



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. TUESDAY MAY 18, 2021
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
AGENDA

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 #21-15: 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.
 - b. Application #21-16: 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.
 - c. 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.
 - d. 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.
 - e. 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. April 27, 2021
 - b. May 4, 2021
13. Adjourn:

RECEIVED FOR RECORD
May 11, 2021 01:21P
JoAnn Boyle
TOWN CLERK
CROMWELL, CT

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 18, 2021 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #21-15: 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.
2. Application #21-16: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of a digital billboard at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.
3. 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).
4. 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).
5. 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 5th day May of 2021.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SPECIAL PERMIT

Type of Activity: Install digital billboard in 100 Flood Zone
(Per Section 4.2.P of the Cromwell Zoning Regulations)
Street Address: 241 + 251 MAIN ST Zoning District: LB
Assessor's Parcel ID #: 00480800 Volume/Page: 1557-316

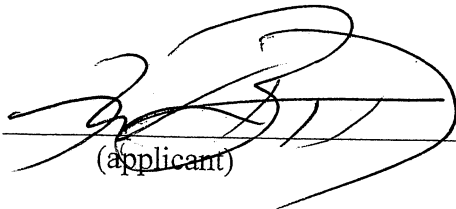
Applicant's Name: RODNEY BITGOOD
Address: 263 MAIN ST CROMWELL
Telephone Number (daytime): 860-613-2355
Email Address: RODNEY@CROMWELLAUTOMOTIVE.COM

Property Owner's Name: RODNELLA REALTY, LLC
Address: 263 MAIN ST CROMWELL

Description of Proposed Activity:

Request to install digital 100 year billboard in the Flood Zone

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)

3-31-21
(date)

**Engineering Department
Town of Cromwell
Cromwell, CT**

Memorandum

To: Stuart Popper – Town Planner

CC: Planning & Zoning Commission

From: Jon Harriman – Town Engineer

Date: 3/15/2021

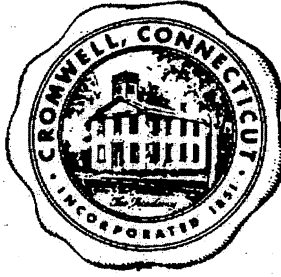
Re: Application # 20-47 & 20-63 – 241 & 251 Main Street

I have reviewed the revised plan entitled: "Limited Property/Boundary Survey Improvement Location Survey Proposed Billboard Land of Rodnella Realty LLC, 241 & 251 Main Street Cromwell" dated revised 02/09/21.

The revised location of the proposed billboard structure addresses several of the comments I had raised under the initial submission. As conditions of approval, I would suggest the following:

1. Flood plain calculations and impact remediation are indicated on the plans. At a base elevation of 10 feet the billboard structure will occasionally be inundated by floodwaters of the Connecticut River. The applicant should review section 4.2.T.3.(3) and demonstrate compliance.
2. A detail has been provided showing flood waters entering the pole by way of four holes drilled in the structure. How will this water drain back out (assuming the pole is hollow below grade)?
3. Details on a footing or type of structure support below grade are not shown, but will likely be in the water table. Provide a dewatering detail.
4. Final as-built shall indicate flood compensation has been achieved.

In compliance with Cromwell's CTDEEP MS4 permit requirements, attached to this memo is the Town's notification to contractors regarding CTDEEP storm water permitting requirements that may be relevant to this project.



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development

From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*

Date: January 27, 2021

Re: **Plan Review, PZC Application #20-63, Special Permit,
Flood Zone Activity at 241 Main Street**

PROPOSAL

The Applicant is seeking approval to place a six (6) foot diameter vertical pipe at grade in the AE Flood Zone. The application indicates there will be two (2) digital billboards.

COMMENTS

Staff requests the following from the Applicant for this application:

1. Construction Sequencing Plan
2. Dewatering Plan
3. Revised plan to depict one, not two digital billboards

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

Type of Activity: Install Digital Billboard
(Per Section 3.6.C of the Cromwell Zoning Regulations)
Street Address: 241 + 251 MAIN ST Zoning District: CBD
Assessor's Parcel ID #: 00480800 + 00278500 Volume/Page: 1557-316 + 1505-190

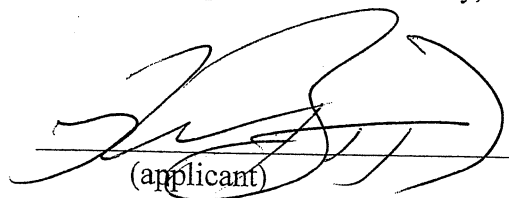
Applicant's Name: RODNEY BITGOOD
Address: 263 MAIN ST CROMWELL
Telephone Number (daytime): 860-613-2355
Email Address: RODNEY@CROMWELLAUTOMOTIVE.COM

Property Owner's Name: RODNELLA REALTY LLC
Address: 263 MAIN ST CROMWELL

Description of Proposed Activity:

Request to install digital billboard

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)

3-31-21
(date)

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 ~~room~~ 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. maher
(signature of applicant)

2/18/2021
(date)

KELLY A. MAHER
(printed name of signer)



E N G I N E E R I N G

5/12/2021

Stuart B. Popper, AICP
Director of Planning and Development
Cromwell, Connecticut

Re: 31 River Road

Dear Mr. Popper:

This letter shall serve as a general narrative for the proposed improvements located at the subject property. This office prepared a plan entitled "Drainage Improvement Plan of 31 River Road, Cromwell, Connecticut prepared for Kelly Maher", dated 5/11/2021 which shows the proposed improvements and drainage system. The purpose of the prepared plan and the designed drainage system is to provide flood water volume in order to compensate for the volume of the proposed dwelling addition during a measurable flood.

The property is located within the AE flood zone as determined by FEMA. The published flood elevation at the site is 24.0 (NAVD). The proposed addition has a slab elevation of 16.55, and the surrounding area is at approximately elevation 15.0. The displaced flood water volume has been calculated to be 2,346 CF, which consists of the walls and slab of the addition. The addition has been designed to allow flood water to pass through as is required by regulation.

As part of the proposal, an underground detention system is designed with a capacity of at least 2,352 CF, which will offset the volume that the building is displacing. The proposed improvements are designed to comply with all applicable zoning and FEMA regulations including flood venting, use of flood resistant materials, and other pertinent requirements. The above calculations and details associated with the proposal are located on the previously mentioned plan along with the other submitted materials.

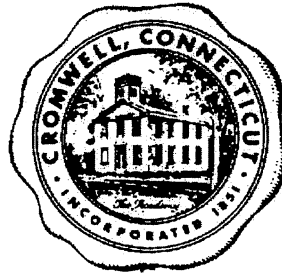
As such, to the best of my knowledge and belief, the application conforms to the requirements of Section 4.2 of the Town of Cromwell zoning regulations.

If you have any questions, please do not hesitate to contact me.

Bryan Nesteriak, P.E., L.S.

B&B Engineering, LLC

L:\Job Data\1100-1199\1110\Correspondence\Popper 31 River Road 5-12-2021 L.docx



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development

From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*

Date: May 12, 2021

Re: Plan Review, PZC Application #21-04, Special Permit, Kelly Maher, 31 River Road

BACKGROUND

There is an existing two-story, single-family residence at the Subject Property located within the Special Flood Hazard Area Overlay District (SFHAOD).

PROPOSAL

The Applicant is seeking Special Permit approval to construct a 24' x 35' addition connected to the house by a 8' x 12.5' hallway.

COMMENTS

The application meets the zoning requirements §4.2 for SFHAOD. Staff recommends the following as conditions of approval:

1. Inclusion of all staff comments
2. Name and telephone information for 24/7 contact
3. Posting of an Erosion & Sedimentation Control Bond to be determined by Zoning Staff
4. A pre-construction meeting with Town Staff

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.

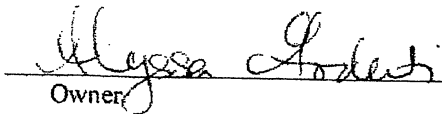
*Incomplete applications may be rejected at the next scheduled meeting
of the Planning and Zoning Commission*

Please answer the following questions:

1. Is any part of the site within 500' of an adjoining town? ☐ Yes ☒ No
2. Does any part of the site contain wetlands? ☒ Yes ☐ No
3. If you propose to disturb more than five acres, have you filed a Stormwater Management Plan with DEP? ☐ Yes ☐ No ☒ N/A
4. If the subdivision will involve more than 100,000 sf of floor area or 199 parking spaces, have you applied for an STC Permit with DOT? ☐ Yes ☐ No ☒ N/A
5. Is any portion of the site subject to any Conservation Restriction per Sec. 47-42d of the Connecticut General Statutes? ☐ Yes ☒ No


Applicant

2/18/21
Date


Owner

2/17/2021
Date



May 13, 2021

Mr. Stuart B. Popper, AICP
Director of Planning & Development
Town of Cromwell
41 West Street
Cromwell, Connecticut 06416

Re: IWWA Application #21-03 & Application 21-09
60 & 80 Hicksville Road
John Zaleski - Applicant

Mr. Popper,

This letter is prepared to provide additional information in response to review comments from Jon Harriman, P.E. dated April 20, 2021.

The review comments are in *italics font* and our response is provided in *normal font*.

1. The plans call for increasing design speed site line distances to 45mph, which increased the amount of tree removal and trimming. I agree with this assessment, and request that confirmation of site lines (as-built) be submitted prior to application for certificate of occupancy.

The sight lines for proposed Lot 9 have been increased by the proposed removal of additional trees and low-level vegetation as shown on the Site Development Plan SDP-2. The trees to be removed will be marked in the field for clearing and an as-built plan showing the sightline will be prepared and submitted to the town prior to application for certificate of occupancy.

2. The lot fronting on West Street is surrounded by flagged wetlands. It would appear that this lot receives runoff from the lots on Smith Farm and West Street to the east. The plans show runoff being routed through the lawn and across the driveway. It is very possible that this home site will be wet for extended periods of time. Test pit data should be submitted to demonstrate the suitability of the proposed lot for construction.

Individual plot plans will be prepared and submitted for town approval for each lot and will show detailed grading with swales to direct surface runoff around and away from the house, utility information, erosion control measures (silt fence, construction entrance, outlet protection) and a limit of disturbance.

Test pits were excavated on the proposed Lot 9 (lot fronting on West Street) to demonstrate the suitability of the lot for construction. Attached is a Test Pit Plan for Lot 9 which shows the locations of the test pits and the soil data. Two test pits were excavated in the stormwater management area and

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LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

Connecticut SBE Certified

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one in the location of the proposed house. The soils consist of coarse sand in the upper limits and more silty sands in the lower limits. Groundwater was visible in two of the test pits between 54 inches and 84 inches. No ledge was encountered.

In our opinion and from the soil testing performed, the lot is suitable for construction.

3. The ADS gallery design information is generic and does not include design specifics for each system on the individual lots. This information will be required to be included at time of application for each plot plan, with as-built information at time of application for certificate of occupancy.

All proposed lots are shown with a similar house footprint. The driveway for lots 3 through 8 is similar in size. Therefore, the amount of impervious coverage is similar and the same size underground detention system is shown. The sizing of the system is included in the Engineering Report submitted on January 27, 2021.

All of the proposed lots have been designed to include an underground chamber system or an excavated depression to treat the first inch of rainfall runoff from the impervious roof areas and to reduce the rate of runoff to below the pre-development conditions. The underground chamber system consists of (12) SC-310 Stormtech Chambers with 6" Stone Base, an eighteen-inch diameter inlet and outlet basin and outlet piping. The underground chamber systems and excavated depressions are designed based upon the house size and driveway depicted on the site development plans.

Individual plot plans for each lot will be submitted to the town for final approval prior to construction which will include a drainage system design specific to the proposed development of each lot.

An as-built plan of the constructed stormwater management system shall be prepared and submitted to the town for review prior to application for a certificate of occupancy.

4. Prior to issuance of certificate of occupancy the engineer shall submit confirmation that the as-built stormwater management system(s) meet the design criteria (sizing).

An as-built plan of the constructed stormwater management system shall be prepared and submitted to the town for review prior to application for a certificate of occupancy. As part of the as-built, the design engineer shall provide confirmation that the stormwater management system was constructed in conformance with the approved plot plan.

In compliance with Cromwell's CTDEEP MS4 permit requirements, attached to this memo is the Town's notification to contractors regarding CTDEEP storm water permitting requirements that may be relevant to this project.

The project will disturb approximately 4 acres due to development. The CT DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activity requires that the project adhere to the erosion and sediment control land use regulations of the town and as long as the land use commission issues an approval of the proposed erosion and sediment control measures.



If you have any questions or require additional information, please contact our office.

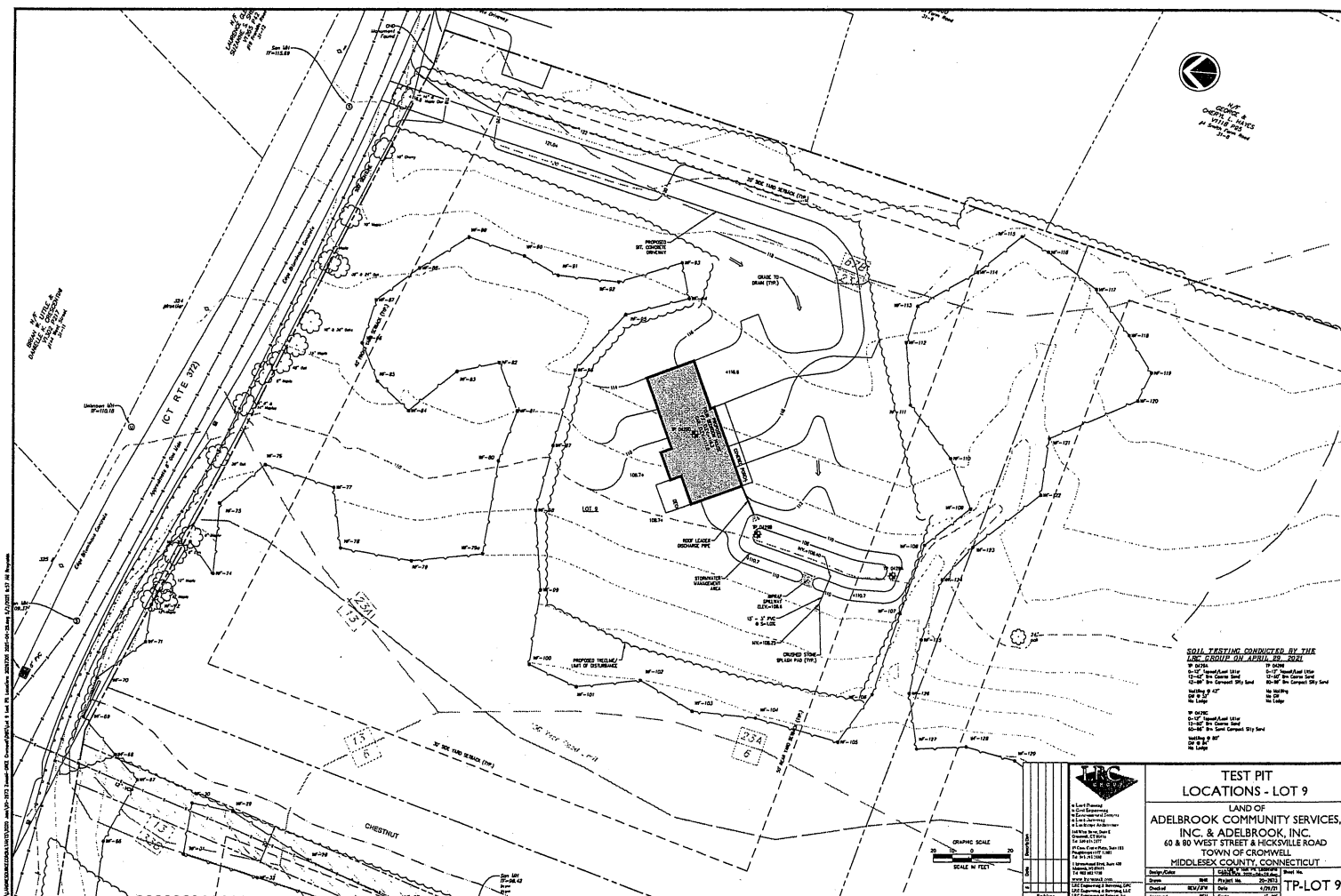
Sincerely,

LRC Engineering & Surveying, DPC

A handwritten signature in black ink, appearing to read "Richard Reynolds", is written over the printed name.

Richard Reynolds
Project Engineer

Enclosure



Popper, Stuart

From: Harriman, Jon
Sent: Thursday, May 13, 2021 9:47 AM
To: Popper, Stuart
Subject: 60&80 Hicksville Road

Stuart,

I have reviewed the response from the developer's engineer dated May 13, 2021 and am satisfied with it. Since some of the responses indicate a fulfillment at time of plot plan, I would ask that my letter and their responses become conditions of approval.

I have learned that the Commission has requested sidewalks along the lot frontages. I would like the opportunity to review those plans.

Jon Harriman, P.E.
Town Engineer
Town of Cromwell, CT
ph: 860 632-3465
fx: 860 632-3477

**Engineering Department
Town of Cromwell
Cromwell, CT**

Memorandum

To: Stuart Popper

CC: Planning & Zoning Commission

From: Jon Harriman, P.E. 

Date: 4/20/2021

Re: Application # 21-07&21-09 – 60 and 80 Hicksville Road

I received revise plans for this subdivision on March 19th, dated revised March 13, 2021. I have reviewed the plans to subdivide and create 9 lots (8 new homes) at 60 and 80 Hicksville Road. I raised a number of points during the inland wetlands application that have either been addressed or have been indicated by the applicant's engineer will be addressed at time of individual plot plan application for each lot.

As proposed, the subdivision appears to meet the requirements of the zoning regulations for storm water management. Each lot has either a stormwater management pond or an underground galley system to mitigate increases in post development runoff. I offer the following comments at this time. Additional comments may be generated through the course of the public hearing and any future plan revisions.

1. The plans call for increasing design speed site line distances to 45mph, which increased the amount of tree removal and trimming. I agree with this assessment, and request that confirmation of site lines (as-built) be submitted prior to application for certificate of occupancy.
2. The lot fronting on West Street is surrounded by flagged wetlands. . It would appear that this lot receives runoff from the lots on Smith Farm and West Street to the east. The plans show runoff being routed through the lawn and across the driveway. It is very possible that this home site will be wet for extended periods of time. Test pit data should be submitted to demonstrate the suitability of the proposed lot for construction.
3. The ADS gallery design information is generic and does not include design specifics for each system on the individual lots. This information will be required to be included at time of application for each plot plan, with as-built information at time of application for certificate of occupancy.
4. Prior to issuance of certificate of occupancy the engineer shall submit confirmation that the as-built stormwater management system(s) meet the design criteria (sizing).

April 20, 2021

In compliance with Cromwell's CTDEEP MS4 permit requirements, attached to this memo is the Town's notification to contractors regarding CTDEEP storm water permitting requirements that may be relevant to this project.

Town of Cromwell
Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the Town upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the Town of Cromwell which can be found in the Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a Town of Cromwell land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

At the completion of a construction project registered pursuant to the "Registration Requirements" of the Construction Stormwater General Permit, a Notice of Termination must be filed with the commissioner. A project shall be considered complete after all post-construction measures are installed, cleaned and functioning and the site has been stabilized for at least three months following the cessation of construction activities. A site is considered stabilized when there is no active erosion or sedimentation present and no disturbed areas remain exposed for all phases.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=16

Application# 21-09

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

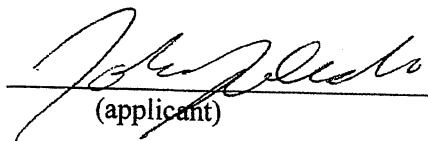
Type of Activity: Creation of Rear Lot (10) in Proposed Subdivision Vista Estates
(Per Section 6.6 Rear Lots of the Cromwell Zoning Regulations)
Street Address: 60 & 80 Hicksville Road Zoning District: R-25
Assessor's Parcel ID #: 00085100 & 10701400 Volume/Page: 1473-34 & 1473-35

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)



**Special Permit
VISTA ESTATES
Hicksville Road & West Street**

The revised Vista Estates Subdivision has one rear lot (1) that requires the authorization of a Special Permit per section 6.6 (Rear Lots) of the Cromwell Zoning Regulations, effective date of August 25, 2015. The lot is proposed off of Hicksville road between proposed lots 1 & 3.

Lot 2 meets the following General Requirements (6.6.C) of the Cromwell Zoning Regulations:

1. *No lot shall be divided into more than two (2) rear lots- **Lot 2 is the only proposed rear lot in the nine (9) lot subdivision.***
2. *Each Rear lot shall have double the minimum front yard setback required for that zone, measured from the lot line which intersects the accessway and is perpendicular to the accessway- **Subdivision is located in an R-25 Residential Zoning District with a minimum front yard setback of 40 feet, 83.8 feet is proposed.***
3. *Each rear lot shall have double the minimum lot size required for that zone- **Subdivision is located in an R-25 Residential Zoning District with a minimum lot area of 25,000 S.F., 189,213 S.F. is proposed not including the accessway.***
4. *Each rear lot shall contain a "buildable square" of not less than the minimum lot size for that zone. "Buildable square" is an area of roughly equal length and width which contains no wetlands or watercourses as defined in the Connecticut General Statutes Section 22a-38, as amended, and no slopes greater than 33 percent- **A buildable square of 149.52'x 167.21' containing 25,000 S.F. with no inland wetlands or slopes over 33% is located in the northwest corner of the lot behind proposed Lot 1.***
5. *No portion of the lot between the street and the lot line which intersects the accessway shall be counted toward the minimum lot size- **The proposed accessway contains 4,609 S.F. and the Lot contains 189,213 S.F. for a total of 193,822 S.F.***
6. *Each rear lot in a Residential District shall have an accessway which has a continuous width of at least 20 feet, which is owned in fee simple by the owner of the rear lot, and which has frontage on a street- **The accessway to Lot 2 is proposed as 25 feet in width for its entire length and has frontage on Hicksville Road.***

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

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7. Each rear lot in an Industrial District shall have an accessway which has a continuous width of at least 30 feet, which is owned in fee simple by the owner of the rear lot, and which has frontage on a street- **The subdivision is located in an R-25 Residential Zoning District.**
 8. Each rear lot shall comply with all other lot and building requirements for the zone in which it is located- **The proposed rear lot meets all other zoning requirements, including side & rear building setbacks, maximum building height and maximum building coverage.**
 9. No two (2) rear lots shall frontage on the same street any closer to each other than the minimum lot width for that zone, except that two contiguous rear lots may be approved sharing a common driveway, and the application for such rear lots shall include an Agreement specifying that the owners of said driveway will share responsibility for its maintenance- **Only one rear lot is proposed for the subdivision.**
 - ~~10. The Planning and Zoning Commission may require that slope rights on an adjacent frontage lot be provided to accommodate driveway construction, and that a proposed rear lot share a common driveway with an adjacent frontage lot where appropriate- So noted.~~
 - ~~11. The owner of the proposed rear lot shall obtain a Special Permit before submitting an application for subdivision approval of a proposed rear lot- So noted, however a joint application for subdivision has filed simultaneously. (Section 6.6.E-4.)~~
- 6.6.D Special Consideration.
- As required in Section 6.6.D the rear lot enables the following benefit to the Town:
- The rear area behind proposed lots 3-5 can support additional rear lot with access via a short cul-de-sac road. By only proposing one rear lot, the need for a new road, storm drainage and a stormwater management area that would burden the town is eliminated. Additionally, a new sanitary sewer is proposed that will benefit the existing parcels located on the west side of Hicksville Road.
 - By limiting the number of rear lot's to just one and the remaining frontage lots (4 – 8) are able to be 1.4 to 2.0 times the minimum lot size for an R-25 zone.

**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

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, MAY 4, 2021
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Vice Chairman Michael Cannata, Chris Cambareri, , Paul Cordone, Robert Donohue (alternate), and Ann Grasso (alternate).

Absent: Chairman Alice Kelly Ken Rozich, Nick Demetriades Brian Dufresne, Jeremy Floryan and John Keithan.

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

4. Approval of Agenda:

A motion was made by Paul Cordone to approve the agenda. Seconded by Chris Cambareri. *All in favor, Motion passed.*

5. Public Comments:

None.

6. Development Compliance Officer Report:

Mr. Driska asked the Commission if there were any other questions regarding his report. The Commission had no 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 work continues on the multi-family development at the Nike site and the single-family development at Arbor Meadows off of Field Road

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

8. New Business:

There was none.

9. Public Hearings:

Vice Chairman Michael Cannata read the Legal Notice into the record. He explained that this evening the public hearings for Applications #'s 21-04, 21-07 and 21-09 will all be continued to the May 18, 2021 Planning and Zoning Commission meeting.

Chris Cambareri made a motion to open the Public Hearing for Application #21-14. Seconded by Paul Cordone. *All in favor; motion passed.*

- 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.

Attorney David DeBassio, Attorney for the Hartford Community Foundation, introduced the application, saying they were requesting a Use Permit in order to operate the Traveler's Championship Tournament for 2021. He noted that even with the Covid pandemic and no spectators last year the Travelers was still able to raise millions of dollars for Charity. Attorney DeBassio reviewed this year's efforts to raise charitable monies by the Tournament and thanked the Town and Commission for its assistance.

Kevin Harrington, Senior Director of Operations, Travelers Championship, said that the tournament dates were June 17-23. He said we are excited for the tournament to go forward and described all the health and safety precautions there will be to protect the spectators, golfers and volunteers, and members of the media. He noted there will be no special events and they will be using the same parking setup as previous years. Mr. Harrington said there will be three admission gates and a reduced six week set up schedule and three weeks take down schedule. He noted that there were two changes to the usual conditions of approval by the PZC and they were: "Condition # 10 change date to 2021 and on page 2 change the dates to June 14, 2021 to July 1, 2021"

Mr. Harrington again thanked the Town and Commission for all its assistance.

Vice Chairman Michael Cannata asked if any of the Commission members had any questions. Chris Cambareri said he wished the Tournament good luck and thanked them of all the efforts to help Charities and for bringing such a great even to Cromwell.

Vice Chairman Michael Cannata asked if there were any members of the public present who wished to address the Commission on this application.

Mr. Michael Millane of 34 Field Road expressed his concern about the speed and location of golf cart traffic along Field Road. He noted that at the beginning of the week the carts are driving along the grass right of way and by the end of the week they are driving in the road at a rapid speed. Mr. Millane asked that the TPC work on maintaining safe speeds and driving by the cart drivers in this area.

Mr. John Hopley of 2 Glenwood Terrace expressed his concern about the speed of all the vehicles using the lower gate at the end of Glenwood Terrace to access the tournament. He said all the residents on Glenwood Terrace have been good sports for years dealing with the tournament and hoped the TPC would do all it can to keep the residents safe.

Vice Chairman Michael Cannata asked if there were any more members of the public present who wished to address the Commission on this application. There being none he asked for a motion to close the public hearing.

Mr. Popper said that if the Commission were to act this evening it would be with the previously mentioned date modifications to the PZC standard conditions of approval.

Paul Cordone made a motion was made by to close the public hearing. Seconded by Chris Cambareri. *All in favor, Motion passed.*

Chris Cambareri a motion to approve Application #21-14 with the changes to the dates contained in the PZC letter of conditions. Seconded by Bob Donohue. *All in favor; motion passed.*

- 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 Maher is the Applicant and Owner.

Chris Cambareri a motion to continue the Public Hearing for Application #21-04 to May 18, 2021. Seconded by Ann Grasso. *All in favor; motion passed.*

- 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.

Bob Donohue made a motion to continue the Public Hearing for Application #21-07 to May 18, 2021. Seconded by Chris Cambareri. *All in favor; motion passed.*

- 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.

Paul Cordone made a motion to continue the Public Hearing for Application #21-09 to the May 18, 2021. Seconded by Chris Cambareri. *All in favor; motion passed.*

10. Commissioner's Comments:

There were none.

11. Approval of Minutes:

a. March 2, 2021

Ann Grasso made a motion to approve the minutes of March 2, 2021 as amended.
Seconded by Chris Camberieri. *All in favor, motion passed.*

b. April 20, 2021

Bob Donohue made a motion to approve the minutes of March 2, 2021 as amended.
Seconded by Ann Grasso. *All in favor, motion passed.*

c. April 27, 2021

Tabled

12. Adjourn:

Chris Camberieri made the motion to adjourn at 7:30 PM. *All in favor, motion passed.*

Respectfully submitted,

Stuart B. Popper
Temporary Recording Clerk