

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY, FEBRUARY 19, 2019
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

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

Absent: Michael Cannata, Brian Dufresne, Ken Slade, Mo Islam (alternate), John Keithan (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:** Ken Rozich made a motion to seat David Fitzgerald; Seconded by Paul Cordone. *All were in favor; motion passed.*
4. **Approval of Agenda:** Nicholas Demetriades made a motion to approve the agenda; Seconded by Ken Rozich. *All in favor; motion passed.*
5. **Public Comments:** NONE
6. **Development Compliance Officer Report:** Mr. Driska said that the construction at 120 County Line Drive was progressing, with the doors and windows having been installed and the sprinkler system going in next. The TPC project was progressing on track and should be ready in time for the tournament. He mentioned that the Dollar General had been framed quickly. Chris Cambareri asked Mr. Driska and Mr. Popper to review the approved window sizes and whether a stone façade was required at the Dollar General.
7. **Town Planner Report:** Mr. Popper said that the public hearing on the golf tournament would take place at the March 5th meeting, as well as the public hearing on the automatic signage at the Mobile Station. He said that there may be more applications coming in.

8. New Business Accept and Schedule New Applications: None

9. Public Hearing:

- a. Application #19-03: Request for Site Plan Approval for the construction of the loop road and the demolition of a portion of the existing D-Wing at Covenant Village of Cromwell at 52 Missionary Road. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner.

Chairman Kelly read the legal notice.

Ken Rozich made a motion to open the public hearing; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

Chairman Kelly offered the Commission's condolences to Covenant Village on the recent passing of their long-time attorney, Michael Dowley.

Attorney Matthew Ranelli, with the firm of Shipman and Goodwin, acknowledged Attorney Dowley's previous representation. He stated that Covenant Village was here tonight on the next phase of their Site Plan application, in which the D-Wing would be demolished and the loop road and additional parking constructed. He said that Ted Hart of Milone & MacBroom and Mike Hamel from Covenant Village were present as well. Attorney Ranelli submitted the Certificate of Mailing and said the sign was posted.

Ted Hart, P.E., with Milone & MacBroom, of Cheshire, Connecticut, reviewed the location of the D-Wing, saying it was adjacent to Pilgrim Manor. He reviewed the site orientation and the previously approved master plan. He said that the construction plan would otherwise cut off access to a portion of the property, but that the construction of the loop road will allow for access from Missionary Road and improved circulation. He said that all of the D-Wing would be demolished, except for a small piece of the building, a walking loop, and a portion of the parking lot.

Mr. Hart reviewed the proposed site rendering of the 24-foot wide loop road and parking lot. He said that the lot would have 29 parking spaces in the upper portion and 20 spaces in the lower. He pointed out the location of the trash compactor and the fuel storage tank for the generator, as well as the sidewalk, and 4' wall around the walkway. He said that the parking lot would mainly be used by employees. Mr. Hart said that the plans called for a retaining wall around the loop road, four shade trees, five new catch basins, a yard

drain, and two large underground storage areas for stormwater. He said that the storage area would meter out flows before discharging the water into the existing storm drainage system, resulting in zero increase in runoff. Mr. Hart said that they had provided a post construction operations and maintenance plan, as well as a sediment and erosion plan. As far as the construction sequence, they would be knocking down the building, grading the property, and then constructing the road to provide access all the way around the campus. He said that the total net cut would be 400 cubic yards.

Nick Demetriades asked Mr. Popper about Jon Harriman's drainage question. He also asked Mr. Hart how he could add so much bituminous pavement and still have zero runoff. Mr. Popper said that Mr. Harriman had submitted a memo dated February 19, 2019, stating that the drainage issues had been addressed and suggesting two conditions of approval.

Mr. Hart said that the master plan included the addition of a large stormwater basin near the existing pond, which will reduce peak flows. He said that they could not add an infiltration system near the parking lot because of the type of soil present.

Nick Demetriades asked about the retaining wall being constructed so close to the property line. Mr. Hart said that the adjacent property was a sister company, Adelbrook, and so there should not be any issues with accessing it for maintenance. Mr. Popper said that there was no spacing requirement in the placement of the access road in relation to the property line.

Mr. Popper said that there were no other staff comments, except for Mr. Harriman's comments of February 19, 2019.

Mr. Hart mentioned that he had shifted the handicapped parking spaces to be closer to the accessible route, per David Jolley's comment.

The hearing was opened to public comment. There were no public comments.

Chairman Kelly asked about the D-Wing being demolished. Mr. Hart said that the building contained a chapel in its basement, but that the upper level was abandoned.

Michael Hamel, Director of Facility Management at Covenant Village, said that the new parking lot created 45 spots, to be used by employees. He said that this would free up the front parking lot for

use by visitors and guests, alleviating some of the previously discussed parking issues.

Paul Cordone asked about the lot coverage requirement. Mr. Popper said that this was an institutional zone and the plan met all coverage requirements.

Ken Rozich made a motion to close the public hearing; Seconded by Chris Cambareri. *All were in favor; motion passed.*

Ken Rozich made a motion to approve Application #19-03: Request for Site Plan Approval for the construction of the loop road and the demolition of a portion of the existing D-Wing at Covenant Village of Cromwell at 52 Missionary Road, with the following two conditions of approval as contained in Jon Harriman's memo dated February 19, 2019:

1. that the as-built survey shall confirm that the installed underground detention system meets the design requirements
2. that a long term operations and maintenance plan for the storm water system shall be added to the plans, and the owner shall submit to the town an annual report demonstrating compliance with the O&M plan by the 31st of January for the previous year.

Seconded by Chris Cambareri. *All in favor, motion passed.*

10. Commissioner's Comments: None

11. Approval of Minutes:

- a. February 5, 2019: no action taken

12. Adjourn: Paul Cordone made a motion to adjourn the meeting; Seconded by Nick Demetriades. Meeting adjourned at 7:35 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk