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12/14 2017 at 9:54 A.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
SPECIAL MEETING**

Gloria Prendergast, Asst
TOWN CLERK

**5:30 PM TUESDAY DECEMBER 12, 2017
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Cordone, Nicholas Demetriades, David Fitzgerald (alternate), Ken Rozich, John Keithan (alternate)

Absent: Brian Dufresne

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 5:35 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Nick Demetriades made a motion to seat David Fitzgerald and John Keithan; Seconded by Jeremy Floryan. *All in favor; motion passed.* (Michael Cannata was not present for this vote).

4. Approval of Agenda

A motion to approve the agenda was made by Nick Demetriades; Seconded by Paul Cordone. *All in favor; motion passed.* (Michael Cannata was not presente for this vote).

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer

There was no report.

7. Town Planner Report

There was no report.

8. New Business:

- a. Application #17-53: Request for Site Plan Approval to construct a 403,000 square foot warehouse at 120 County Line Drive. ARCO National Construction is the

Applicant and Gardener's Nursery and the Town of Cromwell are the Owners.

Tom Daly, P.E. with Milone and MacBroom, presented the application. He referenced the grading plan that had been approved previously. He said that the plan had been changed as the prospective tenant was no longer planning to occupy the property. The applicant would be building the entire warehouse now rather than in two phases and was expanding to 403,000 square feet. The plan was revised so that the building could accommodate multiple tenants. He reviewed the layout of the site and abutting properties. The parcel is 27.5 acres currently and, if the land swap is approved, it would be 33 acres. Most of the land is cropland, with some woods to the east and south, and utilities were stubbed out to County Line Drive. He reviewed the elevation, the location of the proposed perimeter access drive, the 150 parking spaces and the trailer parking areas. There would be two stormwater basins and one discharge area.

Mr. Daly said that they were proposing an island to separate their traffic from that of the transfer station and improvements to the intersection with Route 3 were currently under review by the Office of the State Traffic Administration. The building is proposed to be two-tone gray. Mr. Daly next reviewed the parcels involved in the land swap. The town needs the land for the transfer station improvements.

Mr. Popper said that the building would likely be a tilt up concrete building about 33 feet high. There was no signage proposed at this time because there is no tenant identified. The Commission could require the applicant to come back with the final features, once they were decided. Mr. Daly said he had no objection to that. Mr. Popper said that the parcel is located in the industrial zone and per Section 3.5.3. site plan approval is required for a warehouse. He read Jon Harriman's memo dated December 8, 2017, which suggested that approval be condition under an annual reporting requirement of maintenance activities of the stormwater management system to be forwarded to the town engineer by January 31.

Dave Sullivan, a traffic engineer with Milone and MacBroom, said that OSTA was reviewing their application and they were in the final phase of Stage 1, which is a review of the planning data. In Step 2, they would review the geometry and Step 3 was administrative. He believed they would be through the process by early spring.

He said that he was analyzing the traffic volumes as being 5% heavy truck. The traffic controls at Route 3/County Line Drive would consist only of a stop sign, with a single lane operating at service level C. To qualify for a light, there would need to be at least 75 vehicles per hour for 8 hours on County Line Drive. Mr. Sullivan said that turning left onto Route 3 at 5 p.m. would be the most difficult action. Chris Cambareri stated that this was a good use of the property and wished the applicant good luck.

Michael Cannata made a motion to approve Application #17-53: Request for Site Plan Approval to construct a 403,000 square foot warehouse at 120 County Line

Drive, ARCO National Construction is the Applicant and Gardener's Nursery and the Town of Cromwell are the Owners, under two conditions: that an architectural rendering and details about the site be provided to the Commission for approval at a later date and per the reporting requirement set forth in Jon Harriman's memo dated December 8, 2017. Chris Cambareri seconded the motion. *All in favor; motion passed.*

- b. Section 8-24 Mandatory Referral for the Exchange of Properties at 100 and 120 County Line Drive and 161 Coles Road.

Mr. Popper presented this application. He said that the applicant had been working with the town for some time on this. The applicant would be granted two parcels, totaling 6.55 acres, which were mainly wetlands for use in locating the stormwater discharge basin. He said that once transferred, the land would become taxable. The land was no longer restricted to parkland development. The town would receive .88 acres of flat, dry land that was important to the redesign of the transfer station and for future town development.

Michael Cannata made a motion to make a positive report of the Section 8-24 Mandatory Referral for the Exchange of Properties at 100 and 120 County Line Drive and 161 Coles Road. Seconded by Ken Rozich. *All in favor; motion passed.*

- c. Section 8-24 Mandatory Referral for the Acceptance of Fawn Run and Bucks Crossing as Town Roads.

Mr. Popper read the Town Engineer's memo dated December 11, 2017. He said that he had received comments from all of the staff departments. The Police Chief noted that the street lights were installed and working, but the road signs were not installed.

Mr. Popper said that 26 street trees were not installed and he was recommending a bond of \$500 for each tree for a total of \$13,000.00. He also said that two wooden bridges hadn't been built in the open space and was recommending a \$6000 bond for each for a total of \$12,000.00. There was a question about the ownership of the open space and Mr. Popper said that he would research it. Mr. Popper next read aloud from a letter dated June 17, 2009 regarding the management plan for Stormwater Management Area #3 and the matter of the developer making a lump sum payment into an interest bearing account to pay for the maintenance.

James Cassidy, PE, Hallisey, Pearson and Cassidy, said that this type of detention basin is normally maintained by the town and really just needs mowing, which he recommended on an annual basis. He said that the developer would put the money in a fund, but he wanted to work out the particular amount with town staff. He also asked about determining when the five years should begin running. He asked to work that out as well with the town engineer and public works department. He said that there was no maintenance associated with the wooden timber bridges.

Michael Cannata made a motion to require the developer of Application #09-16 to install road signs on Bucks Crossing and Fawn Run; Seconded by Chris Cambareri. *All in favor; motion passed.*

Michael Cannata made a motion to require the developer to post a bond for 26 street trees at \$500 per tree, for a total of \$13,000.00, with that amount subject to change depending on the actual cost. Seconded by Paul Cordone. *All in favor; motion passed.*

Michael Cannata made a motion to require the developer to post a bond for two wooden bridges at \$6,000 each. Seconded by Chris Cambareri. *All in favor; motion passed.*

Michael Cannata made a motion to require the developer to maintain the detention basin shown as Stormwater Management Area #3 for the first five years and after that, for the developer to make a lump sum payment into an interest bearing account to generate income each year to pay for the maintenance. The applicant's engineer is to work with town staff to determine the amount and the timing; Seconded by Paul Cordone. *All in favor; motion passed.*

Michael Cannata made a motion to make a positive recommendation for the Section 8-24 mandatory referral, Seconded by Paul Cordone. *All in favor; motion passed.*

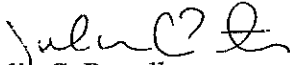
9. Commissioner's Comments: NONE

10. Approval of Minutes:

- a. December 5, 2017: Michael Cannata made a motion to table the minutes; Seconded by Ken Rozich. *All in favor; motion passed.*

11. Adjourn: A motion to adjourn was made by Michael Cannata. Meeting adjourned at 6:18 p.m.

Respectfully submitted,


Julie C. Petrella
Recording Clerk