



**Town of Cromwell  
Planning and Zoning Commission**

**REGULAR MEETING  
7:00 P.M. TUESDAY FEBRUARY 6, 2024  
TOWN COUNCIL CHAMBERS  
CROMWELL TOWN HALL  
41 WEST STREET**

**AGENDA**

RECEIVED FOR RECORD  
Jan 29, 2024 10:37A  
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:**
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.
  - b. Application #23-43: Request for a Special Permit for the Travelers Championship at TPC River Highlands at 1 Golf Club Road. Greater Hartford Community Foundation is the Applicant and TPC of CT Inc. 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
23-35	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**

***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> requirements as set forth in current version of the State Building Code? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

***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  $\pm 45.6$  Acre parcel, and the Town owns three adjacent lots on Shady Lane and Congress Drive totaling an additional  $\pm 9.6$  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  $\pm 2.45$  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 February 6, 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.
2. Application #23-43: Request for a Special Permit for the Travelers Championship at TPC River Highlands at 1 Golf Club Road. Greater Hartford Community Foundation is the Applicant and TPC of CT Inc. 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 18<sup>th</sup> 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

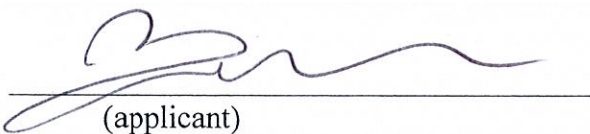
Applicant's Name: Rep (Gloria Barajas) BP & Mez LLC  
Address: 592 Mountain Rd. Apt A West Hartford Ct.  
Telephone Number (daytime): 860-817-5468  
Email Address: Gloria\_Barajas5@yahoo.com.

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)

Application# 23-43

**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: 1 Golf Club Road Zoning District: \_\_\_\_\_

Assessor's Parcel ID #: \_\_\_\_\_ Volume/Page: \_\_\_\_\_

Applicant's Name: Greater Hartford Community Foundation

Address: 90 State House Sq., 11th Fl, Hartford, CT 06103

Telephone Number (daytime): 860-502-6800

Email Address: ngrube@travelerschampionship.com

Property Owner's Name: TPC River Highlands, PGA TOUR

Address: 1 Golf Club Road, Cromwell, CT 06416

Description of Proposed Activity:

Applicant seeks to host PGA TOUR event known as the Travelers  
Championship. The event will take place June 17-24, 2024 and  
Include the placement of concessions adjacent the golf course.

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)*.

  
Nathan Grube (Nov 27, 2023 09:35 EST)

(applicant)

Nov 27, 2023

(date)



# TRAVELERS CHAMPIONSHIP

The Travelers Championship is an annual PGA TOUR event held at TPC River Highlands here in Cromwell, CT from June 17-23, 2024. Our mission each year is to host a world-class event in Cromwell while raising significant money for charities in the region, all while having a positive impact on our community. We are applying for a Special Permit to operate the 2024 event as one of the PGA TOUR's Signature Events where we are proud to continue our tradition of giving back 100% of net proceeds to charity.

The following is a summary of what to expect in 2024:

- **Event Dates:** June 17-23, 2024
- **PGA TOUR Event:**
  - We will be the only PGA TOUR event in New England this year.
- **Entry Gates:**
  - We look forward to welcoming fans Wednesday through Sunday.
  - We will operate four public facing admission gates.
    - Main Gate servicing the Gold Lot (beanfield) Parking area.
    - 9<sup>th</sup> Hole Gate which services our Red and Pink Lot.
    - 8<sup>th</sup> Hole Gate which will service our Green Lot
    - 5/6 gate will service our patrons along Field Road
- **Special Events:**
  - We will maintain a modified event schedule for pre and post-event activities in 2024.
  - Pro-am events will continue to be held Monday and Wednesday, consistent with prior years.
  - Our Women's Day event will be held on Thursday, June 20
- **Parking:**
  - We continue to work with Cromwell PD on our Parking Plan and expect minimal to no changes.
  - Our off-site Handicap Accessible parking and shuttle operation will remain at Woodside Intermediate School pending approval from the Board of Education.
- **Construction Schedule:**
  - We will continue with a 10 week build schedule and roughly 3-week removal process from the golf course, as we have in recent years.
  - As a Signature Event, with a larger scope, we will need flexibility within our build schedule.
  - For example, we will be starting with a larger crew than normal to absorb the larger scope. We may reach certain milestones ahead of schedule and need that flexibility to keep moving as weather and other variables may impact our ability to stay on pace for completion with the 10-week set-up schedule.





# TRAVELERS CHAMPIONSHIP

## 2024 TOURNAMENT CONSTRUCTION SUMMARY

Weeks Prior to	Week of	Description	Location
10	Mon, April 8	Radio Row, Fan Shop, Viewing Deck, Main Entrance	Parking Area
9	Mon, April 15	Pro-Am Tent, Volunteer Tent, Catering, 17 Tee	Parking Area & On-Course
8	Mon, April 22	Skyboxes & Hospitality Venues at 17 <sup>TH</sup> & 15 <sup>TH</sup> Holes	On-Course
7	Mon, April 29	Continue Skyboxes & Hospitality at 17 Green, Begin Hospitality on 18	On-Course
6	Mon, May 6	Hospitality on 18: Stanley Suite, Champions Club, Suite on 18	On-Course
5	Mon, May 13	Hospitality on 18: Travelers Suite, Greenside Club, Golf Channel	On-Course
4	Mon, May 20	Fan Zone, Event Lawn, Begin interior fit outs per venue.	On-Course
3	Mon, May 27	Food & Beverage Infrastructure. Hospitality Interior fit-outs, tip-up seating, glass wall & door install.	On-Course
2	Mon, June 3	Clubhouse area, parking lots, HVAC, telecom, power distribution.	On-Course
1	Mon, June 10	Clubhouse area, parking lots, off-site parking lots & Inspections	On-Course
<b>Tournament Week – June 17 – 23, 2024</b>			
1	Mon, June 24	Removal of cabling & furniture from hospitality and Clubhouse	On-Course
1	Mon, June 24	Removal of Hospitality on 18 and Skybox Tents	On-Course
2	Mon, July 1	Corporate Row, Skybox Tents & On-Course/ Fan Zone Tents	On-Course
2	Mon, July 1	Removal of Skybox Flooring, Removal of Hospitality on 18	On-Course
3	Mon, July 8	Objective: Have all items removed from "on-course" locations by end of week	On-Course
4+	Mon, July 15	Objective: Have all items in bean field and being shipped out	Parking Areas

**Tournament Contact:** Kevin Harrington, Senior Director of Operations, (860) 502-6807



Official Event





## **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 an 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.

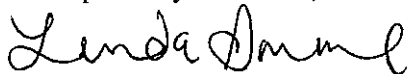
**12. Commissioner's Comments:**

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