



**Town of Cromwell
Planning and Zoning Commission**

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Jan 08, 2024 03:40P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

***REGULAR MEETING
7:00 P.M. TUESDAY JANUARY 16, 2024
COUNCIL CHAMBERS
CROMWELL TOWN HALL
41 WEST STREET***

AMENDED 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:**
8. **Old Business:**
 - a. 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.
9. **New Business:**
10. **Public Hearings:**
 - a. Application #23-44: 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 36 Shunpike Road (Fuego Mexican Grill) in the Highway Business Zone District. BP & MEZ, LLC is the Applicant and JAS Shunpike - Cromwell LLC is the owner.
11. **Approval of Minutes:**
 - a. December 19, 2023
12. **Commissioner's Comments:**
13. **Adjourn:**

Permit	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
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	10/17/2023	Approved
23-37	Town of Cromwell - John Harriman	20 James Martin Drive	App for Site Plan Approval - Pierson Park	11/9/2023	Approved
23-38	Robert Begen	546 Main Street	Special Permit - Liquor License w/ Parking	11/9/2023	Approved
23-39	The Oliver Cromwell Tavern Inc.	150 Sebethe Drive	Special Permit - Restaurant / Full liquor licesnce	12/19/2023	Approved
23-40	Texas Roadhouse Holdings LLC	55 Shunpike Road	Special Permit - Restaurant / with sales of alcoholic beverages Texas Roadhouse	12/19/2023	Approved
23-41	Scott Austin	34 Shunpike Road	Site Plan Modification	12/5/2023	Approved
23-42	Town of Cromwell	1 Donald Harris Road	Site Plan Approval-Athletic Facilities Improvements - High School		Pending
23-43	Greater Hartford Community FDN	1 Golf Club Road	Special Permit - PGA Tour Event		Pending
23-44	BP & Mez, LLC	36 Shunpike Road	Special Permit -Fuego Tequilla and Grill		Pending
23-45	Samuel Cusano	51-14 Shunpike Road	Site Plan Modification - Patio Chicago Sams		Withdrawn

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday January 16, 2024 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #23-44: 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 36 Shunpike Road (Fuego Mexican Grill) in the Highway Business Zone District. BP & MEZ, LLC is the Applicant and JAS Shunpike - Cromwell LLC 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 2nd day of January 2024.

Application# 23-44

\$ 210.00

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**

APPLICATION FOR SPECIAL PERMIT

Type of Activity: Full Service Restaurant (FUEGO MEXICAN TEQUILA & GRILL)
(Per Section 7.5.A of the Cromwell Zoning Regulations)
Street Address: 36 Shunkpike Rd. Zoning District: HB
Assessor's Parcel ID #: 00249560 Volume/Page: 1638-179

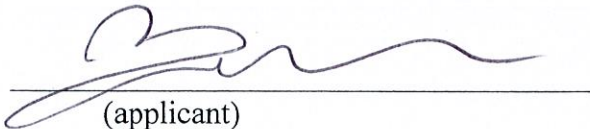
Applicant's Name: Rep (Gloria Barajas) BP& Mez LLC
Address: 592 Mountain Rd. Apt A West Hartford Ct.
Telephone Number (daytime): 860-817-5468
Email Address: Gloria_Barajas5@yahoo.com.

Property Owner's Name: JAS Shunkpike - Cromwell, LLC.
Address: Saddie Lane - Wallingford CT.

Description of Proposed Activity:

Full Service Restaurant.
Food and Alcohol. Beverage.

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)

12/19/23
(date)



Town of Cromwell Planning and Zoning Commission

***REGULAR MEETING
7:00 P.M. TUESDAY DECEMBER 19, 2023
COUNCIL CHAMBERS
CROMWELL TOWN HALL
41 WEST STREET***

RECEIVED FOR RECORD
Jan 04, 2024 02:41P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata,
Ann Grasso, Nick Demetriades, Douglas Kalinowski

Absent: Brian Dufresne, Paul Cordone, Ken Rozich, Robert Donohue

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

1. Call to Order

The meeting was called to order at 7:02pm 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 Nick Demetriades to seat Douglas Kalinowski as an alternate. All were in favor; the motion passed.

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Douglas Kalinowski to approve the agenda with the addition of Application #23-44: 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 36 Shunpike Road (Fuego Mexican Grill) in the Highway Business Zone District. BP & MEZ, LLC is the Applicant and JAS Shunpike - Cromwell LLC is the Owner. All were in favor; the motion passed.

5. Development Compliance Officer Report:

Mr. Driska updated the commission on activities in town.

6. Director of Planning and Development Report:

Mr. Popper updated the commission on activities in town.

7. New Business: Accept and Schedule New Applications:

- a. Application #23-44: 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 36 Shunpike Road (Fuego Mexican Grill) in the Highway Business Zone District. BP & MEZ, LLC is the Applicant and JAS Shunpike - Cromwell LLC is the owner.

A motion was made by Michael Cannata and seconded by Douglas Kalinowski to schedule Application #23-44 to be heard at a public hearing on January 16, 2024. All were in favor; the motion passed.

8. Old Business:

- a. 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.

Mr. Popper informed the commission that we are waiting for the lighting plan and architectural elevations of the new out buildings and said the application will be considered at the January meeting.

9. New Business: None

10 Public Hearings:

- a. Application #23-39: 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 150 Sebethe Drive (The Oliver Cromwell Tavern) in the Industrial Zone District. The Oliver Cromwell Tavern, Inc. is the Applicant and RANDA LLC is the Owner.

Chairman Kelly reads the public notice dated December 4, 2023.

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

Mr. Lentini, of 77 Ronal Drive, Berlin, CT said we already have a restaurant in Berlin so this restaurant will be a second location for us. Mr. Cannata asked if there would be any changes to the building and what is there already. Ms. Lentini said the signage will change but everything else will remain the same. Mr. Driska told the applicant he would be at the site tomorrow at 10:30am and he could review the signage requirements with them.

Chairman Kelly asked if there were any members of the public who wanted to speak regarding application #23.39. No one came forward.

A motion was made by Michael Cannata and seconded by Douglas Kalinowski 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 Ann Grasso to approve application #23-39. All were in favor; the motion passed.

- b. 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.**

A motion was made by Michael Cannata and seconded by Douglas Kalinowski to open the public hearing for application #23-40. All were in favor; the motion passed.

Attorney Mike Pease said he is here to represent Texas Roadhouse Holdings and he described the location of the restaurant, the food and hours of operation. He said this will be a family style restaurant and they comply with all guidelines of training of staff to be in compliance with liquor laws. Mr. Pease said they plan to open at the end of February or beginning of March. He said the State won't consider issuing a liquor permit until we receive the sign off from the Health and Fire Departments so that could delay the opening but we will have to work with that. Mr. Cannata asked if the Building, Fire and Health Departments could give a conditional approval to move things along quicker and Mr. Popper said I will look into that. Mr. Pease said the staff training is done with real alcohol.

Chairman Kelly asked if any members of the public wanted to speak regarding application #23-40. No one came forward.

A motion was made by Michael Cannata and seconded by Ann Grasso to close the public hearing for application #23-40. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to approve application #23-40. All were in favor; the motion passed.

11. Approval of Minutes:
a. November 21, 2023

A motion was made by Michael Cannata and seconded by Doug Kalinowski to approve the minutes of November 21, 2023.

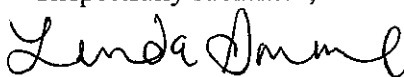
12. Commissioner's Comments:

Mr. Demetriades said that the River COG Planning Commission will have their next meeting in January.

13. Adjourn:

A motion was made by Michael Cannata and seconded by Ann Grasso to adjourn at 7:35pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk