planner Report:**
8. **New Business: Accept and Schedule New Applications:**
9. **Public Hearing:**
Application #22-01: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant; Tournament Players Club of Connecticut Inc. is the Owner.
10. **Commissioner's Comments:**
11. **Approval of Minutes:**
 - a. February 15, 2022
12. **Adjourn:**

RECEIVED FOR RECORD
Feb 22, 2022 02:38P
John Doyle
TOWN CLERK
CROMWELL, CT

| | | | | | |
|-------|------------------------------|-------------------------|--|----------------------|-------------------------|
| 21-20 | Chicago Sam's Patio | 51 Shunpike Road #14 | Site Plan Modification | Approved 11/04/21 | Approved |
| 21-21 | Five Below | 41 Shunpike Turnpike | Site Plan Modification (sign) | Approved 6/15/21 | Construct. In-process |
| 21-22 | Edward Bartolotta | 419 Main Street | Amend zoning text | Accept & Schedule | Approved |
| 21-23 | Knights of Columbus | 573 Main Street | Site Plan modification | Approved | Construct. In-process |
| 21-24 | ERD Remidy | 14 Alcap Ridge | Site Plan modification | Accept & Schedule | Approved |
| 21-25 | Ruby Tuesday | 43 Shunpike Road | App. For special permit | WITHDRAWN | WITHDRAWN |
| 21-26 | Hartsprings Foundation, Inc. | 4 Alcap Ridge, Unit 3 | (Use Permit) warehousing for used clothing & small household goods | Approved 8/12/21 | WITHDRAWN |
| | James Demetriades | Pierson Park | Block Party: Craft Fair, Food Truck, Music | Approved 8//19/2021 | Event complete |
| | Glen Johnson | 309 Main Street | Republican Headquarters (Use Permit) | Approved 8/31/2021 | Event Complete |
| 21-27 | Walmart #2299 | 161 Berlin Road | Site Plan Modification | Scheduled 10/05/2021 | Event Complete |
| 21-28 | Cromwell Village Associates | 150 Country Squire Road | Site Plan Modification | Approved | Awaiting final sign off |
| 21-29 | Pipe Frame Awning | 97 Berlin Road | Site Plan Modification | Approved | Event Complete |
| 21-30 | Trick or Trunk | Pierson Park | Temp Event | Approved | Event Complete |
| 21-31 | Adelbrook, Inc | 60 Hicksville Road | Parking expansion | Scheduled 01/18/22 | Scheduled 01/18/22 |
| 21-32 | Scheu Farms | 20 Woodside | Subdivision | Scheduled 12/07/21 | Approved |
| 21-33 | Scheu Farms | 20 Woodside | Special Permit Rear Lot | Scheduled 12/07/21 | Approved |
| 21-34 | Simoniz USA | 50 Commerce Drive | Site Plan Modification | Approved 11/04/21 | Awaiting Construction |
| 21-35 | Paramount Construction | 80-R Geer Street | Special Permit / Rock Crush-up | Scheduled 12/07 | Awaiting Construction |
| 21-36 | Project Highlands | 210 Shunpike Road | Special Permit / Flood Hazard Area | Withdrawn | |
| 21-37 | Project Highlands | 210 Shunpike Road | Special Permit / Filling & Removal Earth Materials | Withdrawn | |
| 21-38 | Project Highlands | 210 Shunpike Road | Access Drive and Warehouse Construction | Withdrawn | |
| 21-39 | Project Highlands | 210 Shunpike Road | Site Plan | Withdrawn | |



12-22-01)

**Town of Cromwell
Planning and Zoning Commission**

APPLICATION FOR SPECIAL PERMIT

Type of Activity: PGA TOUR Event

(Per Section _____ of the Cromwell Zoning Regulations)

Street Address: One Golf Club Road Zoning District: _____

Parcel ID #: _____ Volume/Page: _____

Applicant: Greater Hartford Community Foundation

Address: 90 State House Square, 11th Floor, Hartford, CT 06010

Telephone Number (daytime): 860-502-6807

Email Address: kharrington@travelerschampionship.com

Property Owner: TPC River Highlands, PGA TOUR

Address: One Golf Club Road, Cromwell, CT

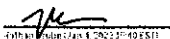
Description of Proposed Activity:

Applicant seeks to host PGA TOUR event known as the Travelers Championship at TPC River Highlands.

The event will take place Monday, June 20 - Sunday, June 26, 2022 and include the placement of

concessions adjacent to the golf course.

"I have read and I am familiar with the Cromwell Zoning Regulations Article 8.7 ("Special Permit Application Procedures"), Article 8.10.G ("Notification of Abutting Property Owners") and Article 8.10.H ("Public Hearing Sign Posting Requirements"). An "Impact Statement" per Section 9.4.A is attached."


Printed Name of Signer

(Signature of Owner or Designated Agent)

1/4/2022

(date)

Nathan Grube

(printed name of signer)

Special Permit Application (2022)





22-01

Final Audit Report

2022-01-04

| | |
|-----------------|--|
| Created: | 2022-01-04 |
| By: | Kevin Harrington (kharrington@travelerschampionship.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAApEeAgyXIQEyMzZsFIoMELi9FpLKATWFi |

"Special Permit Application (2022)" History

-  Document created by Kevin Harrington (kharrington@travelerschampionship.com)
2022-01-04 - 2:58:51 PM GMT- IP address: 32.212.244.161
-  Document emailed to Nathan Grube (ngrube@travelerschampionship.com) for signature
2022-01-04 - 2:59:38 PM GMT
-  Email viewed by Nathan Grube (ngrube@travelerschampionship.com)
2022-01-04 - 3:40:24 PM GMT- IP address: 71.235.51.28
-  Document e-signed by Nathan Grube (ngrube@travelerschampionship.com)
Signature Date: 2022-01-04 - 3:40:36 PM GMT - Time Source: server- IP address: 71.235.51.28
-  Agreement completed.
2022-01-04 - 3:40:36 PM GMT

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, FEBRUARY 15, 2022
COUNCIL CHAMBERS CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Nick Demetriades, John Keithan, Robert Donahue, Ken Rozich, Chris Cambareri, and Paul Cordone

Absent: Director of Planning and Development Stuart popper, Brian Dufresne and Ann Grasso

Also, Present: James Demetriades and Zoning Enforcement Officer Bruce Driska

1. **Call to Order:** The meeting was called to order by Chairman Alice Kelly at 7:01PM.

2. **Roll Call:**

The presence of the above members was noted.

3. **Seating of Alternates:**

Michael Cannata made a motion to seat Robert Donahue as an alternate; Seconded by Chris Cambareri. *All in favor, Motion passed.*

4. **Approval of Agenda:**

Mr. Driska said he would like to add Application #22-05: Zoning Test Amendment for Cannabis sales in HB Zone under New Business item C. He also would like to add Application #22-01: TPC Special Permit Application under New Business item D. Michael Cannata made a motion to approve the amended agenda. Seconded by Chris Cambareri. *All in favor, Motion passed.*

5. **Public Comments:**

There were no public comments

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JoAnn Doyle
TOWN CLERK
CROMWELL, CT

6. **Development Compliance Officer Report:**

Mr. Driska did not give a report

7. **Town Planner Report:**

Mr. Popper was absent, no report was given

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

Mr. Driska said he would like to add Application #22-05: Zoning Test Amendment for recreational Cannabis sales in HB Zone under New Business item C with a scheduled Public Hearing for March 15th.

Mr. Driska said he would like to add Application #22-01: TPC Special Permit Application for the PGA Tournament with a scheduled Public Hearing for March 1st. Michael Cannata made a motion to approve the amended agenda. Seconded by Chris Cambareri. *All in favor, Motion passed.*

a. Application #22-03: Request for Site Plan Modification at 34 Shunpike Road to allow for renovation of the building façade and improvements to the parking lot. Gary Dayharsh is the Applicant and MIHEL II LLC is the Owner. Mr. Driska said he would like to schedule this for March 15th.

Mike Cannata made a motion to schedule Application #22-03: Request for Site Plan Modification at 34 Shunpike Road to allow for renovation of the building façade and improvements to the parking lot. Gary Dayharsh is the Applicant and MIHEL II LLC is the Owner for March 15th; Seconded by Chris Cambareri. *All in favor, motion passed.*

b. Application #22-04: Request for Site Plan Modification at 60 Hicksville Road to replace the existing pool with a splash pad. Adelbrook, Inc is the Applicant and MIHEL II LLC is the Owner.

Mike Cannata made a motion to schedule Application #22-04 Site Plan Modification at 60 Hicksville Road to replace the existing pool with a splash pad. Adelbrook, Inc is the Applicant and the Owner for March 1st; Seconded by Bob Donahue. *All in favor, motion passed.*

c. Application #22-05: Zoning Test Amendment Public Hearing for recreational Cannabis sales in HB Zone would like the Public Hearing scheduled for March 15th. John Keithan made a motion to approve Application #22-05 Zoning Test Amendment Public Hearing for recreational Cannabis sales in HB Zone. Seconded by Chris Cambareri. *All in favor, motion passed.*

d. Application #22-01 TPC Special Permit for a Public Hearing of the tournament players club annual PGA tournament on March 1st. Mike Cannata made a motion to Application #22-01 TPC Special Permit for a Public Hearing of the tournament players club annual PGA tournament. Seconded by John Keithan. *All in favor, motion passed*

9. Commissioner's Comments:

There were no comments

10. Approval of Minutes:

Mike Cannata made a motion to approve the amended minutes from January 18th. Seconded by Bob Donahue. *All in favor, Motion passed.*

11. Adjourn:

Mike Cannata made a motion to adjourn at 7:05PM. Seconded by Bob Donahue. *All in favor, Motion passed.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Candice Fontaine". The signature is fluid and elegant, with the first name "Candice" and last name "Fontaine" clearly distinguishable.

Candice Fontaine
Recording Clerk