



Town of Cromwell Planning and Zoning Commission

**REGULAR MEETING
7:00 P.M. TUESDAY SEPTEMBER 5, 2023
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. **Development Compliance Officer Report:**
6. **Director of Planning and Development Report:**
7. **New Business Accept and Schedule New Applications:**
 - a. Application #23-28: Request for a Site Plan Modification to construct 39 parking spaces at 14R Winchester Way (adjacent to 150 Country Squire Drive). Cromwell Village Associates, LCC is the Applicant and the Town of Cromwell is the Owner.
 - b. Application #23-29: Request for a Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebethe Drive in the Industrial Zone District. Alvin Ravizza is the Applicant and RANDA LLC is the Owner.
8. **New Business:**
 - a. POCD Update
 - b. Zoning Regulations Update
9. **Commissioner's Comments:**
10. **Minutes:**
 - a. May 4, 2023
 - b. June 20, 2023
 - c. July 6, 2023
 - d. July 18, 2023
11. **Adjourn:**

RECEIVED FOR RECORD
Sep 29 2023 01:24P
TOWN CLERK
CROMWELL, CT

Permit	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
23-01	Covenant Living / Norman Aldrich	101 West Street	App for Site Plan Modification	2/8/2023	Approved
23-02	Tim Farrell	562 Main Street	App for Special Permit	2/21/2023	Approved
23-03	Sysco Connecticut, LLC	1355 Cromwell Ave. (County Line Drive)	App for Site Plan Approval		Withdrawn
23-04	Greater Hartford Community Foundation	1 Golf Club Road	App for Special Permit	3/7/2023	Approved
23-05	Francis & Celeste Henri	142 Coles Road	App for Special Permit	4/4/2023	Approved
23-06	Fiber Dust, LLC	30 New Lane	App for Site Plan Modification		Administrative Approval
23-07	Wendy Masse	5 Saint John Court	App for Temporary Event		Withdrawn
23-08	Ayelen Olivera	11 Berlin Road	App for Site Plan Modification	4/4/2023	Approved
23-09	HBN-CSC, LLC c/o HB Nitkin	51 Shunpike Road Suite 18	App for Site Plan Modification	4/4/2023	Approved
23-10	Morecon Builders, LLC	70 County Line Drive	App for Site Plan Approval	5/4/2023	Approved
23-11	Rodney Bitgood	New Lane/West/Hillside	App for Temporary Event Permit - Car Show		Administrative Approval
23-12	Rosie Felix	28 Shunpike Road Unit 1	App for Site Plan Modification-GoHealth Urgent Care		Administrative Approval
23-13	Kemal Cecunyanin	35 A Berlin Road	App for Special Permit-Restaurant with alcoholic beverages	6/6/2023	Approved
23-14	Brian Bonneau	530 Main Street	App for Special Permit-Bar/Restaurant with alcoholic Beverages	6/6/2023	Approved
23-15	Adelbrook Behavioral & Development Services, Inc.	60 Hicksville Road	App for Subdivision Approval	8/15/2023	Approved
23-16	Town of Cromwell Board of Ed	9 Captain James Mann Memorial Drive	App for Special Permit	7/18/2023	Approved

23-17	Town of Cromwell Board of Ed	9 Captain James Mann Memorial Drive	App for Site Plan Approval	7/18/2023	Approved
23-18	Walter Kebalo	5 Commerce Drive	App for Special Permit	7/6/2023	Approved
23-19	Town of Cromwell	41 West Street	App for Site Plan Modification - EV Charging Stations	6/20/2023	Approved
23-20	Town of Cromwell	1 Community Field Road	App for Site Plan Modification - EV Charging Stations	6/20/2023	Approved
23-21	Wendy Masse/St. John Church	Waltrouse Park Rd.	App for Temporary Event Permit		Administrative Approval
23-22	Ryan Buchanan	548 Main Street	App for Special Permit-Restaurant with alcoholic beverages	7/6/2023	Approved
23-23	Craig Tooker / Hubbell Power Systems, Inc.	46 Nooks Hill Road	App for Site Plan Modification - Parking Lot Enhancements	8/15/2023	Approved
23-24	Walmart #229	161 Berlin Road	App for Site Plan Modification - Storage Containers	8/15/2023	Approved
23-25	Cromwell Chicken, LLC	195 West Street	App for Special Permit - Restaurant with Drive-through	8/9/2023	Pending
23-26	Cromwell Chicken, LLC	195 West Street	App for Site Plan Approval	8/9/2023	Pending
23-27	James Triola	One Golf Club Road	App for Site Plan Modification	8/14/2023	Pending
23-28	Cromwell Village Associates	150 Country Squire Drive	App for Site Plan Modification	8/10/2023	Pending
23-29	Alvin Ravizza	150 Sebethe Drive	App for Special Permit - Contractor Yard	8/16/2023	Pending

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**

APPLICATION FOR SITE PLAN MODIFICATION

Name of Project:	Planned Multifamily Residential Development (The Landon of Cromwell)		
Street Address:	150 Country Squire Drive + 14R Winchester Way		
Volume/Page:	1675-181 + 1132-248	PIN #:	00336000 + 05078000 MBL: 14-9 + 15-057
Applicant Name:	Cromwell Village Associates, LLC.		
Address:	2319 Whitney Avenue, Suite 1A Hamden, CT 06518		
Telephone:	(203)230-1600	(day)	(evening)
Email Address:	Markie_f@sbcglobal.net		
Property Owner Name:	MBL: 15-057 Town of Cromwell	MBL: 14-9 Same as Applicant	
Address:	41 West Street Cromwell, CT 06518		

Attached:

- ☒ Application fee.
- ☒ Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

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|---|---|--|
| 1. Is <u>any part</u> of the site within 500' of an adjoining town? | ☐ Yes | ☒ No |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> if yes, have you obtained it? | ☒ Yes | ☐ No |
| | ☐ Yes | ☒ No |
| 3. Will this project require a DEP <u>Stormwater Management Permit</u> if yes, have you applied for it? | ☐ Yes | ☒ No |
| | ☐ Yes | ☐ No |
| 4. Will this Project Require an <u>STC Permit</u> if yes, have you submitted a copy of the plans to the STC? | ☒ Yes | ☐ No |
| | ☒ Yes | ☐ No |
| 5. Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code? | ☒ Yes | ☐ No |

I hereby certify that the information presented above is correct to the best of my knowledge.

Applicant Name and Signature

Date

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SPECIAL PERMIT

Type of Activity: CONTRACTOR YARD FOR VEHICLES, EQUIPMENT, MATERIALS
(Per Section 3.5.C4 of the Cromwell Zoning Regulations) AND/OR SUPPLIES
Street Address: 150 SEBETH DR. Zoning District: (I) INDUSTRIAL DISTRICT
Assessor's Parcel ID #: 00384600 Volume/Page: 1666/142

Applicant's Name: ALVIN RAVIZZA
Address: 42 SKYVIEW DR., BERLIN, CT. 06037
Telephone Number (daytime): 860-280-4542
Email Address: _____

Property Owner's Name: RANDA, LLC
Address: 42 SKYVIEW DR., BERLIN, CT. 06037

Description of Proposed Activity:
PARKING & STORAGE OF TRUCKS, TRAILERS & CONST.
EQUIPMENT

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting).*

Alvin Ravizza
(applicant)

8-16-23
(date)