

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, MAY 4, 2021
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

RECEIVED FOR RECORD
May 28, 2021 02:36P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Present: Vice Chairman Michael Cannata, Chris Cambareri, , Paul Cordone, Robert Donohue (alternate), and Ann Grasso (alternate).

Absent: Chairman Alice Kelly Ken Rozich, Nick Demetriades Brian Dufresne, Jeremy Floryan and John Keithan.

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

1. Call to Order:

The meeting was called to order by Vice Chairman Michael Cannata at 7:00 p.m.

2. Roll Call:

The presence of the above members was noted.

3. Seating of Alternates:

A motion was made by Paul Cordone to seat Robert Donohue and Ann Grasso as alternates. Seconded by Chris Cambareri. *All in favor, Motion passed.*

4. Approval of Agenda:

A motion was made by Paul Cordone to approve the agenda. Seconded by Chris Cambareri. *All in favor, Motion passed.*

5. Public Comments:

None.

6. Development Compliance Officer Report:

Mr. Driska asked the Commission if there were any other questions regarding his report. The Commission had no questions and thanked Mr. Driska for his report.

7. Town Planner Report:

Director of Planning and Development Stuart Popper pointed out that several projects are moving along. Mr. Popper reports work continues on the multi-family development at the Nike site and the single-family development at Arbor Meadows off of Field Road

Mr. Popper asked the Commission if there were any other questions. The Commission had no questions and thanked Mr. Popper for his report.

8. New Business:

There was none.

9. Public Hearings:

Vice Chairman Michael Cannata read the Legal Notice into the record. He explained that this evening the public hearings for Applications #'s 21-04, 21-07 and 21-09 will all be continued to the May 18, 2021 Planning and Zoning Commission meeting.

Chris Cambareri made a motion to open the Public Hearing for Application #21-14. Seconded by Paul Cordone. *All in favor; motion passed.*

- a. **Application #21-14:** 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, Attorney for the Hartford Community Foundation, introduced the application, saying they were requesting a Use Permit in order to operate the Traveler's Championship Tournament for 2021. He noted that even with the Covid pandemic and no spectators last year the Travelers was still able to raise millions of dollars for Charity. Attorney DeBassio reviewed this year's efforts to raise charitable monies by the Tournament and thanked the Town and Commission for its assistance.

Kevin Harrington, Senior Director of Operations, Travelers Championship, said that the tournament dates were June 17-23. He said we are excited for the tournament to go forward and described all the health and safety precautions there will be to protect the spectators, golfers and volunteers, and members of the media. He noted there will be no special events and they will be using the same parking setup as previous years. Mr. Harrington said there will be three admission gates and a reduced six week set up schedule and three weeks take down schedule. He noted that there were two changes to the usual conditions of approval by the PZC and they were: "Condition # 10 change date to 2021 and on page 2 change the dates to June 14, 2021 to July 1, 2021"

Mr. Harrington again thanked the Town and Commission for all its assistance.

Vice Chairman Michael Cannata asked if any of the Commission members had any questions. Chris Cambareri said he wished the Tournament good luck and thanked them of all the efforts to help Charities and for bringing such a great even to Cromwell.

Vice Chairman Michael Cannata asked if there were any members of the public present who wished to address the Commission on this application.

Mr. Michael Millane of 34 Field Road expressed his concern about the speed and location of golf cart traffic along Field Road. He noted that at the beginning of the week the carts are driving along the grass right of way and by the end of the week they are driving in the road at a rapid speed. Mr. Millane asked that the TPC work on maintaining safe speeds and driving by the cart drivers in this area.

Mr. John Hopley of 2 Glenwood Terrace expressed his concern about the speed of all the vehicles using the lower gate at the end of Glenwood Terrace to access the tournament. He said all the residents on Glenwood Terrace have been good sports for years dealing with the tournament and hoped the TPC would do all it can to keep the residents safe.

Vice Chairman Michael Cannata asked if there were any more members of the public present who wished to address the Commission on this application. There being none he asked for a motion to close the public hearing.

Mr. Popper said that if the Commission were to act this evening it would be with the previously mentioned date modifications to the PZC standard conditions of approval.

Paul Cordone made a motion was made by to close the public hearing. Seconded by Chris Cambareri. *All in favor, Motion passed.*

Chris Cambareri a motion to approve Application #21-14 with the changes to the dates contained in the PZC letter of conditions. Seconded by Bob Donohue. *All in favor; motion passed.*

- b. **Application #21-04:** Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit the construction of a garage and a breezeway within the Floodplain at 31 River Road. Kelly Maher is the Applicant and Owner.

Chris Cambareri a motion to continue the Public Hearing for Application #21-04 to May 18, 2021. Seconded by Ann Grasso. *All in favor; motion passed.*

- c. **Application #21-07:** Request to create 9 lot Resubdivision in a R-25 Zone District at 60 and 80 Hicksville Road. John Zaleski is the Applicant and Adelbrook Community Services, Inc. is the Owner.

Bob Donohue made a motion to continue the Public Hearing for Application #21-07 to May 18, 2021. Seconded by Chris Cambareri. *All in favor; motion passed.*

- d. **Application #21-09:** Request for a Special Permit under Section 6.6 of the Zoning Regulations to allow for the development of a rear lot as part of a single-family resubdivision in a R-25 Zone District at 60 and 80 Hicksville Road. John Zaleski is the Applicant and Adelbrook Community Services, Inc. is the Owner.

Paul Cordone made a motion to continue the Public Hearing for Application #21-09 to the May 18, 2021. Seconded by Chris Cambareri. *All in favor; motion passed.*

10. Commissioner's Comments:

There were none.

11. Approval of Minutes:

a. March 2, 2021

Ann Grasso made a motion to approve the minutes of March 2, 2021 as amended.
Seconded by Chris Camberieri. *All in favor, motion passed.*

b. April 20, 2021

Bob Donohue made a motion to approve the minutes of March 2, 2021 as amended.
Seconded by Ann Grasso. *All in favor, motion passed.*

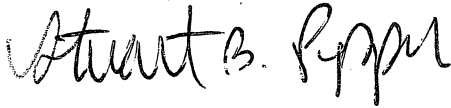
c. April 27, 2021

Tabled

12. Adjourn:

Chris Camberieri made the motion to adjourn at 7:30 PM. *All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Stuart B. Popper". The signature is written in a cursive, flowing style.

Stuart B. Popper
Temporary Recording Clerk