



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. TUESDAY FEBRUARY 7, 2023
COUNCIL CHAMBERS CROMWELL TOWN HALL
41 WEST STREET

AGENDA

RECEIVED FOR RECORD
Feb 02, 2023 11:10A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments**
6. **Development Compliance Officer Report:**
7. **Director of Planning and Development Report:**
8. **New Business: Accept and Schedule New Applications:**
 - a. Application #23-03: Request for Site Plan Approval to construct a new access driveway on County Line Drive. Sysco Connecticut LLC is the Applicant and Sysco Corporation is the Owner.
 - b. Application #23-04: Request for a Special Permit for the Travelers Championship at TPC River Highlands at 1 Golf Club Road. Greater Hartford Community Foundation is the Applicant and TPC of CT Inc. is the Owner.
9. **New Business:**
 - a. Application #23-01: Request for a Site Plan Modification to install electric car charger units at 101 West Street (Covenant Village). Covenant Living of Cromwell Inc., Covenant Village of Cromwell is the Applicant and the Owner.
 - b. Application #22-44: Request for Site Plan Approval to construct an office building adjacent to 80 Shunpike Road. Opportunity Real Estate Equities, LLC is the Applicant and Margaret E. Chernock, Trustee, Etals is the Owner.
 - c. Report on the status of the POCD and Zoning Regulations update.
10. **Public Hearings:**
 - a. Application #21-40: Request for a Special Permit under Section 6.1.B of the Zoning Regulations to allow for the placement of fill at 12 Summer Brook Lane. Magdalene and Sead Mehic are the Applicants and the Owners.
 - b. 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, (public hearing continued from January 17, 2023).
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
 - a. 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 (Texas Roadhouse)	51 Shunpike Road	App for Site Plan Modification		Pending
23-01	Covenant Living / Norman Aldrich	101 West Street	App for Site Plan Modification		Pending
23-02	Tim Farrell	562 Main Street	App for Special Permit		Pending
23-03	Sysco Connecticut, LLC	1355 Cromwell Ave. (County Line Drive)	App for Site Plan Approval		Pending
23-04	Greater Hartford Community Foundation	1 Golf Club Road	App for Special Permit		

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Sysco Connecticut - New Access Driveway
Street Address: 1355 Cromwell Ave (County Line Drive)
Volume/Page: 661/558 (Rocky Hill) **PIN #:** 20-009

Applicant Name: Sysco Connecticut LLC
Address: 100 Inwood Road
Rocky Hill, CT 06067
Telephone: 281-409-8091 (day) _____ (evening)
Email Address: Gregory.DeMinico@sysco.com

Property Owner Name: Sysco Corporation
Address: 1390 Enclave Parkway
Houston, TX 77077

Attached:

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

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

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

Robert Goodison
Applicant Name and Signature

01/02/2023
Date

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

Type of Activity: PGA TOUR Event

(Per Section _____ of the Cromwell Zoning Regulations)

Street Address: 1 Golf Club Road Zoning District: _____

Assessor's Parcel ID #: _____ Volume/Page: _____

Applicant's Name: Greater Hartford Community Foundation

Address: 90 State House Square, 11th Floor, Hartford, CT 06103

Telephone Number (daytime): 860-502-6800

Email Address: kharrington@travelerschampionship.com

Property Owner's Name: TPC River Highlands, PGA TOUR

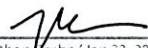
Address: 1 Golf Club Road, Cromwell, CT 06416

Description of Proposed Activity:

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

The event will take place June 19-25, 2023 and include the
placement of concessions adjacent the golf course.

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)*.


Nathan Grube (Jan 23, 2023 05:57 EST)
(applicant)

Jan 23, 2023

(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: 101 West Street, Cromwell, CT 06416
Volume/Page: 1660 / 206 PIN #: 00106000

Applicant Name: Norman Aldrich / Covenant Living
Address: 101 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

Electric Vehicle Charging Station

The proposed Electric Vehicle charging station at Covenant Living of Cromwell will be a "Level 2 – JuiceBar GEN 3: 32 AMPS". The JuiceBar is manufactured in the United States and they provide turnkey energy management and services to all their customers. The JuiceBar EV charging stations arrive on locations fully assembled, ready to install and ready to be commissioned on the network of the client's choice. There is no costly or complicated onsite assembly required. Each JuiceBar will have dual port connections so two vehicles can be charged simultaneously.



Fontaine, Candice

From: Egan, John
Sent: Friday, January 13, 2023 6:42 PM
To: Popper, Stuart
Cc: Driska, Bruce; Fontaine, Candice
Subject: 23-01 110 West Street - Application for site Plan Modification Review

I have reviewed the above site plan submission for the proposed Vehicle Charging Stations. The Stations are not in compliance with Connecticut State Building Code sections 1107.2.1 and 1107.2.2 an accessible charging station shall be provided and the size of the vehicle space shall comply with the size of an accessible van space.

Sincerely, John Egan
Chief Building Official

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.



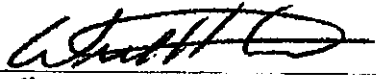
Applicant Name and Signature




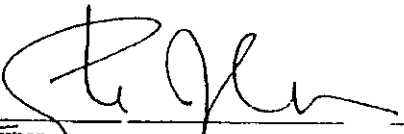
Date

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

 November 30 2022
Date


Owner Steven Q. Spector
Authorized Agent

12/2/2022
Date

12/2/22
(8)



January 26, 2023

The following is list of items discussed at the Planning & Zoning meeting on January 17, 2023. The item discussed is shown in normal font, color black and our response is provided in color red.

1. Architectural Plans with elevations in color –
Color photos and plans to be presented
2. Building façade materials – present to commission for review, samples of materials
Color photos and material specifications to be presented
3. Type of existing lighting at 80 Shunpike Road.
See response #14
4. Look at moving dumpster from current location to different location –
Current location is in rear of the building screened from view from road and building entrance. A retaining wall is proposed on the back side of the dumpster area. Landscaping has been added to the slope behind the wall as an additional buffer. Moving the dumpster to in front of building may block the view of building from the road and is not the most aesthetic location for a dumpster.
The previously submitted Landscape Plan Sheet LL-1 showed 6 Eastern Red Cedar trees split on either side of the dumpster enclosure, and this species is regarded as being a plant type effective at absorbing and deflecting sound and as an evergreen provides year-round visual screening as well. Nonetheless, the planting plan has been amended to include 9 additional Cedar trees (a narrower variety and at a slightly smaller installed size) at the top of the adjacent slope (north side of enclosure) to provide additional sound and visual mitigation.
5. Engineering design on retaining wall for review by town engineer Jon Harriman –
The response from the town engineer - At the site plan level we generally see retaining walls come in schematically with generic details. Once a building permit is applied for the Building Official requests full design information including structural calculations for sliding, overturning, etc. At times I am asked to review. We find typically that the wall calculations are done by a structural engineer with CT stamp that represents the manufacturer of the wall.
6. Rendering of wall & materials –
We will provide information from United Concrete
7. Contact the fire district about an additional hydrant –
The fire marshal's office has been contacted and requests a new hydrant be installed in the parking island in the rear of the building. The Utility Plan Sheet UP-1 has been revised.

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

Offices in Connecticut, New York and New Jersey

www.lreconsult.com

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



8. Motion sensor for lighting –
Proposed lighting will be programmed with timers for light control. Parking area lighting will be shut off between 8 PM and 9 PM. Building-mounted down lighting would stay on all night, illuminating the perimeter of the building to deter theft or vandalism.
The site lighting in the rear of the building at 80 Shunpike Road will be reprogrammed to shut off at 10 pm.
9. Average daily traffic on Shunpike Road –
2021 CT DOT data shows the average daily traffic on Shunpike Road in front of the property is 9,200 vehicles. The proposed project would increase the volume by less than 2 percent and not significantly impact the level of service of the road.
10. Removal of existing trees increases noise to neighbors –
Proposed building, retaining walls and landscaping will block noise.
11. The plowing of snow which may contain salt from 80 Shunpike Road is killing the tree at 10 Summer Brook Lane -
The existing retaining wall and parking area on 80 Shunpike Road is 27 feet to 40 feet from the property line. An area of inland wetlands exists between the parking area of 80 Shunpike Road and the property line of 10 Summer Brook Lane. In our opinion, the snow removal has minimal impact on the neighbor's trees.
12. Proposed light pole heights –
The proposed light poles are 16 feet in height which are similar in height to the existing light poles at 80 Shunpike Road
13. Salt tolerance of proposed landscaping –
The landscape Architect has reviewed the proposed plant list and planting plan for sensitivity to salt in areas subject to pavement treatments and especially snow storage activities and find proposed plants to be appropriate and suitable.
14. Site lighting –
Light fixtures specified for the site are full cut-off fixtures and dark sky compliant (no light above horizontal) with LED light sources located in the top of the fixture so as to broadcast light down and not sideways. Proposed fixtures do not have a globe or a vertical lens/refractor component that would tend to cast light sideways and above horizontal. Visibility of the LED lamp itself is limited to viewpoints next to and below the fixture – and looking up. The style of the fixture is compatible with the appearance of the most common fixture in use at the adjacent existing building site but more modern in terms of the LED lamping, color, temperature of the light, and optical performance (high degree of control of where light is distributed).
15. Future access to West Street from Site –
Access is not feasible due to inland wetlands, existing sanitary sewer main trunk line, Shunpike Brook and flood plain.

Wrang Associate Engineers

Structural Consultants
9 Penfield Hill Road
Portland, Ct. 06480

December 05, 2022

Quantum Office of Cromwell
80 Shunpike Rd.
Cromwell, CT. 06416
Attn: Mr. William Coons

Re: Design of Versa-Blok Wall
162 West St.
Cromwell, CT.

Dear Mr. Coons;

I have conducted a design of a Versa-lok wall for a proposed project at the referenced address. The wall will be approximately 20'-0" high and will retain parking area. I have the following comments:

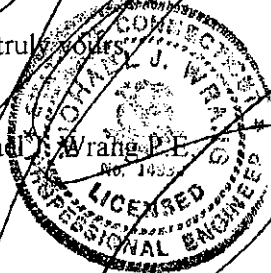
The wall was designed to retain a sand/gravel fill 120 PCF and to with stand a surcharge load of 250 PSF.

I have attached a sketch showing the placement of the Geo Grid and the dimension that the Geo Grid should be placed from the wall face.

Should you have any questions concerning this matter please contact me at (860)301-4390.

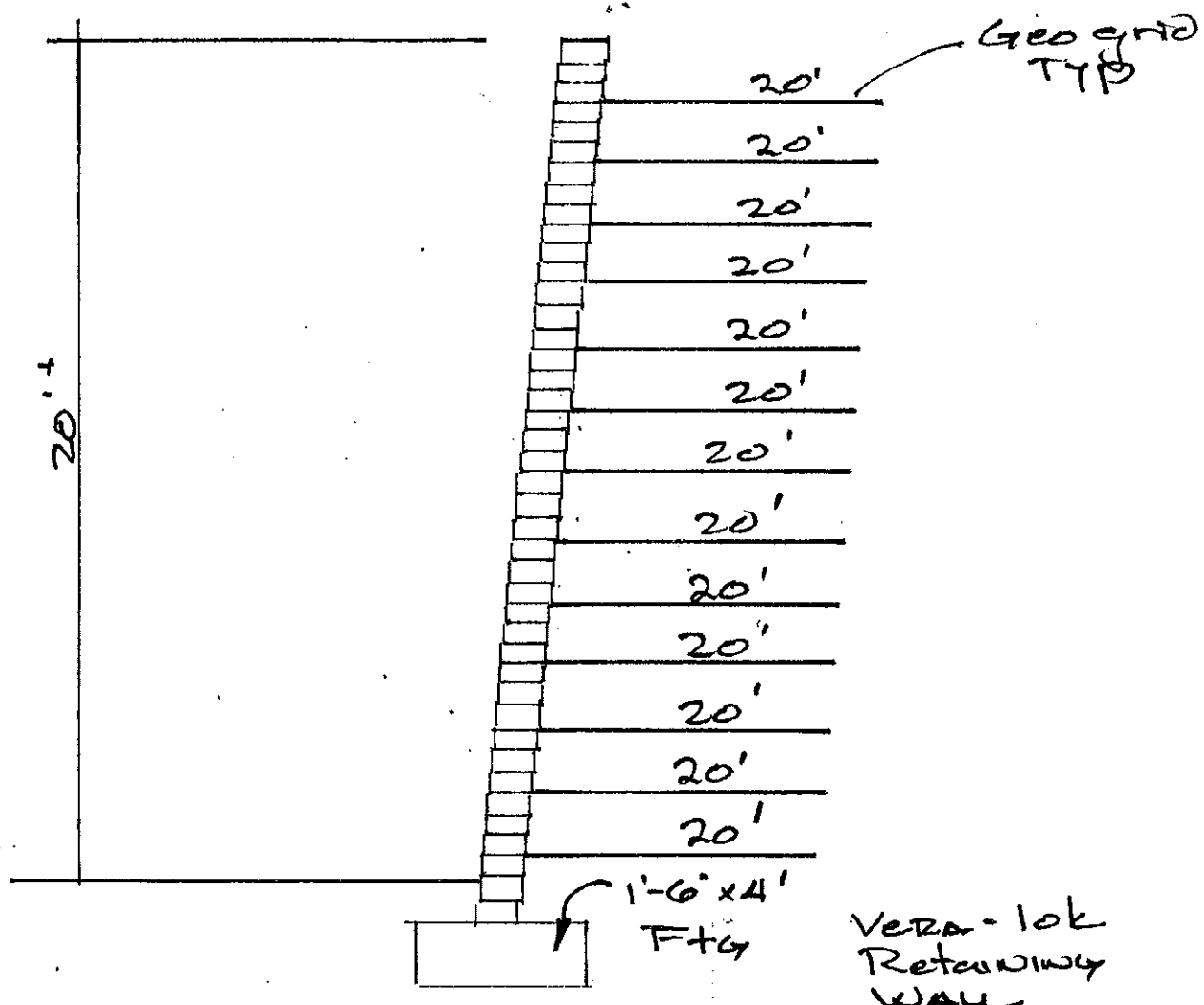
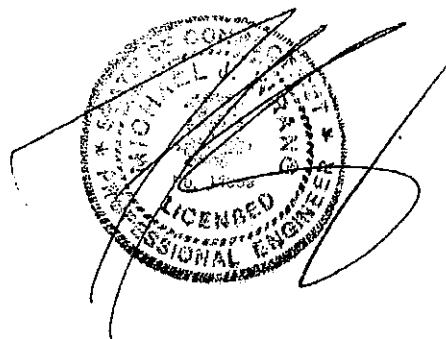
Very truly yours,

Michael J. Wrang, P.E.



WRANG ASSOCIATE ENGINEERS
Structural Consultants
9 Penfield Hill Road
PORTLAND, CONNECTICUT 06480

JOB Proposed Medical Bldg
SHEET NO. _____ OF _____
CALCULATED BY WWW DATE 12/5/22
CHECKED BY _____ DATE _____
SCALE _____



Popper, Stuart

From: Harriman, Jon
Sent: Wednesday, January 25, 2023 10:36 AM
To: Rich Reynolds
Cc: Popper, Stuart; Driska, Bruce
Subject: RE: Proposed Medical Office Building - Shunpike Road

Hi Rich,

I had talked to Stuart about one remaining issue. Not sure if he conveyed it or not. The maintenance plan needs to be on the recorded mylars. This can be a simple list of all the required annual maintenance, does not need to be the document you submitted. If it isn't recorded on the mylar it becomes difficult to ensure compliance in future years.

Thanks,

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

From: Rich Reynolds <rreynolds@lrconsult.com>
Sent: Wednesday, January 25, 2023 10:26 AM
To: Harriman, Jon <jharriman@cromwellct.com>
Subject: Proposed Medical Office Building - Shunpike Road

Good morning!

The project was presented to the Planning & Zoning Commission at the January 17th meeting.

The commission is requesting additional information from us to be provided at the next meeting.

I just wanted to reach out to you to see if the information provided on January 11, 2023 addressed your review comments and are to your satisfaction or if you require any additional information?

Please let me know.

Thanks

Rich Reynolds
Project Engineer



The LRC Group
160 West Street
Cromwell, CT 06416

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

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

1. Application #21-40: Request for a Special Permit under Section 6.1.B of the Zoning Regulations to allow for the placement of fill at 12 Summer Brook Lane. Magdalene and Sead Mehic are the Applicants and the Owners.

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 30th day of January 2023.

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

Type of Activity: **Adding fill to property**

(Per Section _____ of the Cromwell Zoning Regulations)

Street Address: **12 Summer Brook Lane** Zoning District: **R-25**

Assessor's Parcel ID #: **00518900** Volume/Page: **1648/317**

Applicant's Name: **Magdalene Mehic & Sead Mehic**

Address: **12 Summer Brook Lane, Cromwell, CT**

Telephone Number (daytime): **(860) 422-5384**

Email Address: **magdalene.balicki@gmail.com**


Property Owner's Name: **Magdalene Mehic & Sead Mehic**

Address: **12 Summer Brook Lane, Cromwell, CT**

Description of Proposed Activity:

Add fill to property to remedy steep grade leading into back yard.

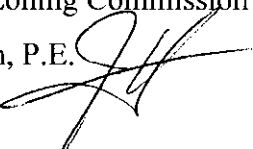
I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting)*.


(applicant)

11/23/21
(date)

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

Memorandum

To: Stuart Popper
CC: Planning & Zoning Commission
From: Jon Harriman, P.E. 
Date: 12/22/2022
Re: #21-40 – 12 Summer Brook Lane

I have reviewed the plan entitled; "Improvement Survey for Magdalene Balicki & Sead Mehic, Lot 12, 12 Summer Brook Lane, Cromwell, CT" revision date 12-6-22 by JL Surveying. The proposal calls for filling the rear yard of a pie shaped lot to make a flatter yard for the existing home. I offer the following comments:

The revised plan now generally depicts a fill slope graded at 3:1. There are areas close to the north and south property lines that are steeper than this. I offer the following as conditions for approval.

1. The areas to be filled with finish grades steeper than 3:1 must be protected with erosion control blanketing or other approved method.
2. Stone check dams shall be added to the drainage swales.
3. The construction entrance crosses the Town ROW and existing curbing and concrete sidewalk. The contractor shall restore these items upon completion of the work as needed.

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 \$ 320⁰⁰;
- ☒ 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
⑤

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 G. 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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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.



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.

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

2. Roll Call

The presence of the above members was noted.

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