

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
6:00 PM WEDNESDAY MARCH 4, 2020  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Cordone, and Ken Rozich.

**Absent:** Nicholas Demetriades, Brian Dufresne, John Keithan, Mo Islam, and Kenneth Slade.

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska.

**1. Call to Order:**

The meeting was called to order by Chairman Kelly at 6:05 PM.

**2. Roll Call:**

The presence of the above members was noted.

**3. Seating of Alternates:**

None.

RECEIVED FOR RECORD  
Mar 10, 2020 02:24P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

**4. Approval of Agenda:**

Michael Cannata made the motion to approve the amended agenda; Seconded by Jeremy Floryan. *All in favor; motion passed.*

**5. Public Comments:**

There were no comments from the public.

**6. Development Compliance Officer Report:**

Development Compliance Officer Bruce Driska provided a brief summary of his report. Mr. Driska said the items on the report should be familiar to everyone in the room, but if they should have any questions to please see him. There were no questions.

**7. Town Planner Report:**

Mr. Popper said as part of his report he would like to discuss a recent request for feedback from the Commission. He said that Tesla is interested in installing recharge stations at the Dunkin Donuts located at 24 Shunpike Road. Mr. Popper distributed copies of pictures of a similar facility at a Dunkin Donuts in Meriden. He explained that based on our current regulations electrical chargers can only be installed at a gas station. Mr. Popper said he explained to the Tesla staff person that if they would like to go anywhere other than a gas station, they will have to come in to amend the zoning regulations. He suggested to Tesla that the commission would likely want to see Tesla submit an application to amend the

regulations rather than the staff preparing and submitting the application. Mr. Popper asked the commission members what they think of this proposal. The commission members all thought that Tesla submitting the application was the appropriate process.

**8. New Business: Accept and Schedule New Applications:**

a. Application # 20-10 Request to Amend the Zoning Map at 6 Piney Ridge (change the Zone District from Residence 15 to Commercial Billboard District). DFC of Cromwell, LLC is the Applicant and the Owner.

Michael Cannata made a motion to accept and schedule the Application #20-10 for Tuesday, April 21<sup>st</sup>; Seconded by Chris Cambareri. *All in favor; motion passed.*

b. Application #20-16: Request for a Special Permit under Section 3.3.C of the Zoning Regulations to allow for a School for Training & Occupational Skills (Beauticians) at 28-1 Shunpike Road. Samantha DiFilippo, Chi Lash Academy is the Applicant and Cambareri Vincent ETAL Michael J. Polke, are the Owners.

Michael Cannata made a motion to accept and schedule the Application #20-16 for a public hearing on Tuesday, April 7<sup>th</sup>; Seconded by Jeremy Floryan. *All in favor; motion passed.*

c. Application #20-17: Request for a Site Plan Modification to install building signs at the new Springhill Suites by Marriott at 76 Berlin Road. Arnco Sign Company is the Applicant and AVA Realty Cromwell LLP is the Owner.

Michael Cannata made a motion to accept and schedule Application #20-17 to be heard this evening; Seconded by Ken Rozich. *All in favor; motion passed.*

**9. New Business:**

a. Application #20-17: Request for a Site Plan Modification to install building signs at the new Springhill Suites by Marriott at 76 Berlin Road. Arnco Sign Company is the Applicant and AVA Realty Cromwell LLP is the Owner.

Mr. Driska explained that when the site plan for the new Marriott hotel was approved it included a monument sign but not any building signs. He explained that the application this evening is for the addition of two building signs. Mr. Driska said the new signs comply with the Zoning Regulations.

Mr. Eric Merliss from Arnco Sign Company said that they are proposing to install two signs on the building. He described the design and the appearance of the sign and passed out pictures showing what the new signage will look like.

Michael Cannata made a motion to approve Application #20-17 as presented; Seconded by Chris Cambareri. *All in favor; motion passed.*

**10. Public Hearing:**

Ken Rozich read the legal notice into the record.

Michael Cannata made the motion to open the Public Hearing for Application # 20-02; Seconded by Chris Cambareri. *All in favor; motion passed.*

a. Application #20-02: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant; Tournament Players Club of Connecticut Inc. is the Owner.

Attorney David Debassio presented an overview of the history, growth and success of the Traveler's Tournament here in Cromwell. He thanked the Town of Cromwell for its assistance in this great community endeavor.

Kevin Harrington, the Senior Director of Operations for the Hartford Community Foundation Inc. summarized the application and schedule for the tournament. He explained that they are requesting permission to hold the annual event at the TPC River Highlands. Mr. Harrington said that the tournament dates would be June 22-28, 2020. He said they are requesting that construction start the week of April 13, one week earlier than 2019 providing closer to two weeks of additional set up time.

Mr. Harrington said that parking will remain the same as last year; we are requesting to use Woodside Intermediate School again. They request to continue the tradition of evening entertainment following play on Friday and Saturday evening. Mr. Harrington said it is becoming increasingly more difficult to meet the 10 PM curfew with all service and support requirements in and around the Fan Zone after the concert is over. He said for that reason we may hold the concerts at the First Tee practice facility and are asking permission to do that as part of this application. Mr. Harrington said that we are asking that on page 2 in the additional conditions section, the last sentence of item 1 will include updated dates and read as follows: The hours will be amended to extend from 5:00 am to 10:00 pm from June 15, 2020 through July 1, 2020.

Chairman Kelly opened the Public Hearing to the public.

Neal Botelho, resident at 26 Field Road said he was very concerned about the loud noise vulgar language and unprofessionalism of the construction crew near his house during the setup for the tournament last year. He explained that he worked at home and it would be very helpful to know ahead of time when the construction will take place for the setup. Mr. Botelho noted that if he knows the dates he could make other arrangements to be working anywhere but home those days. He discussed problems with people exiting the parking area on Field Road the driving over his neighbor's lawns. Mr. Botelho suggested that a fence be installed to adjacent to the parking lot entry and exit points to protect the abutting property owners' lawns from cars that may try to turn around.

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

Deneen Wilbraham of 51 Field Road said she has the same issues regarding the loudness and unprofessionalism of the setup crew. She also has some issues with the parking in

lawns and traffic in front of her house. She asked if anything is being done about the dust issue from the parking. Ms. Wilbraham said she had addressed it last year with Mr. Harrington, but would like to know if there is something being done to control it. Mr. Harrington answered saying there is a water truck that helps with the dust control. Mr. Cannata asked Mr. Harrington to add 51 Field Road to the route that the water truck goes on to help with the dust problem at her house.

Lynn Boyan, of 5 Ridge Road said her biggest concern was the noise late at night last year. She also said for residents on Ridge Road it is a challenge to access tournament to Ridge Road. Mr. Cannata advised she reach out to the Chief of Police to voice her concerns regarding traffic control ahead of time for the tournament. Ms. Boyan asked what the cut-off time for the noise ordinance is. Mr. Driska said it was 10 pm. There were no further questions or concerns.

Kevin Harrington apologized for the lack of professionalism by the construction team adjacent to the properties on Field Road. He will let the residents know ahead of time when there will be loud noise coming from the setup so they can make other arrangements. Mr. Harrington said we will continue to work with all the neighbors to resolve their issues.

Michael Cannata made a motion to close the Public Hearing; Seconded by Chris Cambareri. *All in favor; motion passed.*

Michael Cannata made a motion to approve Application #20-02 with the proposed changes and conditions as contained in the list of the usual conditions; Seconded by Chris Cambareri. *All in favor; motion passed.*

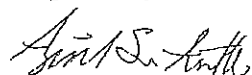
11. **Commissioner Comments:**  
There were none.

12. **Approval of Minutes:**  
a. January 21, 2020  
There was no action taken.  
b. February 4, 2020

Michael Cannata made a motion to approve the minutes; Seconded by Paul Cordone.  
*All in favor; motion passed.*

13. **Adjourn:**  
Michael Cannata made a motion to adjourn the meeting. *All in favor; motion passed.*  
Meeting adjourned at 6:59 PM.

Respectfully submitted,



April Armetta  
Recording Clerk