



Town of Cromwell Planning and Zoning Commission

**REGULAR MEETING
7:00 P.M. TUESDAY NOVEMBER 21, 2023
COUNCIL CHAMBERS CROMWELL TOWN HALL
CROMWELL TOWN HALL
41 WEST STREET**

AGENDA

RECEIVED FOR RECORD
Nov 16, 2023 02:27P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

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 #23-40: Request for a Special Permit under Section 7.5.A of the Zoning Regulations to permit a full service restaurant with the sales of alcoholic beverages at 55 Shunpike Road (Texas Roadhouse) in the Highway Business Zone District. Texas Roadhouse Holdings LLC is the Applicant and HBN-CSC LLC is the owner.
 - b. Application #23-41: Request for a Site Plan Modification to install electric chargers at 34 Shunpike Road in the Highway Business Zone District. Scot Austin is the Applicant and MIHEL II LLC is the Owner.
 - c. Application #23-42: Request for Site Plan Approval to construct athletic facilities improvements at Cromwell High School at 1 Donald Harris Road in the R-25 Residential Zone District. The Town of Cromwell is the Applicant and the Owner.
8. **New Business:**
9. **Public Hearing**
 - 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.
10. **Commissioner's Comments:**
11. **Adjourn:**

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
*APPLICATION FOR SPECIAL PERMIT***

Type of Activity: Full Service Restaurant with sales of alcoholic beverages

(Per Section 7.5.A of the Cromwell Zoning Regulations)

Street Address: 55 Shunpike Road Zoning District: HB

Assessor's Parcel ID #: 00107900 Volume/Page: 1613/209

Applicant's Name: Texas Roadhouse Holdings LLC

Address: 6040 Dutchmans Lane, Louisville, Kentucky 40205

Telephone Number (daytime): (860) 783-8579

Email Address: mpease@peaselawct.com

Property Owner's Name: HBN-CSC LLC

Address: c/o HB Nitkin Group, 230 Mason Street, Greenwich, CT 06830

Description of Proposed Activity:

Full Service Restaurant with sales of alcoholic beverages

_____.

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)*.

(applicant)

(date)

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**APPLICATION FOR SITE PLAN MODIFICATION**

Name of Project: Tesla Supercharger - Cromwell, CT
Street Address: 34 Shunpike Rd, Cromwell, CT
Volume/Page: 1720/214 PIN #: CROM M:00108700

Applicant Name: Scott Austin
Address: 881 Boston Post Rd
Milford, CT 06460
Telephone: 608-332-8724 (day) same (evening)
Email Address: scaustin@tesla.com

Property Owner Name: MIHEL II LLC c/o Ivana Gabela
Address: 30 FIELDSTONE COURT CHESHIRE CT 06410
email:ivanad@targetsportsusa.com

Attached:

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

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.

Scott J. Austin



Scott Austin
C=US, E=scaustin@tesla.com,
O=Tesla Inc, OU=Northeast
Charging, CN=Scott Austin

October 2, 2023

Applicant Name and Signature

Date

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Cromwell High School - Athletic Facilities Improvements
Street Address: 1 Donald Harris RD, 2 Shady LN & 4 Shady LN
Volume/Page: 137/168, 1372/055, 1770/184 **PIN #:** 00113800, 10405000, 11501700

Applicant Name: Town of Cromwell
Address: West Street, Cromwell, CT

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

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

Attached:

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

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

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

Applicant Name and Signature

Date

PROJECT NARRATIVE

The Town of Cromwell previously determined the town's need for new and renovated athletic facilities at Cromwell High School. The intent of these renovations is to upgrade the existing track and field facility, and replace the existing deteriorated tennis courts, with 6 new courts, such that all sporting events can be hosted on-campus.

The desire to host football games at the high school will necessitate an increase in parking to accommodate the additional spectators associated with these games. Based on engineering review, and discussions with the Cromwell Field Committee, it was determined that the best location for the expanded parking would be adjacent to the existing parking area, in the location of the current tennis courts.

With limited space available for 6 new tennis courts in the location of the current courts and the preference to expand the parking area in this location, another area on-site needed to be identified for the new tennis courts. The High School Campus sits on a ± 45.6 Acre parcel, and the Town owns three adjacent lots on Shady Lane and Congress Drive totaling an additional ± 9.6 acres. The existing Campus parcel is almost completely developed, aside from the pond and wetland system south of the school building. The three adjacent parcels are also dominated by wetland soils or a constructed stormwater basin. Based on a review of these limitations an area west of the soccer fields to the north of the school building was identified as the only prudent and feasible location for the proposed tennis courts.

In addition to the new tennis courts the project will also include the reconstruction of the existing track with a new synthetic surface track conforming to NFHS & ASBA competition requirements. The existing natural turf field within the track will also be replaced with a new artificial turf field with permanent markings for Football, Soccer and Men's & Women's Lacrosse. The renovated field will also be provided with new lighting, an expanded support building/concession stand, new field event (shot put, discus, & javelin) throwing areas, home and visitor bleachers, a new press box, and scoreboard. The project will also include the construction of a new 145 space parking area in the location of the existing tennis courts to support attendance at events.

Construction is anticipated to disturb approximately 10 acres of the site and require clearing of approximately 1 acre of existing woodland. Downstream properties and wetlands are proposed to be protected from the construction activities by silt fence, and runoff from the constructed facilities will be collected and treated for water quality prior to entering into the school's existing drainage system.

The school's drainage system discharges to a pond at the south end of the property, which also collects runoff from the surrounding densely developed residential areas, which then discharges through an outlet control structure into a tributary of Chestnut Brook. The proposed project will create ± 2.45 acres of new impervious area on-site. The existing on-site stormwater basins will be modified and expanded to treat the required water quality volume from this area and attenuate peak storm flows. Given the much larger overall drainage area to the pond, minor increases in peak flows from the site to the pond will not significantly impact the peak discharge from or peak elevations in the pond.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday November 21, 2023 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #23-34: 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.

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 6th day of November 2023.

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT**

Type of Activity: Converting two family to a three family
(Per Section 2.2.D.4 of the Cromwell Zoning Regulations)

Street Address: 380 main Street Zoning District: 12-15

Assessor's Parcel ID #: 00102700 Volume/Page: 1704-220

Applicant's Name: Steven Nardicello
Address: 380 Main Street Cromwell CT 06416
Telephone Number (daytime): (203) 598-6731
Email Address: Stevenardicello@gmail.com

Property Owner's Name: Paige Nardicello
Address: 380 Main Street, Cromwell CT 06416

Description of Proposed Activity:

Renovate the property from a 2 two
family to a modern high end three family

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).**

Steven Nardicello
(applicant)

9/15/23
(date)