



Town of Cromwell Planning and Zoning Commission

**REGULAR MEETING
7:00 P.M. THURSDAY NOVEMBER 9, 2023
COUNCIL CHAMBERS CROMWELL TOWN HALL
CROMWELL TOWN HALL
41 WEST STREET**

AGENDA

RECEIVED FOR RECORD
Oct 31, 2023 02:36P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT.

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Director of Planning and Development Report:**
6. **New Business: Accept and Schedule New Applications:**
7. **New Business:**
 - a. Application #23-37: Request for Site Plan Approval under Section 2.2.B.3 of the Zoning Regulations to make site renovations at 20 James Martin Drive in the R-15 Zone. Town Of Cromwell is the applicant and the owner.
 - b. POCD Update
8. **Public Hearing**
 - a. Application #23-38: Request to modify the existing Special Permit under Section 7.5.A of the Zoning Regulations to permit a restaurant with the sale of alcoholic beverages at 546 Main Street in the Local Business Zone District.
9. **Commissioner's Comments:**
10. **Approval of Minutes:**
 - a. October 3, 2023
 - b. October 17, 2023
11. **Adjourn:**

Permit	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
23-15	Adelbrook Behavioral & Development Services, Inc.	60 Hicksville Road	App for Subdivision Approval	8/15/2023	Approved
23-28	Cromwell Village Associates	150 Country Squire Drive	App for Site Plan Modification	10/17/2023	Approved
23-29	Alvin Ravizza	150 Sebeth Drive	App for Special Permit - Contractor Yard	8/16/2023	Approved
23-31	Robert Begen	546 Main Street	Special Permit - Liquor Line	9/5/2023	Approved
23-32	AutoZone Cassandra Peeler	48 Berlin Road	Special Permit	10/17/2023	Approved
23-33	AutoZone Cassandra Peeler	48 Berlin Road	Site Plan Approval	10/17/2023	Approved
23-34	Steven Nardello	380 Main Street	App for Special Permit - Duplex to Triplex	9/15/2023	Approved
23-35	Town of Cromwell - Board of Education	6 Captain James Mann Memorial Drive	App for Site Plan Approval	10/17/2023	Approved
23-36	Erik Peryga	3 Crest Drive	App for Special Permit - accessory building and garage		Pending
23-37	Town of Cromwell - John Harriman	20 James Martin Drive	App for Site Plan Approval - Pierson Park		Pending
23-38	Robert Begen	546 Main Street	Special Permit - Liquor License w/ Parking		Pending

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Pierson Park Improvements
Street Address: 20 James Martin Drive
Volume/Page: 130/140 **PIN #:** 00111800

Applicant Name: Town of Cromwell (Jon Harriman)
Address: 41 West Street
Cromwell, CT 06416

Telephone: (860) 632-3465 (day) _____ (evening) _____
Email Address: jharriman@cromwellct.com

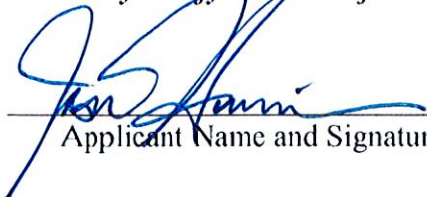
Property Owner Name: Town of Cromwell
Address: 41 West Street
Cromwell, CT 06416

Attached:

- ☐ Application fee.
☒ Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations. **8 copies per Town Planner**

1. Is any part of the site within 500' of an adjoining town? ☐ Yes ☒ No
2. Will this project require an Inland Wetlands Agency permit? ☒ Yes ☐ No
if yes, have you obtained it? ☒ Yes ☐ No
3. Will this project require a DEP Stormwater Management Permit? ☐ Yes ☒ No
if yes, have you applied for it? ☐ Yes ☐ No
4. Will this Project Require an STC Permit? ☐ Yes ☒ No
if yes, have you submitted a copy of the plans to the STC? ☐ Yes ☐ No
5. Does the parking comply with the handicapped parking 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

10/17/23
Date

September 27, 2023

IWWA and PZC
Town of Cromwell

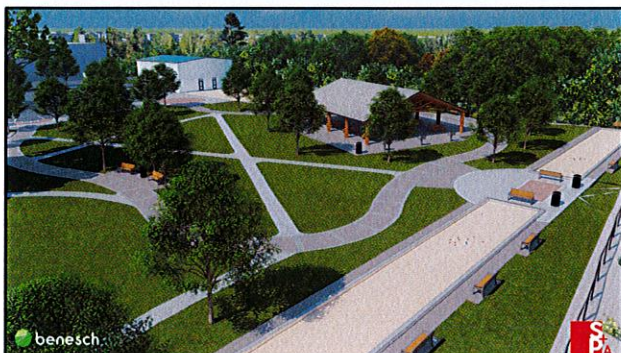
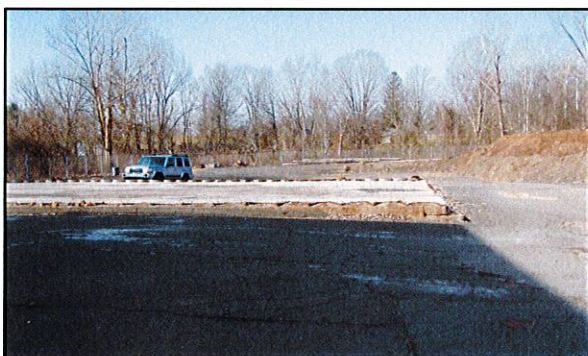
RE: **Development Narrative
Pierson Park
20 James Martin Road
Cromwell, CT**

Dear Commission Members:

Attached please find the application and associated plan set for the above proposed site renovations. Following is a brief development narrative that provides detail additional to the application and plans.

The property is situated at 20 James Martin Road and is currently utilized as a DPW yard. It is located adjacent Pierson Park and the site is proposed to be renovated (Photos below) as follows:

- Removal of several existing buildings and the dilapidated existing bituminous pavement, as well as and other site items. (Photo below.)
- Renovation of one (1) of the existing buildings, which will serve as the locker room for athletics at the adjacent field.
- New parking lot for parking associated with athletic events.
- New placemaking for the enjoyment of the public, including an open pavilion, walking paths, benches, waste receptacles, a sand volleyball court, bocce courts, walking paths, lighting and landscaping.
- The DPW refueling station will be relocated on site and accessed in a turn-around drive that will be fenced and will only allow access to DPW forces.



Wetlands

There are no wetlands on site, but there is a stream that runs north – south and is located west of the property. Therefore, the 200' upland review area associated with a watercourse encroaches onto the property. The existing upland review area is dilapidated pavement and hard packed gravel that provides no functions and values to the watercourse. The improvements in this area will constitute a significant improvement to the upland area, as they will include new grass and landscaping.

Utilities

The existing laterals on the buildings to remain will be utilized and new power/communications will be brought to the pavilion.

Stormwater

The existing stormwater system captures and conveys storm flow to a large culvert running underneath the site, which discharges to the wetlands system just west of the site. Peak flows to the culvert will be decreased due to the reduction in imperviousness associated with the improvements. Water quality treatment will be achieved through multiple hydrodynamic separators.

We look forward to working with the Commissions to ensure a successful project.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Walter".

Will Walter, PE, LEED AP
Alfred Benesch & Company

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Thursday November 9, 2023 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #23-38: Request to modify the existing Special Permit under Section 7.5.A of the Zoning Regulations to permit a restaurant with the sale of alcoholic beverages at 546 Main Street in the Local Business Zone District.

At this hearing interested persons may appear and be heard and written testimony received. This application is available for public inspection in the office of the Town Planner.

Alice Kelly
Chairman

Dated in Cromwell, Connecticut this the 25th day of October 2023.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Modification of Special Permit #23-31
(Per Section 3.2.C.4, 7.5.B.4, 8.7 of the Cromwell Zoning Regulations)
Street Address: 546 Main Street Zoning District: LB
Assessor's Parcel ID #: 00086300 Volume/Page: 1799-269

Applicant's Name: Robert Begen
Address: 3 Geer Street, Cromwell, Connecticut 06416
Telephone Number (daytime): 860-989-4478
Email Address: bobbtt1@gmail.com; jbausch@uks.com (Agent)

Property Owner's Name: Robert Begen
Address: 3 Geer Street, Cromwell, Connecticut 06416

Description of Proposed Activity:

Modification of the condition requiring an off-site, perpetual parking arrangement and instead
allow for a 5-year lease, to be renewed, or provide evidence to
Planning Staff in 5 years of an alternative parking arrangement.

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)*.

Robert Begen
(applicant)

10/18/2023

(date)



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING 7:00 P.M. TUESDAY OCTOBER 3, 2023 COUNCIL CHAMBERS CROMWELL TOWN HALL 41 WEST STREET

Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Nick Demetriades, Ken Rozich, Robert Donohue, Douglas Kalinowski, John Keithan

Absent: Ann Grasso, Brian Dufresne, Paul Cordone

Also present: Zoning Compliance Officer Bruce Driska, Director of Planning and Development Stuart Popper

1. Call to Order

The meeting was called to order at 7:01pm by Chairman Kelly.

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 John Keithan to seat Robert Donohue as an alternate. All were in favor; the motion passed.

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Nick Demetriades to approve the agenda. All were in favor; the motion passed.

5. Development Compliance Officer Report:

Mr. Driska asked the Commissioners if they would like him to revise his report to show only current applications and the Commissioners agreed to delete the older applications from the report and only report on current applications.

6. Director of Planning and Development Report:

Mr. Popper said there is not much new business to report. He said Auto Zone will be here at the next meeting. Mr. Cannata said that Horton Brass recently closed down.

7. New Business Accept and Schedule New Applications:

- a. Application #23-34: Request for a Special Permit under Section 2.2.D.4 of the Zoning Regulations to allow for the conversion of a two family house to a three family house at 380 Main Street in the R-15 Zone District. Steven Nardiello is the Applicant and Paige L.Duprey is the Owner.

A motion was made by Michael Cannata and seconded by Robert Donohue to accept and schedule application #23-24 for a public hearing on November 9, 2026. All were in favor; the motion passed.

8. New Business:

- a. Application #23-35: Request for a Site Plan Modification for the construction of the new middle school and administrative offices in a Residence Zone District at 9 Captain James Mann Memorial Drive. The Town of Cromwell Board of Education is the Applicant and the Town of Cromwell is the Owner.

Mr. Popper asked the Commissioners for a motion to amend the agenda so the public hearing can be heard before the new business.

A motion was made by Michael Cannata and seconded by John Keithan to amend the agenda to hear the two public hearings before new business. All were in favor; the motion passed.

9. Public Hearing:

- a. Application #23-29: Request for a Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for the outside storage of trucks, trailers and construction equipment at 150 Sebeth Drive. Alvin Ravizza is the Applicant and RANDA LLC is the Owner.

Mr. Rozich read the public hearing notice dated September 20, 2023.

A motion was made by Michael Cannata and seconded by Chris Cambareri to open the public hearing for application #23-29. All were in favor; the motion passed.

Robert Gallitto said he is one of Mr. Ravizza's tenants and he is helping him with this process. He said they would like to obtain a special permit to allow semi-trucks to rent a parking space on the property. Mr. Gallitto handed Mr. Popper a list of renters that rent Mr. Ravizza's properties.

Mr. Popper read the memo from Mr. Driska dated September 27, 2023. Mr. Popper told Mr. Gallitto that they need to be informed of any changes. He said that the existing manholes need to

be identified and renters advised not to park on the manholes. He said that Mr. Palmieri has asked that bollards be installed to protect the existing fire hydrants.

Mr. Cambareri asked if each tenant has to apply for a use permit and Mr. Driska said yes, we would do that at staff level. Mr. Gallitto asked if each trucker needs to get a permit since they stay for varied lengths of time and sometimes it is only for a week or two. Mr. Driska said we can work with them on doing that. Mr. Popper said somehow, we need to keep a record of this. He suggested that each month Mr. Ravizza gives them a list of who is renting there. Chairman Kelly said we can let town staff work that out. Mr. Cannata said it should be staff level approval for all rentals with monthly updates. Mr. Gallitto said Mr. Ravizza can comply with that.

Chairman Kelly asked for any members who wanted to speak regarding this application.

Joseph Piccolello said he owns 133 and 135 Sebethe Drive for 33 years. He said he has no problems with the trucks there and actually likes it. He said there is action there at night to help deter theft. He said he had a theft there last year so he doesn't mind and they are mostly gone by the morning.

Chairman Kelly said she took pictures on Sunday and the trucks were mostly gone by Monday. She said they were neatly parked and they should keep it that way.

Mr. Driska said he has a problem with the junk items there so it's important to know that I expect compliance with removing the burnt out, crashed vehicles. He said the town will be enforcing this. Mr. Gallitto said some of the people who rent there do not consider those items junk. Mr. Popper asked if they are registered vehicles and Mr. Gallitto said no, but they are items people would like to restore one day. Mr. Popper said I understand, but junkyards are not allowed and those vehicles are beyond being restored. He said the situation has gotten pretty bad and it is a large site containing a lot of junk. Mr. Popper said Mr. Ravizza has advised the town to contact his tenants so that is how we are moving forward. Chairman Kelly asked if they could build a container for them. Mr. Driska said this parcel abuts residential areas and they are the ones who contacted us about this since it is an eye sore. He said our regulations classify it as junk and it has to be in a building. Mr. Gallitto asked if a shipping container would be sufficient and Chairman Kelly said no. Mr. Gallitto said but this is the industrial zone and Mr. Driska said but it abuts residential and you abided by certain regulations when permits were issued. He said I suggest a one year permit review as a condition of approval.

Mr. Marek Duk, 5 Kelly Lane, Cromwell said I pay \$14,000 in taxes and I shouldn't have to look at a junkyard. He said it is very noisy on Sundays as well. He said that you need a permit from the DMV to open a junkyard.

Chairman Kelly said it is difficult when residential backs up to industrial. Mr. Gallitto said I took pictures from the site and you can't see the residential area. He said Mr. Ravizza pays \$80,000 in taxes and needs to recoup some of that money by rentals. Mr. Gallitto said you can't take away the industrial zone. Chairman Kelly said we aren't saying that but it does need to stay neat and vehicles need to stay inside. Mr. Gallitto said we will help Mr. Ravizza clean up when we are slow this winter. Mr. Cambareri said you are good a tenant and I appreciate how you

maintain your lot.

Mr. Driska said I advised any complaints of noise not within normal operating procedures to be addressed with the Cromwell Police Department. He said we will address the junk.

A motion was made by Michael Cannata and seconded by Chris Cambareri to close the public hearing for application #23-39. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-29 with the memos from Bruce Driska dated September 27, 2023, Joe Palmieri dated September 25, 2023 and Daniel Parisi dated September 28, 2023 be adhered to, all rentals must be approved by town staff with monthly updates and a one year staff level review at time of renewal. All were in favor; the motion passed

b. Application #23-31: Request for a Special Permit under Section 7.5.A of the Zoning Regulations to permit a restaurant with the sale of alcoholic beverages at 546 Main Street in the Local Business Zone District.

A motion was made by Michael Cannata and seconded by Chris Cambareri to open the public hearing for application #23-31. All were in favor; the motion passed.

Mr. Jeffrey Bausch, an Attorney with Updike, Kelly and Spellacy said this restaurant is located in the former site of the Well Tavern and it is in the Local Business Zone district. He said the intent is for it to remain a restaurant with some renovations. Chairman Kelly asked if there would be any changes to the building.

Mr. Robert Begen, 3 Geer Street, Cromwell said he is planning on restoring the building inside and out and hopes to bring it back to life. He said it will be a restaurant that serves alcoholic beverages. Mr. Driska handed out the site plan and staff comments. Mr. Popper said that they are proposing 43 seats so they require 7 parking spots. He said they are 3 short so the owner of the Asian Market agreed to provide him with parking.

Mr. Popper read the staff comments and said the agreement with the Asian Market should be for a minimum of 10 spaces and should be filed with the land records prior to a CO being issued. He said the agreement will be an easement on the land record. Mr. Begen said there is a handicapped spot in the back and I am going to try to install a walkway from the spots in the parking lot to the back door. He said there is a 4 foot wall there but he is unsure who the owner of the wall is. Mr. Rozich said an alternate idea would be to block off the path from the parking lot to the back door and instead maintain the parking lot and have people walk around the front. Mr. Begen asked if he could remove the guardrail in front of the building and Mr. Popper said that it is on private property. Mr. Cannata said it has been there a long time.

Mr. Popper said that once Mr. Begen decides the best route from the parking lot to the entrance then he can come to staff for approval. He asked Mr. Begen what type of liquor license he is applying for and Attorney Bausch said to permit a restaurant with the sale of alcoholic beverages.

Chairman Kelly asked for any members of the public who wanted to speak regarding this application. No one came forward.

A motion was made by Michael Cannata and seconded by John Keithan to close the public hearing for application 23-31. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Robert Donohue to approve application #23-31 with the condition that a minimum of 10 spaces be rented from the adjoining property and the applicant will provide safe access from the leased area to the restaurant. All were in favor; the motion passed.

Chairman Kelly called a break at 8:00pm to change the recording tape.

Chairman Kelly called the meeting back to order at 8:05pm.

At this time, new business Application #23-35 was heard. Request for a Site Plan Modification for the construction of the new middle school and administrative offices in a Residence Zone District at 9 Captain James Mann Memorial Drive. The Town of Cromwell Board of Education is the Applicant and the Town of Cromwell is the Owner.

Ms. Rosanna Glynn told the Commissioners that they were told to go back to find additional options for the entrance to the construction site. She said they were able to identify the secondary entrance left to the current middle school entrance on Geer Street as good solution and proposed it be a gated entrance. Ms. Glynn said on September 14th, Town Engineer Jon Harriman sent me an email saying it was ok to move the entrance 700 feet north on Geer Street to Herbert Porter Road. She said we had no issue with this as it was safer for the children. Ms. Glynn said the town did have concerns with the road itself and didn't think it could sustain the traffic. She said we agreed to fix or replace the road as needed at the end of the project because managing the traffic on Geer Street all year long would have been problematic. Ms. Glynn said she later received an email from Mr. Popper and he said a meeting had been held by town staff and it was decided that the construction entrance would be on Geer Street. She said there was no representation from the Building Committee or from the hired construction professionals at this meeting.

Mr. Tom DiMauro, Newfield Construction said it is not viable to use the same entrance as the school for the construction entrance. Ms. Glynn said if you don't approve the Herbert Porter Road entrance then we will have to go back to the drawing board. She said I worry about children walking on the Geer Street entrance.

Mr. Rozich said the original site plan request was under the direction of the Town Engineer and now it has changed based on the town staff comments.

Mr. Cannata said if there was not any representation from the Building Committee or construction team than that is not playing nice. He said Newfield Construction's plan is a huge improvement over the previous plan. Mr. Cannata told Ms. Glynn that this should be tabled while the building committee goes back to the town staff. Ms. Glynn said we have never built on

existing property before and this is the safest option for the children. She said I do not know what perpetuated the change from Friday's email especially without notifying us that something was wrong. Ms. Glynn said they are losing \$100,000 per week while this gets worked out.

Mr. Rozich said some of the conditions listed on the notes from the town staff meeting on September 29, 2023 do not make sense and I would like to hear why the staff came up with this list. He said I'm not sure either plan works so you both may have to compromise. Ms. Glynn said I would love to know why they changed their minds. Chairman Kelly said that Mr. Popper sent you a certified letter so don't say you don't know why. Mr. Cannata said I can't go against the staff. Mr. Popper said I will offer to set up a meeting as soon as possible with the building committee and town staff. Ms. Glynn asked him to include Dr. Macri as well.

Mr. Popper asked Ms. Glynn to let him know who the 24/7 contact person is for all matters during construction and for now the point person for all planning matters.

The Commission members discussed the proposed accesses to the site. The Commission members recommended that the town staff and school building committee and their consultants meet again to iron out their differences and agree on the access to the site.

10. Commissioner's Comments:

11. Minutes:

- a. May 4, 2023 - tabled
- b. July 18, 2023 - tabled
- c. August 15, 2023 - tabled

12. Adjourn:

A motion was made by Michael Cannata and seconded by Chris Cambareri to adjourn at 8:34pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk



Town of Cromwell Planning and Zoning Commission

***REGULAR MEETING
7:00 P.M. TUESDAY OCTOBER 17, 2023
COUNCIL CHAMBERS CROMWELL TOWN HALL
41 WEST STREET***

Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Ann Grasso, John Keithan, Nick Demetriades, Chris Cambareri Douglas Kalinowski and Robert Donohue

Absent: Brian Dufresne, Paul Cordone and Ken Rozich

Also present: Zoning Compliance Officer Bruce Driska and Director of Planning and Development Stuart Popper

1. Call to Order

The meeting was called to order at 7:04 pm by Chairman Kelly.

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 Chris Cambareri to seat Robert Donohue and Douglas Kalinowski as alternates. All were in favor; the motion passed.

4. Approval of Agenda

Mr. Popper said he would like to amend the agenda to add three new applications to be accepted and scheduled this evening under New Business Accept and Schedule new applications. He said the applications were:

a. Application #23-36: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to construct an accessory building including an attached garage at 3 Crest Drive in the R-25 Zone. Erik Peryga is the applicant and owner.

b. Application #23-37: Request for Site Plan Approval under Section 2.2.B.3 of the Zoning Regulations to make site renovations at 20 James Martin Drive in the R-15 Zone. Town of Cromwell is the applicant and the owner.

- c. Application #23-38: Request to modify the existing Special Permit under Section 7.5.A of the Zoning Regulations to permit a restaurant with the sale of alcoholic beverages at 546 Main Street in the Local Business Zone District.

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the amended agenda.

5. Development Compliance Officer Report:

Mr. Driska gave an enforcement update on a complaint brought before this Commission at its last meeting regarding 39 Pasco Hill Road and 150 Sebethe Drive. Mr. Driska discussed his actions and the status of efforts to clean up 39 Pasco Hill Road and 150 Sebethe Drive.

6. Director of Planning and Development Report:

Mr. Popper said he wanted to report that at a special meeting of the Town Council last night a "Tax Abatement" was granted for 100 Berlin Road (the former Lord Cromwell/Radison/Red Lion site. He also said work continues on the Texas Road House, Arbor Meadows and other projects around town.

7. New Business Accept and Schedule New Applications:

- a. Application #23-36: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to construct an accessory building including an attached garage at 3 Crest Drive in the R-25 Zone. Erik Peryga is the applicant and owner.

A motion was made by Michael Cannata and seconded by Nick Demetriades to accept and schedule application #23-36 for a public hearing on November 21, 2023. All were in favor; the motion passed.

- b. Application #23-37: Request for Site Plan Approval under Section 2.2.B.3 of the Zoning Regulations to make site renovations at 20 James Martin Drive in the R-15 Zone. Town of Cromwell is the applicant and the owner.

A motion was made by Michael Cannata and seconded by Robert Donohue to accept and schedule application #23-37 for a public hearing on November 9, 2023. All were in favor; the motion passed.

- c. Application #23-38: Request to modify the existing Special Permit under Section 7.5.A of the Zoning Regulations to permit a restaurant with the sale of alcoholic beverages at 546 Main Street in the Local Business Zone District.

A motion was made by Michael Cannata and seconded by Robert Donohue to accept and schedule application #23-38 for a public hearing on November 21, 2023. All were in favor; the motion passed.

8. Old Business:

- a. Application #23-35: Request for a Site Plan Modification for the construction of the new middle school and administrative offices in a Residence Zone District at 9 Captain James Mann Memorial Drive. The Town of Cromwell Board of Education is the Applicant and the Town of Cromwell is the Owner.

Tom DiMauro, Vice President with Newfield Construction presented an update regarding the proposed access to the school construction site. He explained that town staff has agreed to allow Watrous Park Road to be used for the construction equipment entrance with the agreement that a five foot wide concrete sidewalk be installed on the west side of Watrous Park Road. Mr. Popper concurred with Mr. DiMauro.

A motion was made by Michael Cannata and seconded by Ann Grasso to approve application #23-35. All were in favor; the motion passed.

9. New Business:

- a. Application #23-28: Request for a Site Plan Modification to construct 39 parking spaces and install electrical chargers 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.

Rock Emond, Associate Civil Engineer, with SLR Consulting described the layout of the existing Landon multi-family development. He explained the need for the additional parking spaces and described the location and layout of the proposed parking lot. Mr. Emond also described the location and type of electrical charger units to be installed. He also discussed the proposed drainage improvements.

Mr. Popper said all staff comments have been addressed except for Mr. Bruce Driska's comments in his memo dated September 14, 2023.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-28 with the following conditions from Zoning Compliance Officer, Bruce Driska memo dated September 14, 2023:

1. Applicant shall provide an Erosion & Sedimentation Performance Bond spreadsheet.
 2. Applicant shall provide the name and number of the individual responsible for 24/7 response to erosion & sedimentation control issues.
 3. Applicant shall provide unobstructed access to emergency roadway at the conclusion of the workday.
 4. Applicant shall provide site wide landscaping as indicated on application plan.
-
- b. Application #23-33: Request for a Site Plan Approval to construct an AutoZone Retail Store at 48 Berlin Road in the Highway Business Zone District. AutoZone, Inc. is the Applicant and Orion Pro Friend SL, LLC is the Owner.

Mr. Popper explained that we would hear the site plan application along with the

Special Permit application.

10. Public Hearing:

- a. Application #23-32: Request for a Special Permit under Section 4.2.O of the Zoning Regulations to allow for the installation of paving, curbs, sidewalks and utility upgrades within the Special Flood Hazard Area at 48 Berlin Road. AutoZone, Inc. is the Applicant and Orion Pro Friend SL, LLC is the Owner.

Chairman Kelly reads the public hearing notice for application #23-32.

A motion was made by Michael Cannata and seconded by Chris Cambareri to open the public hearing for application #23-32. All were in favor; the motion passed.

Mr. Kevin Leddy, P.E., with Kimberly Horn 1 North Lexington Avenue suite 505 White Plains New York introduced himself and said he is here representing the applicant AutoZone. He described the location of the site and the surrounding land uses. Mr. Leddy explained that the project calls for the demolition of the existing Friendly's building and construction of a new AutoZone building. He presented a detailed description of the site plan: the access drive, the building location, parking lot layout, dumpster location, loading area and landscaping. Mr. Leddy explained that there was a small area of floodplain located in the south east corner of the site where they will be milling and overlaying the existing parking lot, replacing curbing and an inlet structure. He also noted that they will be installing a new sidewalk along the frontage on Berlin Road connecting to the sidewalk at the corner.

Mr. Popper thanked the applicant for the all their efforts and especially for all the landscaping that was proposed at the site. He suggested that as a condition of approval that some type of irrigation system be installed or a maintenance agreement be provided for the watering of the landscaping.

Mr. Popper said all staff comments have been addressed except for Mr. Bruce Driska's comments in his memo dated October 4, 2023. Mr. Popper said the comments are as follows and apply only to the site plan application:

1. Revise page C-6.2. Erosion & Sedimentation Control (E&SC) Note #1- Include Town Staff.
2. Revise page C-6.2. Erosion & Sedimentation Control (E&SC) Note #13- Replace the words "Building Inspector" with Zoning Enforcement Officer.
3. Revise page C-8.1- Add the following to notes for compliance with §5.1, LANDSCAPING: All trees will be staked for one (1) year. Stakes shall be removed at the completion from one (1) year of planting.
4. Provide a variety of groundcover planting along the slopes facing the intersection of Berlin Road with Country Squire Drive.
5. Provide a variety of groundcover planting within the grassed areas the proposed entrance from Country Squire Drive.
6. Revise page LT-1.0- Provide height of luminaire poles to show compliance with §5.6, OUTDOOR LIGHTING

Chairman Kelly asked if there was anyone who wished to address the Commission.

Mr. Louis Beauchem of 8 Springdale Road spoke against the application for the AutoZone.

A motion was made by Michael Cannata and seconded by Chris Cambareri to close the public hearing for application #23-32. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Ann Grasso to approve application #23-32. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Robert Donohue to approve application #23-33 with the requirement for an irrigation system or a maintenance agreement for the landscaping and Mr. Bruce Driska's comments in his memo dated October 4, 2023

11. Commissioner's Comments: None

12. Minutes:

a. May 4, 2023

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the minutes of May 4, 2023. All were in favor; the motion was passed.

b. July 18, 2023

A motion was made by Michael Cannata and seconded by John Keithan to approve the minutes of July 18, 2023. All were in favor; the motion was passed.

c. August 15, 2023

A motion was made by Michael Cannata and seconded by Douglas Kalinowski to approve the minutes of August 15, 2023. All were in favor; the motion was passed.

d. September 5, 2023

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the minutes of September 5, 2023. All were in favor; the motion was passed.

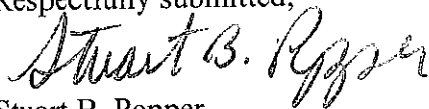
e. September 19, 2023

A motion was made by Michael Cannata and seconded by Douglas Kalinowski to approve the minutes of August 15, 2023. All were in favor; the motion was passed.

13. Adjourn:

A motion was made by Michael Cannata to adjourn at 8:01pm. All were in favor; the motion passed.

Respectfully submitted,



Stuart B. Popper

Temporary Recording Clerk