

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY, OCTOBER 16, 2018  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Paul Cordone, Brian Dufresne, John Keithan (alternate)

**Absent:** Jeremy Floryan, Ken Slade, Ken Rozich, Nicholas Demetriades, David Fitzgerald (alternate), Mo Islam (alternate)

**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 7:01 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Michael Cannata made a motion to seat John Keithan; Seconded by Brian Dufresne. *All in favor; motion passed.*
4. **Approval of Agenda:** Mr. Popper added the following to 8. New Business Accept and Schedule New Applications:
  - a. Request for a Section 8-24 Mandatory Referral - Town Purchase of 1 Community Field Road
  - b. Application #18-67: Request for a Special Permit under Section 3.3.C.4 and 6.5 of the Zoning Regulations to permit a drive thru at the new Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.
  - c. Application #18-68: Request for a Site Plan Approval to construct a Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.
  - d. Application #18-69: Request for a Special Permit under Section 4.2. of the Zoning Regulations to construct a Starbucks Coffee Shop in the Special Flood Hazard Area at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

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

5. **Public Comments:** James Dayton, 28 Fawn Run, said he was aware of a preliminary agreement between Northwoods of Cromwell, LLC and SFPG LLC concerning an exchange of land to create a connection from Fawn Run to a farm parcel in Rocky Hill. He said he wanted to bring the matter to the Commission's attention, as the residents of Fawn Run were opposed to such a proposal. Chairman Kelly asked Mr. Dayton to forward the information to her and Mr. Popper.
6. **Development Compliance Officer Report:** Mr. Driska said that no written report was available in the packet. He did provide progress photographs of the work being done at the TPC, showing the reconfigured slope and the skeleton of the main structure. He also showed photographs of the ARCO warehouse, showing the construction and bracing of the walls. Michael Cannata asked about the abandoned house at the intersection of Field Road and Nooks Hill Road. Mr. Driska said that the Health Director had issued several blight citations. There was a discussion regarding the proposed revisions to the blight ordinance under consideration by the Town.
7. **Town Planner Report:** Mr. Popper said that the new Marriott would be requesting a tax abatement from the Town Council. Their abatement request had already been approved by the Economic Development Commission. He said that they were working on establishing easements between the properties. Mr. Popper said that the new Super Hair is opening at 25 Shunpike Road and that they were starting to clear the new Dollar General site on Main Street. He also said that the public hearing for the relocation of the New England School of Massage to the former K-Mart shopping center was set for November 20, 2018.
8. **New Business Accept and Schedule New Applications:**
  - a. Request for a Section 8-24 Mandatory Referral – Town Purchase of 1 Community Field Road.

Mr. Popper explained that it is a statutory requirement that the Planning and Zoning Commission either issue a positive or negative report regarding the proposal and that recommendation's resultant impact on the Town Council's ability to approve the purchase by either a simple or super majority vote. Mr. Popper said that the site is used as a parking lot by businesses on Main Street and also by the general public during town events.

Michael Cannata made a motion to make a positive report; Seconded by Chris Cambareri. *All in favor; motion passed.*

- b. Application #18-67: Request for a Special Permit under Section 3.3.C.4 and 6.5 of the Zoning Regulations to permit a drive thru at the new Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-67 and to schedule it for a public hearing on November 8, 2018; Seconded by Paul Cordone. *All in favor; motion passed.*

- c. Application #18-68: Request for a Site Plan Approval to construct a Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-68 and to consider it as a business item on November 8, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

- d. Application #18-69: Request for a Special Permit under Section 4.2. of the Zoning Regulations to construct a Starbucks Coffee Shop in the Special Flood Hazard Area at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-69 and to schedule a public hearing for November 8, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

## 9. New Business:

- a. Application #18-63: Request to modify the Site Plan to construct new greenhouses and a loading dock addition at 419 Main Street. Cromwell Growers, Inc. is the Applicant and Cromwell Realty, LLC is the Owner.

James Cassidy, P.E., Hallisey, Pearson & Cassidy Engineering Associates, Inc., 630 Main Street, represented Cromwell Growers, Inc. He said the applicant was seeking a site plan modification for a greenhouse and loading dock expansion. He began by showing an aerial photograph of the 73.5 acres site, saying that it presently had a total of 989,000 square feet of greenhouses. He reviewed the location of the site access drives, the growing fields and wetlands. He said that the wetlands drained via a series of culverts to an intermittent watercourse by New Lane.

Mr. Cassidy said that they planned to remove a portion of greenhouses, to infill and to add in a loading dock. He reviewed the proposed site plan to

show the expansion, the revised grading to accommodate the tractor trailers at the loading dock, and the improvements to the access drives.

After the expansion, there would be 1.1M square feet of greenhouse space. Mr. Cassidy said that they were not expanding any parking facilities as there would not be any additional employees. He reviewed the bulk chart and parking data schedule to show how the application met the requirements. He said that the proposed greenhouses will look identical to what already exists.

Mr. Cassidy concluded by reviewing the site grading and drainage plan. He said that three catch basins would be added in the area of the loading dock. He said that he had met with the Town Engineer and had agreed to build a small underground detention system. Greenhouse roof leaders would discharge to the underground system and it would have a control weir to regulate flow. As a result, there would be a zero increase in runoff. They planned to tie into the available public water and sewer. No expansion of the parking area was planned.

Mr. Driska said that all of his previous comments had been addressed. Mr. Popper said that the comments in Town Engineer Jon Harriman's Memo dated October 16, 2018 should be included as a condition of approval.

Ed Bartolotta, Cromwell Growers, Inc., said this was the largest greenhouse under glass in New England. Chairman Kelly said she wanted Mr. Bartolotta to receive public recognition for his accomplishments and the Commission complimented his efforts and the present condition of his property.

Michael Cannata made a motion to approve Application #18-63, Request to Modify the Site Plan to construct new greenhouses and a loading dock addition at 419 Main Street, with the condition that the Town Engineer's comments contained in his October 16, 2018 Memo be addressed; Seconded by Chris Cambareri. *All in favor; motion passed.*

#### **10. Public Hearing:**

- a. Application #18-59: Request for Site Plan Approval to construct a new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road. Covenant Home Inc., Covenant Village of Cromwell is the Applicant and the Owner.

Chairman Kelly read the legal notice.

Michael Cannata recused himself and left the meeting.

Paul Cordone made a motion to open the public hearing; Seconded by Chris Cambareri. *All were in favor; motion passed.*

Attorney Michael Dowley represented Covenant Village, saying that they were seeking site plan approval. They had already received a Special Permit for their Master Plan. This is the first phase of site plan approval and consisted of three parts: a new accessway from West Street, making the pond into a focal point for the community and the construction of residential independent living units and a community center with amenities. Attorney Dowley said that they needed Sewer Commission approval prior to final approvals.

Ted Hart, PE with Milone & MacBroom, reviewed an aerial photograph, the site layout, and the previously approved master plan. He showed a rendering of the proposed site plan with the new main entrance to the new Town Commons and associated parking areas. He also showed an artistic rendering of the Town Commons building and its floor plan. He said that the new main entrance would be on West Street, with four houses on West Street being relocated or demolished to make way. Mr. Hart next reviewed the Utility Plan to show existing and proposed sewer and storm drainage. He said that there would be a zero increase in runoff and improved water quality. He reviewed the soil erosion and sedimentation plan. He said that they had received signoffs from the police and fire departments, in regards to their traffic study and recommendation to the Office of the State Traffic Authority. He said that Richard Peck said that there was adequate capacity in the sewer system, but they still needed to provide him with sanitary sewer profiles.

Ken Kite, THW Design, based in Atlanta, Georgia, said their firm focused on senior living design, to provide housing that is suitable for seniors and allows for aging in place. He said that they tried to create a look that ties into the local community architecture and a residential place with a hospitality and resort-like feel. Mr. Kite said that the building would be sided, with some stone features and stucco. The front entrance would be covered and there would be separate entrances to both the community and fitness centers. Mr. Popper asked for more views of the building and drawings showing the relationship of the building to the pond and roadway, as well as colored renderings. Mr. Kite said he will bring views in modeling software and photo quality renderings.

Brian Dufresne asked for an architectural rendering of the entranceway. Mr. Popper asked what West Street will look like as far as sidewalks, driveway curb cuts and landscaping. Mr. Kite said he will provide renderings from West Street, including aerials. He said that there will be new signage on the

corner, and it will be a low, externally lit sign. Mr. Popper said they needed to know the size and location of the new sign.

Chairman Kelly said she was concerned over light pollution from the selected lights. Mr. Kite said the lights will be shielded to prevent that issue.

Chris Cambareri asked about the new entrance in proximity to the residential abutters. Mr. Hart said there is an approximately twenty foot landscaped buffer between the house and the parking lot.

Pamela Klapproth, Executive Director of Covenant Village, said she oversees operations. She said the residents were very excited about these new amenities. She said that the residents want to be an active part of the town community.

Attorney Dowley said that the application had received full approvals from Inland Wetlands.

Mr. Popper requested more information about the residential units. Mr. Kite said that there were 54 independent living units proposed, consisting of a mix of 1- and 2- bedroom units. He said they were fairly high end properties and they were already at 87% pre-sold. Mr. Kite said he will provide additional renderings and floor plans.

Chairman Kelly opened the hearing to public comment.

Gordon Bates, President of the Residents' Council, said he was excited about this project and believes the residents are equally positive. He said that they were working with a reputable firm that always exercised due diligence.

Joseph Gugliemino, 109 Washington Road, said he was concerned over cars exiting onto West Street and asked if there will be a light. Chairman Kelly said that it was a state road so it was up to the Connecticut Department of Transportation. She said that the Traffic Engineer should address those questions.

Giuseppe D'Ambrogio, 107 West Street, said he was concerned about privacy with the parking lot next to his house. He asked if the trees could be replaced with a fence.

Carolyn Lester, former President of the Residents' Council, said residents want to be part of the greater community. She complimented the staff at Covenant Village and complimented town staff for their efforts on this project.

David Sullivan, PE with Milone and MacBroom, said that no signal would be located on West Street as the required criteria for doing so was not met. He said that they had looked at traffic volumes and speeds. They had submitted their application to OSTA and the police concurred with their conclusions.

Chairman Kelly asked about site lines and Mr. Sullivan said only low growing shrubs and plantings would be allowed at the entrance on West Street. Mr. Popper asked about the comparison of the proposed intersection to the current sight lines and Mr. Sullivan said the current entranceway was inferior in terms of sight lines to what was proposed. He clarified that this was a full accessway, with a single lane in and a single lane out.

Chris Cambareri asked if there would be less traffic on Hicksville and Missionary Roads as a result of this new entrance and was told yes. The employees and service vehicles would still use the service drive that they use today.

Attorney Dowley concluded the presentation. Chairman Kelly asked Mr. Dowley to look at the service area adjacent to Fox Glen as she thinks that it needs better maintenance.

Doreen Gugliemino, 109 Washington Road, said she grew up on 107 West Street, and agrees that plantings won't give the homeowners the privacy they deserve. She said that a vinyl fence would provide more privacy.

Madeline Lowry, 22 Franklin Road, said she worked at Covenant Village, and they always thought the best for both the town and the residents. She said that the messy area Chairman Kelly referred to was a breakaway for the Fire Department.

Mr. Popper asked about the proposed location of the new driveway. Mr. Hart said it eclipses half of each of the two middle houses along West Street.

Sue Carvalho, 19 Oxford Lane, asked if there would be sufficient visitor parking and asked what the average parking space needs were for residents.

Mr. Hart said that the parking requirement is 1-1.2 spaces per unit. He said that most couples have either one car or no car at all. Chairman Kelly asked Mr. Hart to clarify how many new spaces were being created in relation to new units being created. Mr. Hart said it was 40 each.

Mr. Popper asked the Executive Director if there were any parking challenges. Ms. Klapproth said she was comfortable with what was being proposed. Mr. Popper asked her to provide a parking table for visitors and residents. She said that generally couples have one car. She said that residents use shopper shuttles and ride sharing services.

Mr. Popper asked which houses are being removed and was told by Michael Hamel, Director of Facilities, that 99, 101, 103 and 105 West Street are all being taken down.

Paul Cordone made a motion to continue the public hearing to Thursday, November 8, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

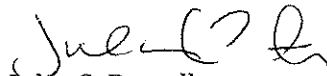
**11. Approval of Minutes:**

- a. October 2, 2018: no action taken

**12. Commissioner's Comments:** None

**13. Adjourn:** Paul Cordone made a motion to adjourn; Seconded by John Keithan. *All in favor; motion passed.* Meeting adjourned at 8:50 p.m.

Respectfully submitted,



Julie C. Petrella  
Recording Clerk