



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

***SPECIAL MEETING  
7:00 P.M. THURSDAY MAY 4, 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 #23-13: Request for a Special Permit under Sections 3.3.C.4, 7.5.B.4, 8.7 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 35A Berlin Road in the Highway Business Zone District. Kemal Cecunyanin is the Applicant and River Grace Plaza LLC is the Owner.
  - b. Application #23-14: Request for a Special Permit under Sections 3.3.C.4, 7.5.B.4, 8.7 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 530 Main Street in the Local Business Zone District. Brian Bonneau is the Applicant and Marsal Realty Corp is the Owner.
9. **New Business:**
  - a. Application #23-10: Request for Site Plan Approval to construct a contractor's building at 70 County Line Drive. Morecon Builders, LLC is the Applicant and Nova Sky Properties is the Owner.
  - b. Application 21-32: Request to modify the Sidewalk location in the Scheu Farm Subdivision at Cortland Way. Reed Builders, LLC is the Applicant and the Owner.
10. **Commissioner's Comments:**
11. **Approval of Minutes:**
  - a. March 21, 2023
  - b. April 4, 2023
12. **Adjourn:**

RECEIVED FOR RECORD  
May 01, 2023 11:02A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

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

**Memorandum**

**To:** Planning & Zoning Commission

**CC:** Stuart Popper, Town Planner

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

**Date:** 4/27/2023

**Re:** 23-10 : 70 County Line Drive – Site Plan

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I received a plan entitled “....Proposed Building for Morecon Builders, LLC” dated 3/16/2023 by Hallisey, Person & Cassidy. The plan calls for 6,600 square foot building, with paved parking area.

The plan appears to comply with the zoning regulations for stormwater management and parking. I suggest the following for conditions of approval.

1. The entrance shall be an integrated concrete apron/sidewalk consistent with the existing entrances with sidewalk frontage within the development.
2. A long-term operations and maintenance plan for the storm water system is contained within the plans. The owner shall submit to the town an annual report demonstrating compliance with the O&M plan by the 31<sup>st</sup> of January for the previous year.
3. The proposed stormwater system connects to the Town’s drainage system in County Line Drive. The Town’s standard hold harmless agreement for connection to Town drainage shall be filed on the land records by the owner.

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

**Town of Cromwell  
Stormwater Permit Information for Developers and Contractors**

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

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

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

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

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

**[http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav\\_GID=16](http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=16)**

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

**APPLICATION FOR SPECIAL PERMIT**

Type of Activity: Alcoholic Beverage for Restaurant  
(Per Section 3.2, 4.5.B-4, 8.7 of the Cromwell Zoning Regulations)  
Street Address: 530 Main Street Zoning District: LB  
Assessor's Parcel ID #: 00305000 Volume/Page: 59-483

Applicant's Name: Brian Bonneau  
Address: 77 Court Street, Cromwell, CT.  
Telephone Number (daytime): 860-798-3269  
Email Address: Bones.l@netzero.net

Property Owner's Name: Marsal Realty Corp  
Address: 733 Laurel Grove Rd. Middletown 06457

Description of Proposed Activity:  
Bar/Restaurant

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).*

Brian Bonneau <sup>CB</sup>  
(applicant)

4/26/23  
(date)



**HALLISEY, PEARSON & CASSIDY  
Engineering Associates, Inc.**

630 Main Street  
Cromwell, CT 06416-1444

TELEPHONE: (860) 529-6812  
FAX: (860) 721-7709  
Paul A. Hallisey, P.E. & L.S.  
James P. Cassidy, P.E.

April 28, 2023

Cromwell Planning and Zoning Commission  
c/o Stuart Popper, Town Planner  
41 West Street  
Cromwell, CT 06416

Dear Stuart:

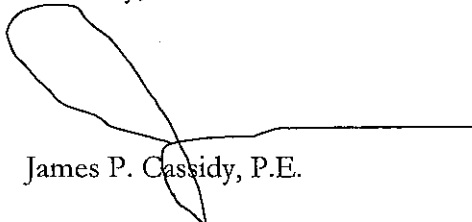
**RE: Request to be Added to the Agenda, Cortland Way / Scheu's Farm Subdivision**

This letter is being submitted on behalf of Reed Builders, LLC in regard to the residential subdivision known as Scheu's Farm. The developer is requesting that a portion of the sidewalk to be installed around the cul-de-sac of Cortland Way be eliminated as it is in conflict with the snow storage area that was added to the plans per comments from the Town of Cromwell's Engineering Department.

The Town of Cromwell requires that homeowners remove snow and ice from sidewalks on their property (see Cromwell Town Code §204-21). It would be unduly burdensome to require those homeowners to remove potentially large amounts of snow and ice that is purposefully placed there by the town's plow trucks. The developer is requesting that the sidewalk end just prior to the beginning of the curve of the cul-de-sac as shown on the attached plan.

Would you please add this matter to the agenda of the next meeting of the Cromwell Planning and Zoning Commission so that it can be further considered at that time? A representative from Reed Builders, LLC will be in attendance to answer any questions the Commission may have. Thank you.

Sincerely,



James P. Cassidy, P.E.

