



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. TUESDAY MARCH 17, 2015
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET

Minutes and Record of Votes

Present: Chairman Alice Kelly, Rich Waters, Nick Demetriades, Brian Dufresne, Chris Cambareri, Ken Rozich, Paul Cordone, Alternate Jeremy Floryan, Alternate Fred Hayward

Absent: Michael Cannata

Also Present: Town Planner Stuart Popper, Zoning Enforcement Officer Jillian Massey, Town Council Liaison Frank Emanuelle, Town Engineer Jon Harriman, Interim Town Manager/Chief of Police Anthony Salvatore

1. **Call to Order** –The meeting was called to order by Chairman Kelly at 7:00pm.

2. **Roll Call** – the presence of the above members was noted.

3. **Seating of Alternates**

A **motion** was made Brian Dufresne and **seconded** by Nick Demetriades to seat Fred Hayward and Jeremy Floryan as alternates. *All were in favor; the motion passed.*

4. **Approval of Agenda**

Mr. Rozich reads applications 15-11, 15-12 and 8-24 mandatory referral for the construction of a splash pad at Pierson Park to be added to New Business #8.

A **motion** was made by Chris Cambareri and **seconded** by Nick Demetriades to amend the agenda to include application 15-11, 15-12 and 8-24 referral. *All were in favor; the motion passed.*

5. **Public Comments** – none

6. **Development Compliance Officer Report:**

Ms. Massey said she will have an updated permit report at the next meeting. She said we will

continue monitoring illegal signs over the next few weeks. Chairman Kelly said I see you have been making progress with that.

7. Town Planner Report:

Mr. Popper asked if anyone was interested in attending the seminar at Wesleyan on March 21st. Chairman Kelly said she was.

8. New Business:

- a. Application 15-11. Request for a special permit to create a rear lot in the R-25 Zone at 198 Evergreen Road.

A **motion** was made by Nick Demetriades and **seconded** by Brian Dufresne to accept and schedule application 15-11 for a public hearing on April 21, 2015. *All were in favor; the motion passed.*

- b. Application 15-12. Request to create a two lot subdivision in the R-25 Zone at 198 Evergreen Road.

A **motion** was made by Nick Demetriades and **seconded** by Fred Hayward to accept and schedule application 15-12 to be heard on April 21, 2015. *All were in favor; the motion passed.*

- c. Section 8-24: Mandatory Referral for the construction of a splash pad at Pierson Park.

Town Engineer Jon Harriman handed out a plan and cut sheets for the splash pad. He said this project was bonded a few years ago. He said it would be 50 feet in diameter with water sprinkler devices that would be on a timer during the day. He said they would activate with either a foot button or hand button. He said drainage is still being looked at since they know there is a catch basin there but they can't get to it because of the snow. Mr. Harriman said this area was once a quarry so we will need to find out if the soil is suitable. He said a geo-technical boring would be required. He said the plan is start the project as soon as possible and finish by August. Chairman Kelly said she thought this would be better at Frisbie Park. Mr. Hayward asked how many gallons of water would be used per day. Mr. Harriman said he did not know that but it would not be re-circulating since they don't want to add any chlorine.

A **motion** was made by Nick Demetriades and **seconded** by Brian Dufresne to give a favorable 8-24 referral for the construction of a Splash Pad at Pierson Park. *All were in favor; the motion passed.*

9. Public Hearing:

- a. Application #15-10: Request for a Temporary Use Permit to conduct the Travelers Championship Tournament at 100 Golf Club Road. The Greater Hartford Community

Foundation is the Applicant and the Tournament Players' Club of Connecticut is the Owner.

Chairman Kelly reads the public hearing dated March 5, 2015.

Attorney Daniel Kleinman of Hinckley Allen said that this is his 32nd time here. He said he is very grateful to the staff, this Commission and the Police Chief. He said there are no major changes to the tournament but a few minor ones.

Kevin Harrington of the Greater Hartford Community Foundation said they are the host organizer. He said the tournament will be held June 22 – June 28, 2015 which is a week later than other years. He said they are applying for the temporary use permit for April 29, 2015 – July 26, 2015. Mr. Harrington said they will set up a temporary office on April 20, 2015 and construction will start on May 10th with building starting on the exterior and working in. He said the take down will work in reverse and they plan to be done by July 26th. He said they are planning evening events with musical entertainment on both Friday and Saturday night. He said these are also fundraisers so we appreciate having them.

Mr. Harrington said they have reached out to the Board of Education and several businesses about parking for handicap but we haven't heard back yet. He said Sav-Mor could be parking for VIP and can accommodate 200 cars and are waiting to hear back from them as well. He said they are looking to expand the fan zone and include more food offering, maybe some food trucks. He said they are also looking for a sponsor for an education area near corporate row.

A **motion** was made by Brian Dufresne and **seconded** by Rich Waters to open the public hearing for application 15-10. *All were in favor; the motion passed.*

Mr. Demetriades asked if they still agreed to the list of 12-14 items of condition for approval that were established a few years ago. Attorney Kleinman said that they do agree as usual.

Chairman Kelly asked if there were any members of the public who wanted to speak regarding this application.

Barbara Gallo of 32 Glenwood Drive said that Mr. Harrington is wonderful to work with and makes this more tolerable. She asked the times of the music events. Mr. Harrington said it depends on play but it will start between 5:30-7:30pm and go until dark around 8:30-9:00pm. Ms. Gallo said that in 2013 she sent a letter about the event when the stands were up for 3 additional weeks not 2 as promised. She said that last year they were down by June 28th so she was happy that she was able to have 4th of July at her house.

Mr. Harrington said that since the tournament is a week later the July 4th date could be a challenge but we will try to make it a priority.

Chairman Kelly asked if the homeowners association was OK with everything. Mr. Harrington

said we work closely with them.

Chief Salvatore said there are no issues on his end and everything went well last year.

Mr. Cambareri thanked them for keeping the event in Cromwell.

Mr. Popper said he has a standard condition letter from 2012/2013 and we can use again this year and include in your approval like we did in 2013/2014.

A **motion** was made by Nick Demetriades and **seconded** by Rich Waters to close the public hearing for application 15-10. *All were in favor; the motion passed.*

A **motion** was made by Nick Demetriades and **seconded** by Brian Dufresne to approve application 15-10 with the standard conditions letter included in approval. *All were in favor; the motion passed.*

10. Approval of Minutes:

a. March 3, 2015

A **motion** was made by Nick Demetriades and **seconded** by Ken Rozich to approve the minutes with the amendment on page 5 to read "he recommended the performance bond be reduced from \$128,532 to \$18,000; the Subdivision erosion control bond from \$12,000 to \$3,500 and the Snow Shelf Erosion Control bond from \$7,000 to \$3,500". *All were in favor; the motion passed.*

11. Commissioner's Comments:

Mr. Waters asked about his Eager Lane comment from the last meeting. He said he asked Mr. Harriman about any leftover money being used for drainage at the last house. Mr. Harriman said we are holding a good amount of money. He said this one feel through the cracks before he and Mr. Popper came. He said it would be nice to have an as-built. Mr. Waters suggested that he talk with Flanders about it and Mr. Harriman said he will. Mr. Popper said he can check the minutes and asked when this took place and Mr. Waters though September of 2011.

Mr. Waters asked about a South Street house that received a permit for a project while a first project is not done. Mr. Popper said that is not in the authority of the Planning and Zoning Commission. He said it is a building permit issue.

Mr. Cambareri said that the sign committee met 6 or so times last year. He said that Ms. Massey has done a good job and it is an ongoing thing. He said we have made a list of sign definitions which he passed out to the Commissioners.

Mr. Popper said that they are making a punch list of modifications for the regulations and they will hold a public hearing for a variety of sections at a time. He said we will hold discussions at regular meetings and go chapter by chapter. Mr. Popper said signs will be done since we've been

working on it. He said now we will move to landscaping and there was a discussion on some issues with the regulations. It was agreed that it was a good idea to look at other communities for some direction on coverage ratio for small lots.

Chairman Kelly asked Mr. Popper to look into other communities to see what is set up for public meetings. She said we need to update our presentation requirements and look at wireless mics for presenters. She said we should require power point presentations. Mr. Floryan said he agreed. Mr. Cordone said it should be standardized and even residential requests should be required to be presented this way. Mr. Rozich said to make the application uniform and give a waiver if someone can't comply. There was discussion on how applications were submitted and Mr. Popper said it will need to stay paper form and they are not ready to go all high tech. He said he is still running Windows 2006. He said that they did submit a request in the budget for some upgrades and will see what is available. He said they will ask people if they are able to present a certain way and just start there. Mr. Popper said they will still need copies of maps and other documents for our records and the public.

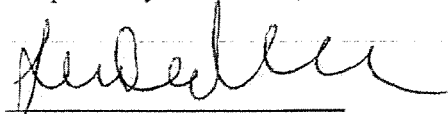
Mr. Demetriades said we should also look at other communities to see what they do for record retention and record management. He said we have to remain ADA complainant as well.

There was a discussion on the general technology in the town hall.

12. Adjourn

A **motion** was made by Nick Demetriades and **seconded** by Rich Waters to adjourn at 8:05pm.
All were in favor; the motion passed.

Respectfully Submitted,



Linda Imme
Recording Clerk