



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. TUESDAY MAY 4, 2021
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
AGENDA

RECEIVED FOR RECORD
Apr 28, 2021 02:26P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of Agenda
5. Public Comments
6. Development Compliance Officer Report:
7. Town Planner Report:
8. New Business: Accept and Schedule New Applications:
9. New Business:
10. Public Hearings:
 - 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.
 - 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 A. Maher is the Applicant and the Owner.
 - 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.
 - 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.
11. Commissioner's Comments:
12. Approval of Minutes:
 - a. March 2, 2021
 - b. April 20, 2021
 - c. April 27, 2021
13. Adjourn:

		P&Z 2021 Permit Report			
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
21-01	Not used				
21-02	DfC of Cromwell	6 Piney Ridge Road	Install digital billboard in 100 year flood zone	Approved 3/2/2021	Awaiting Construct.
21-03	Sara Frawley	4 Willowbrook	Change location from 80 Shunpike Road (Use Permit)	Approved by staff 2/5/21	Business open
21-04	Kelly Maher	31 River Road	Addition of garage & breezeway	Scheduled for 4/20/2021	Mtg. pending,
21-05	Padre Foundation	463 Main Street	Residential building addition	ZBA	Awaiting Construct.
21-06	Orest Markiv	319 Main Street	Marital Arts Training (Use Permit)	Approved by staff 2/18/2021	Business open
21-07	John Zaleski	West Street & Hicksville Rd.	Subdivision Vista Estates	Scheduled for 4/20/2021	PH Opened
21-08	John Zaleski	West Street & Hickville Rd.	Special Permit to create Lot 2	Scheduled for 4/20/2021	PH Opened
21-09	John Zaleski	West Street & Hicksville Rd.	Special Permit to create Lot 10		App. Withdrawn
21-10	Paramount Construction	80R Geer Street	Material Storage Yard	Approved 3/16/2021	Business open
21-11	Café Fiore	134 Berlin Road	New restaurant (Use Permit)	Approved 3/2/21	Awaiting opening
21-12	A Little Imagination Cakes	322 Main Street	Bakery (Use Permit)	Approved 3/12/21	Awaiting opening
21-13	Tony's Flower Shop-Bakery	322 Main Street	(Use Permit)	Approved 4/6/21	Awaiting opening

21-14	Bozzuto Mgmt. Company	150 Country Squire Drive	Model Apts. (Use Permit)	Approved 4/19/21	Opened
21-15	Walk by Faith Dog Bakery	317 C Main Street	Store (Use Permit)	Approved 4/1/21	Opened

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday May 4, 2021 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. 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.
2. 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 A. Maher is the Applicant and the Owner, (Public Hearing continued).
3. 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, (Public Hearing continued).
4. 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, (Public Hearing continued).

At this hearing interested persons may appear and be heard and written testimony received. This application is available for public inspection in the office of the Town Planner.

Alice Kelly
Chairman

Dated in Cromwell, Connecticut this the 19th day April of 2021.



21-14

**Town of Cromwell
Planning and Zoning Commission**

APPLICATION FOR SPECIAL PERMIT

Type of Activity: PGA TOUR Event

(Per Section _____ of the Cromwell Zoning Regulations)

Street Address: One Golf Club Road Zoning District: _____

Parcel ID #: _____ Volume/Page: _____

Applicant: Greater Hartford Community Foundation

Address: 90 State House Square, 11th Floor, Hartford, CT 06010

Telephone Number (daytime): 860-502-6807

Email Address: kharrington@travelerschampionship.com

Property Owner: TPC River Highlands, PGA TOUR

Address: One Golf Club Road, Cromwell, CT


Description of Proposed Activity:

Applicant seeks to host PGA TOUR event known as the Travelers Championship at TPC River Highlands.

The event will take place Monday, June 21 - Sunday, June 27, 2021 and include the placement of

concessions adjacent to the golf course.

"I have read and I am familiar with the Cromwell Zoning Regulations Article 8.7 ("Special Permit Application Procedures"), Article 8.10.G ("Notification of Abutting Property Owners") and Article 8.10.H ("Public Hearing Sign Posting Requirements"). An "Impact Statement" per Section 9.4.A is attached."


Nathan Grube (Mar 23, 2021 08:44 EDT)

(Signature of Owner or Designated Agent)

Nathan Grube

(printed name of signer)

3/22/2021

(date)



TRAVELERS CHAMPIONSHIP

The Travelers Championship is an annual PGA TOUR event held at TPC River Highlands here in Cromwell, CT from June 21-27, 2021. Our mission each year is to host a world-class event here in Cromwell while raising significant money for charities in the region, all while having a positive impact on our community. This year, our event will look a little different with a reduced attendance and a focus on health and safety, but we are thrilled to be welcoming fans back here in Cromwell. Further, we are applying for a Special Permit to operate the 2021 event in which we are proud to continue our tradition of giving back 100% of net proceeds to charity albeit with a renewed focus on health & safety of all those involved.

The following is a summary of what to expect in 2021:

- **Event Dates:** June 21 – 27, 2021
- **Health & Safety Highlights:**
 - Currently working with PGA TOUR, State and Local Health Officials regarding on-site protocols for all parties on-site. (i.e. Masks, Thermal Screening, etc.)
 - Eliminated all pre- and post-play special events.
 - Reduced attendance for the event and reduced capacity for venues onsite
 - Enhanced sanitation procedures
 - Digital tickets and parking passes
 - Touchless & cashless transactions wherever possible
 - Reimagined fan entry process
 - A focus on open-air structures for viewing
- **Special Events:**
 - As mentioned earlier – there will be no special events such as our concert.
 - As such there will not be a concert stage and there will not be a large climate-controlled event tent like the “Pro-am tent”
 - We look forward to the return of these elements in 2022.
- **Parking:**
 - No changes are planned to our overall on-site parking scope.
 - We anticipate less people but anticipate more single ridership or smaller groups traveling together so will prepare the same amount of space.
 - Our off-site ADA parking and shuttle operation will remain off-site at Woodside Intermediate School. Pending approval from the Board of Education.
- **Entry Gates:**
 - We will operate three admission gates.
 - Gate servicing the Gold Lot (beanfield) Parking area
 - 9th Hole Gate which services our Red, Pink and Green Lots
 - 5/6 gate on Field Road



TRAVELERS CHAMPIONSHIP

- **Reduced Construction Schedule:**

- The requirements for this year are far less than a normal year and we have been able to reduce the set-up time required.
- We are projecting at 6-week set-up and 3-week removal process following the event.

The site design being modified means that the sequence of our set-up schedule will be modified from a normal year but is outlined in the submitted Construction Schedule.

In summary, we feel we can produce another world-class event here in Cromwell working within the same parameters as previously allowed. There are two edits to dates, as noted below, to correspond appropriately with our 2021 event dates.

- **Planning & Zoning Conditions:**

- Tournament Agrees to all previous Planning & Zoning Conditions with the date modifications listed below.
 - Condition #10 will be updated to refer to the "2021 Tournament Construction Schedule."
 - On page 2 in the additional conditions section, the last sentence of item 1 will include updated dates and read as follows... "The hours will be amended to extend from 5:00 am to 10:00 pm from June 14, 2021 and July 1, 2021."

We'd like to thank the Planning & Zoning Commission and the Town of Cromwell for their continued support as over the years we've produced some record-setting results. Following the PGA TOUR's Tradition of Giving Back by donating 100 percent of net proceeds to charities; the 2020 Travelers Championship generated a record \$1.6 Million for more than 150 local charities throughout the region. This brings the total to more than \$44 million since 1952.



TRAVELERS CHAMPIONSHIP

2021 TOURNAMENT CONSTRUCTION SCHEDULE

Week of	Description	Location
Mon, May 10	Satellite tents, Local Affiliate Media Tents, Parking and Entry Tents	Parking Area
Mon, May 17	Skybox 17, Fan Zone Concession and Tenting	On-Course
Mon, May 24	On-Course Concessions, Skybox 18	On-Course
Mon, May 31	Skybox 18, 9 Gate/Red Lot, Event Lawn, Golf Channel	On-Course
Mon, June 7	Event Lawn, Broadcast Booths, Practice Facility	On-Course
Mon, June 14	Starter Tents, Media Tents, Caddie Area Interior Fit-outs	On-Course
Tournament Week – June 21 - 27, 2021		
Mon, June 28	Removal of cabling & furniture from on-course tents	On-Course
Mon, June 28	Begin removal of Skybox Structures from 18, 17 and Event Lawn	On-Course
Mon, June 28	Removal of Skybox Tents & On-Course Tents/Flooring/Fan Zone/Stage	On-Course
Mon, July 5	Removal of Skybox Tents & On-Course Tents/Flooring/Fan Zone/Stage	On-Course
Mon, July 5	Objective: Have all items removed from aforementioned "on-course" locations	On-Course
Mon, July 12	Objective: Have all items in bean field and being shipped out	Parking Areas

Tournament Contact: Kevin Harrington, Senior Director of Operations, (860) 502-6807



Official Event



21-04

**Town of Cromwell
Planning and Zoning Commission**

**APPLICATION FOR SPECIAL PERMIT
SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT**

Description of Activity: Addition of a garage + breezeway. Foundation added. Deck
Street Address: 31 River Rd. Zoning District: AE ^{above garage +}
^{breezeway.}
Parcel ID #: 00210700 Volume/Page: _____ ^{3 season room}
^{above}
^{garage}

Applicant's Name: Kelly Maher
Address: 31 River Rd.
Telephone Number (daytime): 860-604-7808
Email Address: Kellymaher977@gmail.com

Property Owner's Name: Kelly Maher
Address: 31 River Rd.

Description of Proposed Activity:
Addition of a garage and breezeway. Deck above +
3 ~~season~~ season room.
garage 35 x 24 breezeway 8 x 8

"I have read and I am familiar with the Cromwell Zoning Regulations Article 4.2 ("Special Flood Hazard Area Overlay District"), Article 8.7 ("Special Permit Application Procedures"), Article 8.10.G ("Notification of Abutting Property Owners") and Article 8.10.H ("Public Hearing Sign Posting Requirements"). An "Impact Statement" per Section 9.4.A is attached."

Kelly A. mahr
(signature of applicant)

2/8/2021
(date)

Kelly A. MAHER
(printed name of signer)

APPLICATION# 21-07

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision
(if applicable): Vista Estates
Street Address: 60 & 80 Hicksville Road
Volume/Page: V1473 p34 & V1473 p35
Zoning District: R-25 PIN # 00085100 & 10701400

Applicant's Name: John Zaleski
Address: 48 Evergreen Road
Cromwell, CT 06416
Telephone: 860-883-4717
Email Address: jayzaleski1@gmail.com

Owner's Name: Adelbrook Community Services, Inc. & Adelbrook, Inc.
Address: 60 Hicksville Road
Cromwell, CT 06416

Attached:

- ☒ 1. Application fee in the amount of \$ 1060⁰⁰;
- ☐ 2. Copy of Inland Wetlands and Watercourses Agency Permit, if applicable; Application Submitted in approval process.
- ☐ 3. Evidence of Water Pollution Control Authority approval, if applicable; Application Submitted.
- ☒ 4. Twenty-five copies of plans prepared in accordance with Article 403 and 404 of the Cromwell Subdivision Regulations.

***Incomplete applications may be rejected at the next scheduled meeting
of the Planning and Zoning Commission***

Application# 21-09

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
*APPLICATION FOR SPECIAL PERMIT***

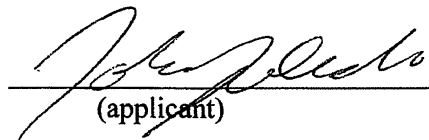
Type of Activity: Creation of Rear Lot (10) in Proposed Subdivision Vista Estates
(Per Section 6.6 Rear Lots of the Cromwell Zoning Regulations)
Street Address: 60 & 80 Hicksville Road Zoning District: R-25
Assessor's Parcel ID #: 00085100 & 10701400 Volume/Page: 1473-34 & 1473-35

Applicant's Name: John Zaleski
Address: 48 Evergreen Road, Cromwell, CT 06416
Telephone Number (daytime): 860-883-4717
Email Address: jayzaleski1@gmail.com

Property Owner's Name: Adelbrook Community Services, Inc. & Adelbrook, Inc.
Address: 60 Hicksville Road, Cromwell, CT 06416

Description of Proposed Activity:
Creation of rear lot in the proposed 10 Lot Vista Estates Subdivision.
Rear lot to be located on the south side of West Street.

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting)*.


(applicant)

2-22-21
(date)

**0020TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, MARCH 2, 2021
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Nick Demetriades, John Keithan, Paul Cordone, Ann Grasso (alternate) and Robert Donohue (alternate)

Absent: Ken Rozich, Brian Dufresne, and Jeremy Floryan

Also, Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, and Recording Clerk Michelle Armetta

1. Call to Order:

The meeting was called to order by Chairman Alice Kelly at 7:03 p.m.

2. Roll Call:

The presence of the above members was noted.

3. Seating of Alternates:

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

4. Approval of Agenda:

Director of Planning and Development Stuart Popper asked the Commission to amend the agenda to add the following item under #8 -New Business: Accept and Schedule New Applications:

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

Application #21-07: Request to create a 9 Lot Resubdivision at 60 & 80 Hicksville Road. John Zaleski is the Applicant and Adelbrook Inc. is the Owner.

Application #21-08: Request for a Special Permit under Section 6.6 of the Zoning Regulations to create a rear lot at 60 and 80 Hicksville Road. John Zaleski is the Applicant and Adelbrook Inc. is the Owner.

Mr. Popper said that the Public hearing for Applications #20-63 and #20-47 are tabled until the next Planning and Zoning meeting. He said that the applicant will be going before the Inland Wetland Agency on March 3, 2021.

Vice Chairman Michael Cannata made a motion to approve the agenda as amended. Seconded by Chris Cambareri. *All in favor; Motion passed.*

5. Public Comments:

None.

6. Development Compliance Officer Report:

Compliance Officer Bruce Driska asked the Commission if there were any questions about the report included in their packet.

Chairman Kelly inquired about Application #21-05. Mr. Popper said that the Padre Pio Foundation received a ZBA Variance for sideyard. Mr. Popper asked the Commission if Application #21-05 would require a Site Plan review before the Commission or can it be reviewed at the administrative level. Chairman Alice Kelly and Vice Chairman Michael Cannata said an administrative approval was acceptable.

Bob Donohue inquired about Application #21-03. Mr. Driska explained that it is a naturopathic doctor's office that is relocating to the former Comcast building. Mr. Driska also reported that there has been progress on a Cease-and-Desist Order for 17 Pleasant Street for an inoperable motor vehicle located on the property. He said that the property is currently owned by Wells Fargo Bank and he has had a conversation with them and is confident that this issue will be resolved.

Mr. Driska said regarding the property at 113 Berlin Road he has sent out notices this week for the five outstanding and unpaid fines that were issued for the storage of tractor-trailers on the vacant property. He said through the issuance of five different citations the town has been able to achieve compliance and has not had any other trailers parking there.

The Chairman thanked Mr. Driska for his report.

7. Town Planner Report:

Vice Chairman Michael Cannata inquired about the Red Lion Hotel. Mr. Popper reported that there is no feedback on maintenance issues that occurred earlier in the winter. He said that a hotel group in the Greater Hartford area is acting as custodian of the property. Mr. Popper reported the power and water are shut-off and there have been burst pipes. The fire and police departments have access and have been monitoring the situation.

Mr. Popper reported that due to the Board of Finance budget meeting on April 6th, the Planning and Zoning meeting scheduled for April 6, 2021 will be cancelled. He said we will have only one meeting in April and that will be on April 20th.

Mr. Popper also mentioned that he has had a conversation with a lawyer who has been hired by at least one recreational marijuana dealer. He explained that when the regulations are established by the state, each town will have to decide on the approach to that situation.

Mr. Popper said construction continues both at the Nike site and at Arbor Meadows and that Mr. Driska is out there daily. He reported that the Starbucks is completed and in operation and it has been doing well. Mr. Popper said we are expecting to hear some news, hopefully in the spring, about several new additions up at the ShopRite shopping center.

Chairman Alice Kelly mentioned that our regulations still contain the requirement for a conservation subdivision on any site of more than 15 acres. Mr. Popper said the regulations require that a conservation subdivision dedicate 50% of the site to open space and that is one of the reasons why the town has acquired so much property over the last 20 years. He said it is up to the Commission to decide if we want to keep that requirement in the regulations. The Commission members discussed the process for amending the Zoning Regulations to remove the requirement for a conservation subdivision for any site over 15 acres.

Chairman Alice Kelly reported that DPW has moved into the new building and are quite happy about it. Chris Cambareri congratulated Chairman Kelly on the completion of this project. Ann Grasso asked if the old building was empty. Chairman Kelly replied that she believes it is.

8. New Business: Accept and Schedule New Applications:

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

Vice Chairman Michael Cannata made a motion to accept and schedule Application #21-04 for the April 20, 2021 meeting. Seconded by Nick Demetriades. *All in favor, motion passed.*

- b. Application #21-07: Request to create a 9 Lot Resubdivision at 60 & 80 Hicksville Road. John Zaleski is the Applicant and Adelbrook Inc. is the Owner.

Vice Chairman Michael Cannata made a motion to accept and schedule Application #21-07 for the April 20, 2021 meeting. Seconded by Chris Cambareri. *All in favor, motion passed.*

- c. Application #21-08: Request for a Special Permit under Section 6.6 of the Zoning Regulations to create a rear lot at 60 and 80 Hicksville Road. John Zaleski is the Applicant and Adelbrook Inc. is the Owner.

Vice Chairman Michael Cannata made a motion to accept and schedule Application #21-08 for the April 20, 2021 meeting. Seconded by Paul Cordone. *All in favor, motion passed.*

- d. Applicant #21-10: Request for Site Plan Approval for a material storage yard at 80RGeer Street. Paramount Construction is the Applicant and Paramount Property LLC is the Owner.

Vice Chairman Michael Cannata made a motion to accept and schedule Application #21-10 for March 16, 2021 meeting. Seconded by Nick Demetriades. *All in favor, motion passed.*

9. New Business:

None

10. Public Hearings:

- a. Application #20-63: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to allow for the installation of a digital billboard within the Floodplain at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner. *Tabled to March 16, 2021.*
- b. Application #20-74: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner. *Tabled to March 16, 2021.*
- c. Application #21-02: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to allow for the installation of a digital billboard within the Floodplain at 6 Piney Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner.
- d. Application #20-48: Request to for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 6 Piney Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner.

Vice Chairman Michael Cannata made a motion to re-open the Public Hearing for Applications #21-02 and #20-48. Seconded by Nicholas Demetriades. *All in favor; motion passed.*

Attorney Dennis Ceneviva, Ceneviva Law Firm, 721 Broad Street, Meriden addressed the Commission. Attorney Ceneviva said he represents the Owner and Applicant Mr. Dominic DeMartino of DFC of Cromwell LLC. Attorney Ceneviva said he is joined to tonight by Mr. Wayne Violette, Landscape Architect with BL Companies and Mr. DeMartino.

Attorney Ceneviva commented that at the last meeting there were two outstanding issues that needed to be resolved. He said that the first was whether the Commission had the authority to control the hours of operation. The second point was Chairman Alice Kelly questioned the perspective being shown of the billboard being seen from the South Street area and whether it was an accurate portrayal.

Mr. Popper said that he consulted with the Town Attorney and has confirmed that because this is a Special Permit application the Commission does have the jurisdiction to control the hours of operation.

Mr. Violette presented a detailed plan on-screen to address the questions about perspective showing an engineering cross-section of the site plan from the eastern and western sides. He explained that the graphic depiction shows the proposed 8' to 10' supplemental Evergreen plantings, the billboard and how it would be viewed from 55 South Street. Mr. Violette also discussed the inclusion of an area of reforestation on the site with a variety of deciduous tree saplings.

Mr. Dominic DeMartino, addressed the Commission and thanked them for all the time they have put into this application. He told the Commission that these two boards will be the only two in Connecticut with the louver technology. Mr. DeMartino also reiterated that he has had conversations with and gotten written or verbal approval from the neighbors in that area. Mr. DeMartino also reminded the Commission that the billboards can be used to promote town events such as the Farmer's Market. Chairman Kelly commented that the billboards are past the exit for the market. Mr. Popper replied that the billboards are used for advertising, not directions. Mr. DeMartino said that the boards are used to pique interest and promote brand awareness.

Ann Grasso asked about what happens in the event the trees and saplings planted as part of the site plan die. Mr. Popper replied that there will be a bond required to replace the landscaping that dies.

Mr. Dave Massy of 37 Hicksville Road, Cromwell asked Mr. DeMartino about how the plantings will be maintained. Mr. DeMartino replied that he has several commercial properties throughout Connecticut and has the equipment needed to maintain the landscaping. Mr. Massy also asked if Mr. DeMartino would promote non-profits such as the Cromwell Food Pantry. Mr. DeMartino replied that he is committed to helping area non-profits organizations.

Attorney Ceneviva completed his presentation and thanked the Commission.

Chairman Alice Kelly commented that she had gotten a 28-page report of accidents around Route 9 North and South from the last three years. She said due to large number of the accidents in this location she would not be in favor of the billboards. Chairman Kelly said she does not think that the billboards are in the best interest of Cromwell and cannot see how it will improve area businesses. She said she does not live around the billboards but does not think the neighbors will be happy with the view of the billboards. Chairman Kelly said that social media is a better way to promote businesses.

Mr. Popper read a memo from Jon Harriman, Town Engineer dated 1/28/2021 into the record. As conditions of approval, Mr. Harriman suggests the following:

- Update the plan to show the missing items identified above. Flood plain calculations and impact remediation are indicated in the letter report. The applicant should review section 4.2.T.3.(3) and demonstrate compliance.
- Details on structure support below grade show a drilled depth of 23 feet. Provide a dewatering detail.
- Final as-built shall indicate flood compensation has been achieved.

Vice Chairman Mike Cannata made a motion to close the public hearing for Applications #21-02 and #20-48. Seconded by Nick Demetriades. All in favor, motion passed.

Chairman Kelly asked for comments from the Commission.

Vice Chairman Mike Cannata said although there could be 8 to 10 houses built on the property, the location close to the highway and sewage treatment plant are not optimum and it would not be a safe place for children. He said the billboards will be a tax generator and the Applicant has agreed to all the checks and balances the Commission has required. Vice Chairman Cannata said he believes that the billboards are a plus for the town and a good use of the property. He said other uses would be detrimental and is in favor of this application with the proper conditions.

Mr. Chris Cambareri thanked the owner/applicant and his team. Mr. Cambareri said that he is a proponent of the anything that will drive business to Cromwell and is in favor of this application.

Mr. Paul Cordone commented that he sees both sides of the discussion. He said the Applicant did a great job with the presentations. Mr. Cordone said he tends to agree with Chairman Kelly about the safety issue and thinks a location with slower moving traffic would be more appropriate.

Mr. Nick Demetriades thanked the Applicant for his time. He said he understands the argument in favor of the billboards but is not a proponent himself. Mr. Demetriades said he is generally not in favor of this application.

Mr. John Keithan thanked the Applicant and said he is in support of the project, and feels it promotes business and brand recognition. He said this would help businesses who may not be able to afford larger radio or social media advertising.

Ms. Ann Grasso commented that she is conflicted but feels that the small town of Cromwell needs some "oomph". She said although Chairman Kelly has a good point about accidents, Ms. Grasso feels the town needs to do what they can to enhance economic development. She complimented the Applicant for a very robust presentation. Since the Commission approved the zone change to allow billboards in that area, Ms. Grasso is in favor.

Mr. Robert Donohue commented that although he saw the accident reports, the Applicant did everything that was asked of him by the Commission. Mr. Donohue said therefore he would approve the Application.

Vice Chairman Michael Cannata made a motion to approve Application 21-02 with the conditions set forth in the January 28, 2021 memo from Town Engineer, Jon Harriman. Seconded by Chris Cambareri. *In Favor: Vice Chair Michael Cannata, Chris Cambareri, John Keithan, Ann Grasso, and Robert Donohue. Opposed: Chairman Alice Kelly, Nick Demetriades and Paul Cordone. Motion passed.*

Vice Chairman Michael Cannata made a motion to approve Application 20-48 with the conditions set forth in the January 27, 2020 memo from Compliance Officer Bruce Driska, the condition that the LED shield be used and the condition that billboard is not used between the hours of 12:00 a.m. and 5:00 a.m. Seconded by Chris Cambareri. *In Favor: Vice Chair Michael Cannata, Chris Cambareri, John Keithan, Ann Grasso, and Robert Donohue. Opposed: Chairman Alice Kelly, Nick Demetriades and Paul Cordone. Motion passed.*

11. Commissioner's Comments:

Mr. Nick Demetriades addressed the Commission regarding the Regional Planning Commission's recent meeting and the ongoing efforts to update the Regional Plan of Conservation. Mr. Demetriades sent a couple of emails to the Commission members that may be pertinent to what Mr. Popper mentioned earlier having to do with recreational marijuana. He noted that the Town of Colchester is going to be proposing some possible changes to regulations citing some issues that could possibly arise regarding growing facilities. Mr. Popper added that currently in Connecticut, there are existing growing facilities that are owned by the medical marijuana retailers. He said large scale growing facilities already exist in many towns and are regulated. Mr. Popper said if the State were to allow recreational marijuana sales each town would have to decide whether to allow retail sales and how to regulate from a zoning perspective.

Mr. Demetriades sent an email to the Commission that has a link to the Regional Plan of Conservation and Development planning maps. He said there is now the opportunity to see the maps and to comment.

Chairman Alice Kelly thanked Mr. Demetriades for his comments.

12. Approval of Minutes:

a. January 19, 2021

The minutes from the January 19, 2021 have been amended to include a comment by Ann Grasso. Vice Chairman Michael Cannata made the motion to approve the amended minutes of January 19, 2021. Seconded by Chris Cambareri. *All in favor, motion passed. (Chairman Alice Kelly abstained.)*

b. February 2, 2021

Vice Chairman Michael Cannata pointed out an error on page four, paragraph two, should read “north (not south) of the old gas station”.

Nick Demetriades would like it noted that during the discussion regarding the billboard he brought up the fact that the Commission had talked about a single billboard issue in several prior meetings and that coming in with the two billboards was not necessarily what we thought would be appropriate for that area.

Vice Chairman Michael Cannata made the motion to approve the amended minutes of February 2, 2021. Seconded by Bob Donohue. *All in favor, motion passed.*

13. Adjourn:

Vice Chairman Michael Cannata made the motion to adjourn at 8:50 p.m. *All in favor, motion passed.*

Respectfully submitted,

Michelle L. Armetta
Recording Clerk

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, APRIL 20, 2021
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Nick Demetriades, Paul Cordone, Robert Donohue (alternate), and Ann Grasso (alternate)

Absent: Ken Rozich, Brian Dufresne, John Keithan and Jeremy Floryan

Also, Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Council Liaison James Demetriades, Town Engineer Jon Harriman, and Recording Clerk Michelle Armetta

1. Call to Order:

The meeting was called to order by Chairman Alice Kelly 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 Vice Chairman Michael Cannata to seat Robert Donohue and Ann Grasso as alternates. Seconded by Paul Cordone. *All in favor, Motion passed.*

4. Approval of Agenda:

Director of Planning and Development Stuart Popper asked the Commission to add the following to the agenda under New Business: Accept and Schedule New Application:

- a. Application #21-15 for a Special Permit to install a billboard in the 100-year floodplain at 241 and 251 Main Street.
- b. Application #21-16 for a Special Permit for the installation of a billboard at 241 and 251 Main Street.
- c. Application #21-17 for a Special Permit for a restaurant liquor permit at ABC Pizza.

Vice Chairman Michael Cannata made a motion to approve the agenda as amended. Seconded by Chris Cambareri. *All in favor; Motion passed.*

5. Public Comments:

Chairman Alice Kelly invited the Public to make comments not related to the Public Hearing. She went on to explain that when the time comes for public comments for the Public Hearing, residents will have the opportunity to come up and give their name and address and will have three minutes to speak. Chairman Kelly said after everyone has had a chance to make comments, you may return to continue your comments.

6. Development Compliance Officer Report:

Development Compliance Officer Bruce Driska addressed the Commission and asked if anyone had questions regarding the report included in the packet. Mr. Driska gave an update on an enforcement issue that began on Monday, April 5, 2021 on 132 North Road. He explained the site is a 7.99-acre vacant lot at 134 North Road in an R-25 zone. Mr. Driska said the violations consists of placing at that time five box trailer trucks and two flatbed trailer trucks and a notice of violation was issued immediately and within one week all, but one box truck was removed. Mr. Driska will issue a second violation this week to pursue enforcement with the owner. A Commission member asked a question was raised about Application #21-05 for Padre Pio Foundation. Mr. Driska explained that Padre Pio Foundation received a Zoning Board of Appeals variance to do to expand a building addition into the side yard on the south side of the property. He said additional improvements included landscaping and upgrading the parking lot.

Mr. Driska asked the Commission if there were any other questions. The Commission had no further 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 that Mr. Driska continues his daily inspections up at the Nike site and Arbor Meadows off of Field Road. He said there have been discussions about properties in town but no applications and we are hoping to see some new applications later this spring.

Mr. Popper said regarding the former Red Lion Hotel property the owners of the property, one which has a mortgage on the land and another which has a mortgage on the building, are considering putting the property together, but there is no action currently. He said there is also nothing to report regarding the Friendly's property.

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

8. New Business: Accept and Schedule New Applications:

- a. Application #21-15 for a Special Permit to install a billboard in the 100-year floodplain at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.
- b. Application #21-16 for a Special Permit for the installation of a billboard at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.

Vice Chairman Michael Cannata made a motion to accept and schedule Applications #21-15 and #21-16 for a Public Hearing to be heard on May 18, 2021; Seconded by Chris Cambareri. *All in favor; motion passed.*

- c. Application #21-17 for a Special Permit for a restaurant liquor permit at ABC Pizza. Currently ABC Pizza sells wine and beer but would like to expand liquor service.

Vice Chairman Michael Cannata made a motion to accept and schedule Application #21-17 for a Public Hearing to be heard on May 18, 2021; Seconded by Chris Cambareri. *All in favor; motion passed.*

9. New Business:

a. Section 8-24 Mandatory Referral for the Installation of Sidewalks in front of 243 Shunpike Road.

Jon Harriman, Town Engineer, addressed the Commission. Mr. Harriman explained that this project will link the newer sidewalks on County Line Drive with the roughly 2500 linear feet of existing sidewalks on Commerce Drive. He explained that sidewalks are currently installed on Shunpike Road between these streets, but a sidewalk has not yet been constructed in front of 243 Shunpike. Mr. Harriman said project funding would come from the remaining funds in the Northern Tier STEAP grant. He explained that the work would be done in the DOT ROW requiring an Encroachment Permit from District 1. Mr. Harriman also commented that there are many walkers along that route. A Commission member asked Mr. Popper if approval was required from the Regional Planning Agency since this project is within 500 feet of Rocky Hill? Mr. Popper said no.

Vice Chairman Michael Cannata made a motion to issue a positive report for 8-24 mandatory referral for the installation of sidewalks in front of 243 Shunpike Road. Seconded by Chris Cambareri. *All in favor; motion passed.*

b. Section 8-24 Mandatory Referral for the Installation of Sidewalks along portions of Geer Street and Main Street.

Jon Harriman, Town Engineer, addressed the Commission. Mr. Harriman explained that this project will link existing sidewalks on sections of Geer Street with Main Street. He explained that the plan is for new sidewalks to be constructed on Main Street, west side, from Geer Street to Sunset Drive. New sidewalks on the south side of Geer Street would be constructed from the intersection of Court Street east to Woodside Road, and again on the south side of Geer Street from Briadon Drive to Main Street. Sidewalk locations were selected as a part of a Safe Routes to School study. Project comes from a Community Connectivity Grant. The work on Main Street would be done in the DOT ROW requiring an Encroachment Permit from District 1. A question arose as to why the sidewalks would stop at Sunset Drive. Mr. Harriman explained that there are very few homes past Sunset Drive and the grant was for up to \$400K. Paul Cordone asked about the brick street signs along that route and if they would have to be removed. Mr. Harriman answered that they would not.

Vice Chairman Michael Cannata made a motion to issue a positive report for 8-24 mandatory referral for the installation of sidewalks along portions of Geer Street and Main Street. Seconded by Chris Cambareri. *All in favor; motion passed.*

The Commission thanked Mr. Harriman.

10. Public Hearings:

Chairman Alice Kelly read the Legal Notice into the record.

Vice Chairman Michael Cannata made a motion to open the Public Hearing for Application #21-04. Seconded by Paul Cordone. *All in favor; motion passed.*

- a. **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.

Mr. Popper explained that the Applicant, Ms. Kelly Maher, has requested that the Commission continue the Public Hearing to May 4, 2021 so that the Applicant's engineers can prepare the necessary flood information.

Vice Chairman Michael Cannata made a motion to continue Public Hearing for Application #21-04 to May 4, 2021. Seconded by Bob Donohue. *All in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to open the Public Hearing for Applications #21-07 and #21-09 to be heard together. Seconded by Paul Cordone. *All in favor; motion passed.*

- b. **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.
- c. **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.

Mr. Stuart Popper explained that at the April 3, 2021 meeting of the Inland Wetlands and Watercourses Agency (IWWA), the Agency heard the presentation by the Applicant and by the Applicant's soil scientist, Mr. Martin Brogie. He said that Mr. Brogie went over in detail the comments made by the neighbors and gave his responses to those comments. Mr. Popper explained that after Mr. Brogie's presentation the IWWA decided that it was an insignificant activity and would not require a Public Hearing, and with that in mind, the IWWA voted at their April 3, 2021 meeting to approve the activities within the upland review area. He said that this evening the Applicant will present plans for the re-subdivision and special permit application for a rear lot all covered by our Subdivision and Zoning regulations. Mr. Popper said the Planning and Zoning Commission has no authority over the wetlands on the site, so the public should be addressing the planning and zoning issues, not the wetlands issues, which have already been settled by the Inland Wetlands Agency.

John Wagenblatt, Principal at LRC Group, 160 West Street, Cromwell, addressed the Commission. Mr. Wagenblatt was joined by the Applicant Mr. Jay Zaleski and Mr. Rich Reynolds, a Project Engineer from LRC Group. He said the Vista Estates Resubdivision is a proposed nine lot residential subdivision that encompasses 14.91 acres of the 54.27-acre Adelbrook Community Services property. Mr. Wagenblatt described the location of proposed resubdivision and rear lot. He said there are two parcels that make up the land involved in the development (60 and 80 Hicksville Road) owned by Adelbrook Community Services, Inc. and located in the R-25 Residential Zoning District.

Mr. Wagenblatt said the site of the proposed subdivision contains an area of open grass, wooded areas, inland wetlands, and Chestnut Brook. He explained that a sanitary sewer easement containing a sewer main runs from north to south through the central position of the subdivision property. Mr. Wagenblatt noted that an easement for CL&P exists in the southern portion of the subdivision. He said the existing 10" water main located on Hicksville Road will provide water service for the proposed lots on Hicksville Road and an existing 12" water main located in West Street will provide water service for the lot on West Street. Mr. Wagenblatt said the existing house will remain as a frontage lot off Hicksville Road. He explained that all of the lots have been designed to meet the minimum bulk requirements of the R-25 zoning district and Lot 2 is the only proposed rear lot in the 9-lot subdivision. Mr. Wagenblatt said the accessway to the Hicksville Road rear Lot 2 is 25 feet in width for its entire length and the lot has been designed to meet all the requirements of the Rear Lot regulations. He said the lots will range in size from the minimum of 25,000 square feet to 4.45 acres.

Mr. Wagenblatt explained that there are eight frontage lots along Hicksville Road including the existing Adelbrook property with one rear lot and one frontage lot located off West Street. He said all lots will be served by town sewer and public water. Mr. Wagenblatt said a new sewer line to serve Lot 1 and Lots 3-8 is proposed along the frontage of Hicksville Road. He noted that Lots 2 will be serviced by a direct connection to the trunk line that traverses the property and Lot 9 by a connection to West Street.

Mr. Wagenblatt said stormwater management areas are proposed for Lots 2-9 to attenuate the increase in stormwater runoff due to the change in surface coverage. He said the stormwater management areas have been designed as either an excavated depression or an underground chamber system.

Mr. Wagenblatt said they have received comments from town staff and have submitting responses to staff. He said they met with the Chief of Police to address her concerns regarding the sight line from the driveway along West Street.

Mr. Jay Zaleski, the Applicant addressed the Commission. He said he currently

resides at 48 Evergreen Road and he is a lifelong resident and he and his family are very excited about the proposed subdivision and moving onto Lot 9. Mr. Zaleski went on to thank Mr. Wagenblatt and Mr. Reynolds for their presentation and believes all zoning regulations have been met. He expressed his appreciation to the Commission for their consideration.

Vice Chairman Michael Cannata asked the Applicant about the percentage of driveway to rear lot. Mr. Wagenblatt replied that it is 12% as is the guideline. Mr. Cannata also inquired about the depth of the sewer. Mr. Wagenblatt replied that it is 300 feet and feels it is sufficient.

Mr. Bob Donohue inquired about the distance of the fire hydrants for Lots 2 and 9. Mr. Wagenblatt said Lot 9 is 330 feet and Lot 2 is 290 feet from the respective hydrants.

Mr. Nick Demetriades inquired about the maintenance of the individual storm water management systems. Mr. Rich Reynolds replied that each lot will have an individual plot plan and meet manufacturer requirements. Mr. Popper replied that these are private structures on private property and therefore, must be maintained by the owners and it is not the Town's responsibility; however, the Town Engineer will review each system when proposed on the site plans for each lot to make sure they will work.

Ms. Ann Grasso inquired about the tree cut-back for Lot 9. Mr. Wagenblatt explained that the tree and brush removal is required to have adequate site line for the driveway onto West Street. He explained that some vegetation will be removed to improve the run-off issue and to restore the wetlands along the discharge area from West Street.

Mr. Demetriades asked if there could be a site walk. The Commission agreed to schedule a site walk for Tuesday, April 27 at 6:00 p.m. Chairman Kelly said at the site no questions will be asked and the Applicant's Engineer will point out activities as shown on the plan.

Chairman Kelly opened the Hearing for Public comments:

Mr. David Masse, 37 Hicksville Road addressed the Commission. Mr. Masse has concerns about how the development will fit within the surrounding area. He emphasized the need for the Commission to look at the proposed subdivision and determine its impact on the neighborhood and the town overall. Mr. Masse asked why the Commission has not required a portion of the development to be set aside for conservation. Mr. Popper replied that it has not been proposed and is not a requirement it is an option open to the developer but not a requirement. Mr. Masse has concerns about the wildlife and feels that lots #7 and #8 are located too close to the pond. He suggested that the developer dedicate lots 7 and 8 as open space.

Rev. Mike Langer of the Hilltop Church and resident of 82 Hicksville Road addressed the Commission. Rev. Langer asked the Commission to consider installing sidewalks and expressed concerns for wildlife in the area. Rev. Langer also gave the Commission permission to use the church lot to park for the April 27 site walk.

Ms. Alyssa Goduti, President and CEO of Adelbrook Learning Centers addressed the Commission. Ms. Goduti explained that Adelbrook Learning Centers are private special education programs certified by the State Department of Education to serve students with autism, neurodevelopmental disorders, emotional disturbance, and learning disabilities from pre-Kindergarten through grade 12 and Adelbrook's Transitional Academies, for students ages 18–21, focus on life-long learning and life skills, and employment proficiencies through meaningful work experiences and community engagement. Ms. Goduti went on to explain the sale of the property for development will help support the school and its residents and provide more services. Ms. Goduti also told the Commission that the pond will be visible and accessible to the students. She also explained that Adelbrook could have developed this property but did not because it is separated from the main campus by the pond, stream and sanitary sewer easement.

Mr. James Demetriades, Town Council Liaison, addressed the Commission and suggested that the developer install sidewalks along the property frontage on Hicksville Road.

Chairman Kelly asked if there were any other members of the public who wished to address the Commission. There were none.

Vice Chairman Mike Cannata made a motion to continue the Public Hearing for Applications #21-07 and #21-09 to the site walk on April 27, 2021 at 6:00 p.m. Seconded by Chris Cambareri. *All in favor, motion passed.*

11. Commissioner's Comments:

Mr. Nick Demetriades addressed the Commission. Mr. Demetriades sent an email containing information about the upcoming RPOC Zoom presentation on April 26 at 7:00 p.m. He said the email contained a link to the presentation. It is open to the public and the presentation will look at conservation and development from a regional perspective. Mr. Popper will post the link on the Town website.

Commission members asked what was the status of the upcoming TPC tournament. Mr. Popper said that representatives of the TPC will appear before the Commission at the May 4, 2021 meeting.

12. Approval of Minutes:

- a. **March 2, 2021** – tabled.
- b. **March 16, 2021**

Mr. Demetriades asked that the minutes of March 16, 2020 be amended to include his comment on page 7 noting that Mr. Demetriades reference the plan of conservation and development PLCD section 2.1.1 land use.

Vice Chairman made a motion to approve the minutes of March 16, 2021 as amended. Seconded by Chris Camberieri. *All in favor, motion passed. (Ann Grasso abstain as she was not present at the meeting of 3/16/21).*

c. March 30, 2021

Vice Chairman made a motion to approve the minutes of March 30, 2021. Seconded by Chris Camberieri. *All in favor, motion passed.*

13. Adjourn:

Vice Chairman Michael Cannata made the motion to adjourn at 8:48 PM. *All in favor, motion passed.*

Respectfully submitted,

Michelle L. Armetta
Recording Clerk

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
6:00 PM TUESDAY, APRIL 27, 2021
SITE WALK AT 60 AND 80 HICKSVILLE ROAD
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Paul Cordone, Nick Demetriades, Brian Dufresne, John Keithan and Ken Rozich,

Absent: Chris Cambareri, Robert Donohue (alternate), Jeremy Floryan and Ann Grasso (alternate).

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 Chairman Alice Kelly at 6:00 p.m.

2. Roll Call:

The presence of the above members was noted.

3. Site Walk:

a. 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.

b. 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.

Vice Chairman Michael Cannata made a motion to open the public hearing for the Site Walk. Seconded by Paul Cordone. *All in favor; Motion passed.*

4. Adjourn:

Vice Chairman Michael Cannata made a motion to continue the public hearing for Applications #21-07 and #21-09 to the next scheduled Planning and Zoning Commission meeting on Tuesday May 4, 2021 at 7:00 PM in the Town Council Chambers at 41 West Street. *All in favor, motion passed.*

Respectfully submitted,

Stuart B. Popper
Acting Recording Clerk