



**Town of Cromwell  
Planning and Zoning Commission**

RECEIVED FOR RECORD  
Jan 09, 2023 03:36P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT *JD*

***REGULAR MEETING  
7:00 P.M. TUESDAY JANUARY 17, 2023  
COUNCIL CHAMBERS 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. **Director of Planning and Development Report:**
8. **New Business: Accept and Schedule New Applications:**
  - a. Application #22-45: Request for Site Plan Modification to construct a Texas Road House Restaurant at 51 Shunpike Road. HBN-CSC, LLC c/o HB Nitkin is the Applicant and the Owner.
  - b. Application #23-01: Request for a Site Plan Modification to install electric car charger units at 110 West Street (Covenant Village). Covenant Living of Cromwell Inc., Covenant Village of Cromwell is the Applicant and the Owner.
9. **New Business:**
  - a. Application #21-32: Request to Release the Scheu Farm Subdivision Erosion and Sedimentation Control Bond at 20 Woodside Road. Reed Builders, LLC is the Applicant and the Owner.
  - b. Application #22-44: Request for Site Plan approval for a medical office building adjacent to 80 Shunpike Road. Opportunity Real Estate Equities, LLC is the Applicant and Margaret E. Chernock, Trustee, Etals is the Owner.
10. **Public Hearings:**
  - a. Application #22-43: Request to create a two lot Resubdivision at 162 West Street. Opportunity Real Estate Equities, LLC is the Applicant and Margaret E. Chernock, Trustee, Etals is the Owner.
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
  - a. November 15, 2022
  - b. December 6, 2022
13. **Adjourn:**

Permit	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
		P&Z 2022 & 2023 Permit Report	F:\Private\Fontaine\CANDICE DOCUMENTS\Spreadsheets Tracking\2023 PZC Bruce's Report.xlsx]2022		
22-32	M360 Berlin Land Holdings, LLC	100 Berlin Road & 15R Christian Hill Road	Special Permit - Modifications to Dimensional Elements in Approved Master Plan	11/1/2022	Approved
22-33	M360 Berlin Land Holdings, LLC	100 Berlin Road & 15R Christian Hill Road	App for Site Plan Approval	11/1/2022	Approved
22-34	M360 Berlin Land Holdings, LLC	100 Berlin Road & 15R Christian Hill Road	App for Special Permit-Special Flood Hazard Area Overlay District	11/1/2022	Approved
22-37	Roswell Development, LLC	170 Evergreen Road	App for Subdivision Approval	11/15/2022	Approved
22-38	Dr. Thomas Sabbagh	22 Nooks Hill Road	App for Special Permit	11/10/2022	Withdrawn
22-39	PGA Tour Design & Construction Services	1 Golf Club Road	App for Site Plan Modification - Golf Course	12/6/2022	Approved
22-40	PGA Tour Design & Construction Services	1 Golf Club Road	App for Special Permit - Golf Course	12/6/2022	Approved
22-41	Town of Cromwell Planning & Zoning Commission	41 West Street	App to Amend Zoning Regulations	12/6/2022	Pending
22-42	The Lost Breed Gym - Joshua Levitan	20 Sebethe Drive	App for Site Plan Modification -New Sign	11/15/2022	Approved
22-43	Opportunity Real Estate Equities, LLC	162 West Street & Shunpike Road	App for Subdivision Approval		Pending
22-44	Opportunity Real Estate Equities, LLC	162 West Street & Shunpike Road	App for Site Plan Approval		Pending
22-45	HBN-CSC, LLC c/o HB Nitkin	51 Shunpike Road	App for Site Plan Modification		Pending
23-01	Covenant Living / Norman Aldrich	110 West Street	App for Site Plan Modification		Pending

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

***APPLICATION FOR SITE PLAN MODIFICATION***

**Name of Project:** Texas Roadhouse Restaurant

**Street Address:** 51 Shunpike Road

**Volume/Page:** 1613-209 **PIN #:** \_\_\_\_\_

**Applicant Name:** HBN - CSC, LLC c/o HB Nitkin

**Address:** 230 Mason Street  
Greenwich, CT 06330

**Telephone:** (203) 983-5433 (day) (203) 858-7040 (evening)

**Email Address:** pcway@hbnitkin.com

**Property Owner Name:** HBN - CSC, LLC c/o HB Nitkin


**Address:** 230 Mason Street  
Greenwich, CT 06330

Attached:

- ☒ Application fee.
- ☒ Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations. 8 copies, per discussion with Town Planner

1. *Is any part of the site within 500' of an adjoining town?* ☐ Yes ☒ No
2. *Will this project require an Inland Wetlands Agency permit if yes, have you obtained it?* ☐ Yes ☒ No  
☐ Yes ☐ No
3. *Will this project require a DEP Stormwater Management Permit if yes, have you applied for it?* ☐ Yes ☒ No  
☐ Yes ☐ No
4. *Will this Project Require an STC Permit if yes, have you submitted a copy of the plans to the STC?* ☒ Yes ☐ No  
☐ Yes ☒ No
5. *Does the parking comply with the handicapped parking requirements as set forth in current version of the State Building Code?* ☒ Yes ☐ No

***I hereby certify that the information presented above is correct to the best of my knowledge.***

  
\_\_\_\_\_  
Applicant Name and Signature  
Craig Way, HB Nitkin

12/22/22  
\_\_\_\_\_  
Date

Application # 23-01

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN MODIFICATION

\$ 160.00  
permit fee  
required -

Name of Project: EV Charging Station  
Street Address: 110 West Street, Cromwell, CT 06416  
Volume/Page: 1660 / 206 PIN #: 00106000

Applicant Name: Norman Aldrich / Covenant Living  
Address: 110 West Street,  
Cromwell, CT. 06416

Telephone: 860-754-3051 (day) 860-622-8500 (evening)

Email Address: naldrich@covliving.org

Property  
Owner Name: Covenant Living of Cromwell  
Address: 52 Missionary Rd.  
Cromwell, CT. 06416

Attached:

- ☒ Application fee.  
☒ Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- |   |                              |  |
|---|------------------------------|--|
| 1. Is <u>any part</u> of the site within 500' of an adjoining town?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ?  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| if yes, have you obtained it?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 3. Will this project require a DEP <u>Stormwater Management Permit</u> ?  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| if yes, have you applied for it?  | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 4. Will this Project Require an <u>STC Permit</u> ?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| if yes, have you submitted a copy of the plans to the STC?  | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 5. Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

I hereby certify that the information presented above is correct to the best of my knowledge.

Norman B. Aldrich  
Applicant Name and Signature

12/1/2022  
Date



## TOWN OF CROMWELL

### PLANNING & DEVELOPMENT DEPARTMENT

Nathaniel White Building

41 West Street

Cromwell, CT 06416

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## INTER DEPARTMENTAL MEMO

To: Stuart B. Popper, Director of Planning & Development  
From: Bruce E. Driska, Zoning & Wetlands Enforcement Officer **BD**  
Date: January 6, 2023  
Re: **Scheu Farm Subdivision E&S Bond Reduction Recommendation**

I recommend a reduction of the Scheu Farm Subdivision E&S Bond from \$12,331 to \$4,354.

Work Sheet  
Erosion & Sediment Control- Bond Reduction  
Scheu Farm Subdivision

**6Jan2023**

Original E&S Bond Total- \$12,331

*Reduced Item Total 6Jan2023*

Filter Fabric Fence-Staked-	\$1,165
Loam and Seed-	<u>\$2,794.00</u>
E&S Bond Subtotal=	\$3,959
Add 10 % Contingency=	\$395
<b>Recommended E &amp; S Bond Total=</b>	<b><u>\$4,354</u></b>



**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

***APPLICATION FOR SITE PLAN APPROVAL***

**Name of Project:** Proposed Medical Office Building

**Street Address:** 162 West Street & Shunpike Road

**Volume/Page:** 1228/330 **PIN #:** 00321500

**Applicant Name:** Opportunity Real Estate Equities, LLC

**Address:** 80 Shunpike road  
Cromwell, CT 06416

**Telephone:** (917)922-6939 (day) (917)922-6939 (evening)

**Email Address:** william9954@sbcglobal.net

**Property Owner Name:** Margaret E. Chernock, Trustee

**Address:** 1115 West River Street  
Milford, CT 06461

Attached:

- ☒ Application fee.
- ☒ Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

1. *Is any part of the site within 500' of an adjoining town?* ☐ Yes ☒ No
2. *Will this project require an Inland Wetlands Agency permit?* ☒ Yes ☐ No  
*if yes, have you obtained it?* ☒ Yes ☐ No
3. *Will this project require a DEP Stormwater Management Permit?* ☐ Yes ☒ No  
*if yes, have you applied for it?* ☐ Yes ☒ No
4. *Will this Project Require an STC Permit?* ☐ Yes ☒ No  
*if yes, have you submitted a copy of the plans to the STC?* ☐ Yes ☒ No
5. *Does the parking comply with the handicapped parking requirements as set forth in current version of the State Building Code?* ☒ Yes ☐ No

***I hereby certify that the information presented above is correct to the best of my knowledge.***

  
\_\_\_\_\_  
Applicant Name and Signature

  
\_\_\_\_\_  
Date

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

  
Date

  
Owner

Steven Q. Spector  
Authorized Agent

12/2/2022  
Date

12/2/22  
(8)



**Narrative to Town of Cromwell Planning & Zoning Agency  
Application for Site Plan & Subdivision  
PROPOSED MEDICAL OFFICE BUILDING  
#162 West Street & Shunpike Road**

*Project narrative*

**Existing Site-**

The proposed development is located in the western portion of parcel 31-4 (162 West Street) located off of Shunpike Road. Shunpike Road borders on the northwest, existing office complex and residential on the north and east; West Street on the south and Route 9 on the west. The four (4) acre development area is wooded and slopes from Shunpike Road (El. 97) easterly to the existing Town of Cromwell sewer trunk line (El. 45). There is an inland wetland pocket located in the southerly portion of the development area and a line of inland wetlands along the westerly edge of the existing sewer trunk line.

A 100 year flood limit (Zone AE) exists along the westerly side of the existing sewer truck line.

**Proposed Site-**

A two (2) story 12,423 S.F. medical office building is proposed in 2 phases. 10,402 S.F. and an additional 2,021 S.F. to be built at a later time. The development area is a 4 acre area of the 31 acre parcel owned by Margaret Chernock, Trustee (162 West Street) and located in a Business Park Zoning District. Access will be off of Shunpike Road using the current access driveway to #80 Shunpike Road. The owner of #80 Shunpike Road is the applicant for this project and will grant the required egress & ingress right of way and/ or grading easements across their property.

The proposed four (4) acre lot will require approval through a re-subdivision process. Public hearing notification to neighbors and sign posting will be prepared as outlined in Zoning section 8.10.F & 8.10.G.

Applicant is proposing 153 parking spaces which meets the requirement of Zoning Section 5.2.D. The parking lot and site will require retaining walls to create a suitable building pad; vehicle access from #80 Shunpike and proposed pedestrian access. A pedestrian connection with #80 Shunpike is proposed via stairs, concrete sidewalk and pavement markings.

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

Connecticut SBE Certified

160 West Street, Suite E  
Cromwell, CT 06416  
Tel: (860) 635-2877  
Fax: (860) 635-4226

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Offices in Connecticut, New York and New Jersey

[www.lreconsult.com](http://www.lreconsult.com)

Land Planning ♦ Civil Engineering ♦ Environmental Services ♦ Land Surveying ♦ Landscape Architecture





The treatment of stormwater is proposed as follows:

- The roof leaders will be treated via a proposed underground chamber system and discharged to insulated wetland pocket located just to the south of the parking area. (Wetland flags 1A – 20A.)
- Parking stormwater will be 41,798 S.F. of impervious area via two (2) proposed systems, one system will be an above ground stormwater management area located on the east side of the proposed development and the second will be a proposed underground chamber system and discharged to insulated wetland pocket located to the south of the parking area.

The site will be serviced from utilities located in Shunpike Road (Power, communications and water) except for the sanitary sewer. Sanitary sewer will tie-into the existing sanitary trunk line located along the eastern portion of the proposed development.

Site Lighting- Twenty (20) freestanding and ten (10) wall mounted light fixtures are proposed that are "Dark Sky" compliant and forward throw.

Signage- Two (2) signs are proposed at the following locations:

- Monument sign to be located at the entrance to the medical office building on the #80 Shunpike Property at the "T" intersection. This sign to be mounted on a stone base and the sign to cover 40 S.F. (See Sheet DN-5.)
- Building mounted signage is proposed on the west side of the building. (See Sheet A300.)

Traffic- The site will be operated as a typical medical office complex. Hours of operation will run from 8 AM to 6 PM Monday through Friday with possible Saturday hours from 8:00 AM to noon. There will be no ambulatory services at this location.

Architectural- Refer to First & Second floor plans that show the general locations for reception and waiting areas, stair wells, hallways, exam rooms, doctor offices, nurse stations, procedure and various other offices.

This project did receive approval through the Cromwell Wetland and Water Course Agency at the November 2, 2022 meeting.

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

**Memorandum**

**To:** Stuart Popper

**CC:** Planning & Zoning Commission

**From:** Jon Harriman, P.E.

**Date:** 1/4/2023

**Re:** #21-43&22-44 – 162 West Street & Shunpike Road



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I have reviewed the plans entitled; “Proposed Medical Office Building, 162 West Street & Shunpike Road Cromwell, CT” revision date 11-10-22 by LRC Group. The plans were accompanied with an engineering report on the drainage and a project narrative

I offer the following as conditions for approval.

1. The drainage calculations and proposed system only attenuates runoff to the 25-year storm. The watercourse (Shunpike Brook?) has experienced major flooding in recent years at nearby Evergreen Road (upstream) and the washout of a culvert at the route 9 exit ramp (downstream). With this in mind the stormwater system should attenuate for all storms (up to the 100-year event) as per section 5.4.A 2(2). This would be achieved through modifications to the above ground and/or below ground systems.
2. The treatment of a sidewalk with ramps and a crosswalk or a concrete walk running flush across the driveway is not clear. This is the area northwest of the proposed building in the lower (new) parking lot.
3. The erosion control narrative should cover transitioning the proposed sediment trap area to a fill section that will contain the underground stormwater system. Notes on removal of the sediment, and the type of acceptable fill within and beyond the proposed underground stormwater system should be added to the plans.
4. The plans include a long-term maintenance plan, but did not appear to include a description of maintenance required on the underground stormwater retention system. Once updated the property owner shall file annually a report to the Town Engineer and Zoning Officer detailing the annual maintenance completed in accordance with the plan by January 31<sup>st</sup> of the following year.
5. The plan shows significant cuts and fills, but a net quantity could not be found. This should be submitted to staff for review.

*January 9, 2023*

6. The as-built drawings shall indicate that the design intent of the stormwater management systems has been met.

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=1654](http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654)**

## Fontaine, Candice

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**From:** Harold Holmes <hholmes@cromwellfd.com>  
**Sent:** Wednesday, December 21, 2022 9:29 AM  
**To:** Popper, Stuart  
**Cc:** Fontaine, Candice  
**Subject:** Application 22-43, 22-44

I currently have no issues with the proposed site plans. I see no Hydrant's marked at this time so I will work with the developer's to determine locations when that time comes.

Stay Safe, Stay Healthy !

Harold Holmes NAFI- CEFI, IAAI-FIT  
Fire Marshal  
Cromwell Fire District  
1 West Street Cromwell Ct 06457  
hholmes@cromwellfd.com  
860-635 3188 Office  
860-306-6534 Cell



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## TOWN OF CROMWELL

### DEPARTMENT OF PLANNING & DEVELOPMENT

#### MEMORANDUM

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

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

Date: December 13, 2022

Re: Plan Review, 162 West Street Proposed Medical Office Building  
PZC Application #22-43, Subdivision & PZC Application #22-44, Site Plan

---

I have reviewed the plan for Application #22-43 & #22-44 and have the following comments:

1. Landscaping Plant List on page LL1 shall accurately conform to §5.1.D.1.(1) caliper size of 4 inches minimum for trees in parking areas.

**Fontaine, Candice**

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**From:** Egan, John  
**Sent:** Tuesday, December 13, 2022 6:42 PM  
**To:** Popper, Stuart  
**Cc:** Fontaine, Candice; Driska, Bruce  
**Subject:** Re: 22-43 162 West Street & Shunpike Road - Application for Subdivision Approval , Re: 22-44 162 West Street & Shunpike Road Application for Site Plan Approval  
**Attachments:** Untitled

A Site Plan review of the above referenced applications was performed and the following Building Code issues observed.

- 1) The Handicapped Accessible Parking Signage as shown on sheet SP-1 is not in compliance with The 2022 Connecticut State Building Code. The attached examples will meet the code requirements, please review and revise plans.
- 2) The retaining wall detail and design as depicted on sheet DN-5 will require additional details as requested by the Building Department prior to construction. A Building Permit will also be required.

Sincerely, John Egan  
Chief Building Official





11011

## Fontaine, Candice

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**From:** Peck, Rich  
**Sent:** Monday, December 12, 2022 11:43 AM  
**To:** Popper, Stuart  
**Cc:** Fontaine, Candice; Milardo, Michelle  
**Subject:** 22-43 162 West Street & Shunpike Rd.- proposed Medical Office Bldg.

Stuart,

No formal approval is required from the CWPCA. A Sewer Approval/Contact Form will be required at time of requested sewer application.

Sanitary sewers are available for connection to the proposed medical building.

The developer need's to recognize that a Sewer Outlet Charge (Connection Fee) will be required prior to Sewer Connection Permit. (Fee based on building square footage)

Sincerely,

**Richard A. Peck**  
Sewer Administrator, CWPCA  
Town of Cromwell  
860-632-3430  
[rpeck@cromwellct.com](mailto:rpeck@cromwellct.com)

**Fontaine, Candice**

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**From:** Chief Lamontagne  
**Sent:** Friday, December 09, 2022 2:58 PM  
**To:** Popper, Stuart  
**Cc:** Fontaine, Candice  
**Subject:** 22-43, 22-44

Stuart,

I have reviewed the plans for the above application and I do not have any additional comments.

Chief

## Fontaine, Candice

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**From:** Joe Palmieri <jpalmieri@cromwellfd.com>  
**Sent:** Thursday, December 08, 2022 3:52 PM  
**To:** Popper, Stuart; Fontaine, Candice  
**Subject:** APPLICATIONS 22-43 AND 22-44

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Stuart,

The applicant will be required to have a Water Supply Evaluation done for the development. It will need to be done by our engineering firm and the costs to be covered by the applicant. With our guidance a test pit will be required to confirm the size of the water main on Shunpike Rd. They can feel free to contact me to answer any questions.

Sincerely

**Joseph A Palmieri**  
Water Operations Manager  
**Cromwell Fire District**  
1 West Street  
Cromwell, CT 06416  
Phone: 860-635-4420 x1000  
Fax: 860-632-0413  
E-Mail:

**Cromwell Fire District**  
*Joining Cromwell Connecticut Since 1878*

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday January 17, 2023 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #22-43: Request to create a two lot Resubdivision at 162 West Street. Opportunity Real Estate Equities, LLC is the Applicant and Margaret E. Chernock, Trustee, Etals is the Owner.

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 of January 2023.

APPLICATION# 22-43

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

**APPLICATION FOR SUBDIVISION APPROVAL**

**Name of Subdivision  
(if applicable):** Proposed Medical Office Building  
**Street Address:** 162 West Street & Shunpike Road  
**Volume/Page:** 1228/330  
**Zoning District:** BP PIN # 00321500

**Applicant's Name:** Opportunity Real Estate Equities, LLC  
**Address:** 80 Shunpike Road  
Cromwell, CT 06416  
**Telephone:** (917)922-6939  
**Email Address:** william9954@sbcglobal.net

**Owner's Name:** Margaret E. Chernock, Trustee  
**Address:** 1115 West River Street  
Milford, CT 06461

**Attached:**

- ☒ 1. Application fee in the amount of \$ 320.<sup>00</sup>;
- ☒ 2. Copy of Inland Wetlands and Watercourses Agency Permit, if applicable;
- ☒ 3. Evidence of Water Pollution Control Authority approval, if applicable;
- ☒ 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*

12/21/22  
(9)

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

  
Date

  
Owner

Steven Q. Spector  
Authorized Agent

12/2/2022  
Date

12/2/22  
(8)





## **Town of Cromwell Planning and Zoning Commission**

### ***REGULAR MEETING 7:00 P.M. TUESDAY NOVEMBER 15, 2022 COUNCIL CHAMBERS CROMWELL TOWN HALL 41 WEST STREET***

### **Minutes and Record of Votes**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Ann Grasso, Chris Cambareri, Nick Demetriades, Robert Donohue and John Keithan

**Absent:** Ken Rozich, Brian Dufresne and Paul Cordone

**Also present:** Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska

#### **1. Call to Order**

The meeting was called to order at 7:03pm by Chairman Kelly.

#### **2. Roll Call**

The presence of the above members was noted.

RECEIVED FOR RECORD  
Dec 02, 2022 02:22P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

#### **3. Seating of Alternates**

A motion was made by Michael Cannata and seconded by Chris Cambareri to seat Robert Donohue as an alternate. All were in favor; the motion was passed.

#### **4. Approval of Agenda**

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the amended agenda adding item 9a. Application #22-42 Lost Breed Gym and item 9b. Approving the 2023 calendar of meeting dates. All were in favor; the motion passed.

#### **5. Public Comments**

Peter Amato of 79 Willowbrook Road, Cromwell said he is thankful for the Commission members service. He said he has suggestions for the review process of applications submitted to the Planning and Zoning Commission. He said he finds it difficult to provide the Commission

information as a citizen. He said 170 Evergreen is on the south side of his property and he has been raising concerns about this development since February. He said the Inland Wetlands Commission determined there was no significant activity with the application and didn't schedule a public hearing. Mr. Amato said he thanks Mr. Popper and Mr. Harriman for working to address his concerns of the stormwater drainage. Mr. Amato referred to a memo he sent to Mr. Popper and copied to Chairman Kelly dated November 14, 2022. He said he wanted to have his concerns on record regarding the storm culvert drainage issue and said he feels the drainage easement of 20 feet or more should be provided since the storm culvert is the only drainage for the storm water that flows down the Willowbrook Road grade from its beginning at Coles Road.

Attorney Richard Carella said he represents FM Holdings who owns the property at 241/251 Main Street. He said this property was zoned a Commercial Billboard District in September of 2020. He said this is a separate and distinct zone. Attorney Carella said the owner has learned from the State of Connecticut that this stand-alone zone is not in compliance with federal law. He said specifically the highway beautification act prohibits this and they say it has to be part of a commercial or industrial zone. Attorney Carella said they are interested in having an informal discussion about removing the Commercial Billboard Zone (CBZ) and in its place create a floating zone. He said the CBZ would still be intact and this was recommended by the State.

Chairman Kelly asked what he meant by a floating zone. Attorney Carella said this is commonly used in the commercial or institutional zone and would allow this property to have a billboard on it. Chairman Kelly said she is concerned that once we put it in our regulations that it can be used everywhere. Mr. Popper said the current CBZ district was only zoned for two properties, this one and 6 Piney Ridge. Mr. Demetraides said I am not a sign fan so I want to specifically see what it means and where it will be applied. Attorney Carella said his intent is not to expand this use but to fix a problem my client has. He said I am trying to fix a problem that occurred when this was approved for my client. Attorney Carella said he would like to come back and have a discussion about the floating zone.

Mr. Joseph Koniushesky, 180 Evergreen Avenue, Cromwell said he has expressed his concerns about flooding on my property and that it could increase with the development at 170 Evergreen Road. He said I spoke with Mr. Harriman and he has taken care of some of my concerns. Mr. Koniushesky said that if you don't take precautions in removing trees and soil it can be a problem and said that I hope the developer adheres to proper drainage practices.

#### **6. Development Compliance Officer Report:**

Mr. Driska said there was not a report in the package.

#### **7. Director of Planning and Development Report:**

Mr. Popper said that Burlington Store is expected to open for Thanksgiving though we don't have an exact date but they are moving along and it will be very soon. He said they expect activity in the retail marijuana business soon. Mr. Popper said that the Town Council voted to allow two retail facilities and one medical facility. He said there have not been any cultivator applications but they are allowed in only the industrial zone.

**8. New Business: Accept and Schedule New Applications:**

a. Application #22-42: Request for a Site plan modification to change the sign on the building at 20 Sebethe Drive. Lost Breed Gym is the Applicant and CSD Fitness LLC C/O Robert Malin Realty is the Owner.

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept Application #22-42 and schedule it to be heard this evening. All were in favor; the motion passed.

**9. New Business:**

a. Application #22-42: Request for a Site plan modification to change the sign on the building at 20 Sebethe Drive. Lost Breed Gym is the Applicant and CSD Fitness LLC C/O Robert Malin Realty is the Owner.

Mr. Popper said Lost Breed Gym is the new gym at the location of the former WOW gym and would like to change the sign on the building facing Sebethe Drive. He said that a site plan modification is needed per our regulations. Mr. Popper showed the Commissioners the sign.

Anthony Luca of Lost Breed Gym said they would like to put a new box sign where the current sign is now. He said it will be a black sign. Mr. Popper said the sign meets the requirements of the zoning regulations. Mr. Driska said it is slightly larger than the one there now.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #22-42. All were in favor; the motion passed.

**b. Approve the 2023 Planning and Zoning Meeting dates**

Chairman Kelly asked Mr. Popper if May 2nd was a budget referendum date and Mr. Popper said that it was so we can have the May meeting on the 4th instead.

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the meeting dates for 2023 with the change of May 4th instead of May 2nd. All were in favor; the motion passed

c. Application #22-37: Request to develop a 6-lot subdivision at 170 Evergreen Street. Roswell Development, LLC is the Applicant and Robert Grinold Estate c/o Adam Berkeley Grinold is the Owner.

Mr. Popper submitted the response from Jon Harriman to Mr. Amato's letter that was previously given and emailed to all of the commissioners. He said we would make his comments a condition of any approval and adjust the comments to read at the time of approval so it gives us the ability to enforce once the lots are developed.

Mr. Ryan McEvoy, Engineer with SLR Consulting, 99 Realty Drive, Cheshire, CT said they are proposing a subdivision of the 14.3 site known as 170 Evergreen. He said his client is purchasing 6.42 acres fronting on Willowbrook Road which will be divided into 6 lots averaging about 1 acre in size. Mr. McEvoy said all the lots will have access to sewer and water and we have received approval at a recent Inland Wetland meeting. Mr. McEvoy said the WCPA also gave approvals to allow the connection to the public sewer. He explained that there will be an underground detention system for each lot and it will be sized appropriately for a 100-year storm and to mitigate flooding.

Mr. McEvoy said that there is an existing drain pipe that the town owns and we are providing a right to drain on this property. He said we will match the existing drainage pattern and work with the town and the neighbors. Mr. McEvoy said we will have a maintenance plan for the swale added to the plan. He said we are requesting a waiver to the sidewalk requirement since there are no sidewalks nearby nor are there curbs on this side of the road. He said they feel a curb would create runoff and create a hazard for cars in the winter. Mr. Popper said the staff recommends the developer install sidewalks. Mr. Cannata asked how many houses they were away from the nearest development that had sidewalks and Mr. McEvoy said Robbie Lane is seven houses north of the site. Mr. Popper said there are sidewalks at the corner of Evergreen Road and Willowbrook Road. The commission members and staff discussed the status of sidewalks to the north and south of the site.

Mr. McEvoy said the subdivision lots meet all the requirements for the R25 residential zone district. Mr. Popper said if this is approved tonight, each lot will be submitted to the town for review for zoning compliance and building permits by town staff. He said house locations shown on the subdivision plan are for general placements for the homes and is it up to each homeowner to show on a plan the house location, grading and utilities. Mr. Popper said there were numerous comments from town staff and memos from the applicant addressing those comments.

Mr. Popper submitted the response from Jon Harriman to Mr. Amato's letter that was previously given and emailed to all of the commissioners. He said we would make his comments a condition of any approval and adjust the comments to read at the time of approval so it gives us the ability to enforce once the lots are developed. Mr. Popper read Mr. Harriman's comments from his memo dated November 9, 2022 into the record:

I have reviewed the plans to subdivide and create six lots at 170 Evergreen Road. I have had some discussions with the developer's engineer to resolve some concerns as this project has worked its way through the permitting process. At this time the application has satisfied my concerns.

I offer the following as conditions of approval:

1. As-built submissions for final CO shall include a statement from the engineer/surveyor that the stormwater infrastructure has been installed as per the design requirements.
2. An existing drainage outlet appears to discharge onto 79 Willowbrook Road and continue

into and across proposed Lot 1. This drainage route cannot change as a result of this development. Prior to obtaining a final CO for Lot 1, the Engineering Department must be given the opportunity to verify that the proposed drainage swale closest to the abutting property at 79 Willowbrook Road is functional per the design intent, and that the existing drainage condition is not changed.

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.

Mr. Cambareri asked if any bonds are in place for this development Mr. Driska said there would be a bond on the whole project and individual bonds for each lot at the time of development.

Chairman Kelly asked who owned the rest of the property. Mr. Popper said Robert Grinold Estate c/o Adam Berkeley Grinold is the Owner of the whole 14.3-acre parcel. He said the developer is only purchasing the 6.42-acre portion of the site that fronts on Willowbrook Road. Mr. Popper said the Robert Grinold Estate will continue to own the remaining 7.88-acre parcel fronting on Evergreen Road.

Mr. Cannata asked where Mr. Harriman stood on the sidewalks. Mr. Popper said Mr. Harriman wants them installed and the drainage of sidewalks can be worked on. Mr. Driska said Mr. Harriman feels it is an important point. Chairman Kelly said they are needed and she wished they would continue them to Evergreen Road.

Mr. Demetriades said he looked through Mr. Harriman's memos and the applicant responses and it seems they need to make the conditions two memos from Mr. Harriman's condition of approval. They are dated November 9th and November 15th. Mr. Popper said yes, that is correct. Mr. Popper read Mr. Harriman's memo dated November 15, 2022 into the record:

I have read the letter requesting a drainage easement on lot 1. Public Works is not seeking an easement, nor do we wish to take on new infrastructure to maintain going forward. The Town has been able to discharge here for quite some time, and the developer's engineer has added language to the plan acknowledging the right to discharge. The riprap swale should be capable of accommodating storm water. In light of the letter, I recommend that a maintenance plan for the swale be added to the plan. With that, the Town would be able implement enforcement of a site plan violation if the swale is not maintained and problems between the two properties arise in the future.

Mr. Popper said in addition Mr. Harriman asked that this comment be added as condition,

Since the proposed swale is shown in very close proximity to the property line, the final location of the swale may need field adjustment to prevent damage to trees on the abutting property. This shall be coordinated and confirmed with Town staff prior to excavation for the swale.

He said the comments from November 9th and November 15th memo and the above statement should be conditions of approval. Mr. Popper said there should also be a motion to require

sidewalks and to deny the request for a sidewalk waiver.

A motion was made by Michael Cannata and seconded by Ann Grasso to approve application #22-37 with the conditions of Jon Harriman's memos dated November 9th and November 15<sup>th</sup> and the statement in the minutes. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Chris Cambareri to deny the request to waive the installation of sidewalks. All were in favor; the motion passed.

#### **10. Public Hearings:**

a. Application #22-38: Request for a Special Permit under Section 5.3.E of the Zoning Regulations to allow for the installation of a church sign in an R-25 Zone District at 22 Nooks Hill Road. Holy Apostles College & Seminary is the Applicant and the Owner

Mr. Popper read the public notice for application #22-38 and said they received a letter withdrawing the application and the church sign has been removed so there will not be a public hearing.

#### **11. Commissioner's Comments:**

Mr. Popper reminded the Commissioners about the email they should have received about the Plan of Conservation and Development survey.

Mr. Cambareri asked if the public comments made during that part of the agenda are considered part of the record for that application. Mr. Popper said I am not sure if those comments can be considered part of the record. He said that is a legal question for the town attorney.

Mr. Popper said at the December 6th meeting there will be a public hearing on an application to amend the zoning regulations to allow for electric car charging stations in Residential Zone Districts. He said the other application to be heard at the public hearing is for the new building at the TPC agronomy farm.

#### **12. Approval of Minutes:**

a. October 6, 2022

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve the minutes of October 6, 2022. All were in favor; the motion passed.

b. October 18, 2022

A motion was made by Michael Cannata and seconded by Robert Donohue to approve the minutes of October 18, 2022. All were in favor; the motion passed

**13. Adjourn:**

A motion was made by Michael Cannata and seconded by Chris Cambareri to adjourn at 8:16pm.  
All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda Imme".

Linda Imme  
Recording Clerk





## Town of Cromwell Planning and Zoning Commission

**REGULAR MEETING**  
**7:00 P.M. TUESDAY DECEMBER 6, 2022**  
**COUNCIL CHAMBERS CROMWELL TOWN HALL**  
**41 WEST STREET**

### Minutes and Record of Votes

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Ann Grasso, Chris Cambareri, Robert Donohue and Ken Rozich

**Absent:** Brian Dufresne, Paul Cordone, John Keithan and Nick Demetriades

**Also present:** Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska

#### 1. Call to Order

The meeting was called to order at 7:03pm by Chairman Kelly.

#### 2. Roll Call

The presence of the above members was noted.

RECEIVED FOR RECORD  
Dec 16, 2022 02:39P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

#### 3. Seating of Alternates

A motion was made by Michael Cannata. Seconded by Chris Cambareri to seat Robert Donohue as an alternate. *All were in favor; the motion was passed.*

#### 4. Approval of Agenda

A motion was made by Michael Cannata. Seconded by Ann Grasso to approve the agenda with the amendment of adding 2 applications; Application #22-43: Request to Re-subdivide 162 West Street into two lots and Application #22-44: Request for Site Plan Approval to construct a medical office building on a portion of 162 West Street (adjacent to 80 Shunpike Road), to be accepted and scheduled for a public hearing at the second meeting in January. *All were in favor; the motion passed.*

#### 5. Public Comments - none

**6. Development Compliance Officer Report:** Mr. Driska said there was a report in the package and it is up to date. He said I am waiting for an application for a single-family home on Evergreen.

#### 7. Director of Planning and Development Report:

Mr. Popper said the plans for the new Middle School are underway and we will likely see an application before the PZC in the early Spring. He said that the Crossroads Plaza is coming along nicely and a new business, 180 Weight Loss, will be opening there soon. Mr. Popper said a tax abatement request should be coming in for the 100 Berlin Road site. He said Joe's Filling Station is for sale. Mr. Popper said I haven't received anything yet from the Carriers for the Court Street property. He said the old crematorium site has been sold and a local Union purchased it for office space and training. Mr. Popper said the 99 restaurant just closed but the lease is good until next year. He said development has been continuing at a steady pace but we have no applications pending for the second meeting in December so it will likely get canceled.

Mr. Donohue asked about a hair salon moving into the former bank on Main Street. Mr. Popper said he had discussions with a salon owner but no application as of yet.

**8. New Business: Accept and Schedule New Applications:**

a. Application #22-43: Request to Re-subdivide 162 West Street into two lots. Opportunity Real Estate Equities LLC is the Applicant and Margaret E. Chernook, Trustee is the Owner.

A motion was made by Michael Cannata. Seconded by Robert Donohue to accept and schedule application #22-43 for a public hearing on January 17, 2023. *All were in favor; the motion passed.*

b. Application #22-44 Request for Site Plan Approval to construct a medical office building on a portion of 162 West Street (adjacent to 80 Shunpike Road). Opportunity Real Estate Equities LLC is the Applicant and Margaret E. Chernook, Trustee is the Owner.

A motion was made by Michael Cannata. Seconded by Ann Grasso to accept and schedule application #22-44 to be heard as a business item on January 17, 2023. *All were in favor; the motion passed.*

**9. New Business:**

a. Application #22-39: Request for a Site Plan Modification to allow for the construction of a new storage building at the Golf Course Maintenance facility at 1 Golf Course Road. PGA Tour is the Applicant and TPC of Cromwell is the Owner.

**10. Public Hearings:**

a. Application #22-40: Request for a Special Permit under Section 3.4.C.4 of the Zoning Regulations to allow for the construction of a new storage building at the Golf Course Maintenance facility at 1 Golf Course Road. PGA Tour is the Applicant and TPC of Cromwell is the Owner.

Mr. Popper said we will hear application #22-39 and public hearing application #22-40 together.

Ken Rozich read the public hearing notice dated November 18, 2022.

Mr. Popper said he wanted to make sure it was noted that the public hearing sign had fallen down because of the wind.

A motion was made by Michael Cannata. Seconded by Chris Cambareri to open the public hearing for application #22-40. *All were in favor; the motion passed.*

Mr. Nathaniel Russell Engineer with GZA 1350 Main Street, Springfield, MA said they are trying to bring the TPC maintenance facilities up to current tournament standards and are looking to construct a new building to the east of the existing facility. He said the building will provide dry, safe climate-controlled storage. He said there will be no change to the existing number of employees; it is just a building for storage. Mr. Russell said it will be a 6,000 square foot, one story building near the existing maintenance building with associated paving, landscaping, utilities and stormwater controls. He said there will be a new dumpster pad and a secure perimeter with new fencing. Mr. Russell said the application meets all planning and zoning requirements.

Mr. Popper said that town staff has reviewed this and there are comments from town staff in the package. He said all other staff comments have been addressed with the exception of Mr. Harriman the town engineer. Mr. Popper read Mr. Harriman's memo dated December 5, 2022 into the record.

*I have reviewed the revised plans (12/1/22) and engineering report to construct a new agronomy storage building at the TPC maintenance site. In reviewing the initial submission, the Sewer Administrator and I requested that the proposed drainage infrastructure be removed from the Cromwell Sewer Right-of-Way. This revised plan appears to address that.*

*I offer the following as conditions of approval:*

- 1. The plans do not appear to include a site maintenance plan. The surveyor found fourteen inches of silt in a drainage manhole. The plans should be revised to include a maintenance plan.*
- 2. The plans show an existing catch basin just north of the footprint of the proposed building. The plan appears to show a pipe heading toward the building footprint. The abandonment or reconfiguration of this piping should be clarified.*
- 3. The revised plan set shows a proposed oil/grit separator tied into the sanitary sewer. It is my understanding this was a drafting error. The mylar to be filed must show this has been removed.*

*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.*

He said if this is approved it should be with Mr. Harriman's comments as a condition of approval.

Chairman Kelly asked if Mr. Peck was ok with the building and Mr. Popper said yes. Mr. Russell said I have no issues with Mr. Harriman's comments and the plans will be revised to address of his comments. Mr. Cambareri said a homeowner reached out to me with concerns

of egress with houses over there and Mr. Popper said maintenance facility is nowhere near the houses referenced in the homeowner's comments. Mr. Cambareri read a letter that referenced stop signs and markings at intersections around the residential homes at the TPC. Mr. Rozich said that letter is not germane to this application.

A motion was made by Michael Cannata. Seconded by Robert Donohue to close the public hearing for application #22-40. *All were in favor; the motion passed.*

A motion was made by Michael Cannata. Seconded by Chris Cambareri to approve application #22-40 with the conditions that the comments of Mr. Harriman's memo dated December 5, 2022 be adhered to. *All were in favor; the motion passed.*

A motion was made by Michael Cannata. Seconded by Chris Cambareri to approve application #22-39 with the conditions that the comments of Mr. Harriman's memo dated December 5, 2022 be adhered to. *All were in favor; the motion passed.*

b. Application #22-41: Request to Amend the Section 5.2 of the Zoning Regulations to allow for electric car chargers to be permitted in Residential Zone District. Town of Cromwell Planning and Zoning Commission is the Applicant.

A motion was made by Michael Cannata. Seconded by Robert Donohue to open the public hearing for application #22-41. *All were in favor; the motion passed.*

Mr. Popper said we are not trying to regulate electric car chargers in single family homes as those are mostly inside garages. He said this is for residential developments with outside chargers.

There was a discussion on whether EV parking spots are in addition to the number of approved spaces in a site plan and it was agreed that it was.

A motion was made by Michael Cannata and seconded by Ann Grasso to close the public hearing for application #22-41. *All were in favor; the motion passed.*

A motion was made by Michael Cannata. Seconded by Robert Donohue to approve application #22-41 with the following changes (*italicized and underlined*) to section 5.2.P. *All were in favor; the motion passed.*

#### 5.2.P Electric Vehicle Supply Equipment as an Accessory Use.

1. ELECTRIC VEHICLE OFF STREET PARKING REQUIREMENTS. Any new and/or residential commercial development that requires 25 or more parking spaces as calculated by these regulations, may have a minimum of 1 charging space or 3% of the total number of spaces allocated to Electric Vehicles (EVs) (whichever is greater) and must have a level 2 or 3 charging station/connection per EV parking space. Parking spaces shall be well lit and shall be for public use. Applicants may request a waiver or reduction of electric

vehicle parking requirements from the Planning and Zoning Commission during site approval.

**2. ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS.** Electric Vehicle Charging Stations (EVCs) shall be regularly maintained to ensure proper functionality. EVCs shall have clear, legible signage stating the volt and amp levels, hours of operation, safety information, usage fees and contact information for the maintenance department.

**3. EVSE AS ACCESSORY USE TO EXISTING PARKING FACILITIES.** Provided that the Electric Vehicle Charging Station Requirements in 5.2.P.2 above are satisfied, an owner of commercial and/or residential property shall be allowed to add charging stations as an additional accessory use to an existing parking facility. Such accessory use shall be a permitted use subject to the review and approval of the plan for location and installation as provided in Section 8.6 of the Zoning Regulations. EVSE parking spaces as an accessory use in existing parking facilities shall be in addition to the number of spaces otherwise required for the commercial and/or residential use.

**11. Commissioner's Comments:**

Mr. Popper said that the zoning regulations will be updated with all the amendments since 2015. He said we are trying to make the format clearer. He said we will present data from the POCD in January. Mr. Popper said we had a good response initially. He said we are going to pass around hard copies at the senior center and the library. He asked if he should pull the survey off the website and Mr. Cambareri said to leave it up.

Mr. Popper said we will have the public hearings for the POCD in March. Mr. Donohue asked if that would impact any water project and Mr. Popper said no, we have informed the appropriate State agencies that we are in the process of updating it.

**12. Approval of Minutes:**

a. November 1, 2022

A motion was made by Michael Cannata. Seconded by Robert Donohue to approve the minutes of November 1, 2022. *All were in favor; the motion passed.*

**13. Adjourn:**

A motion was made by Michael Cannata. Seconded by Robert Donahue to adjourn at 8:00pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme  
Recording Clerk