



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING 7:00 P.M. TUESDAY AUGUST 15, 2023 COUNCIL CHAMBERS CROMWELL TOWN HALL 41 WEST STREET AGENDA

RECEIVED FOR RECORD
Aug 09, 2023 11:41A
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:**
Application #23-24: Request for a Site Plan Modification to install temporary trailers for outside storage at the Walmart Store at 161 Berlin Road. Walmart #2299 is the Applicant and Infinity Cromwell Properties Limited Partnership is the Owner.
9. **New Business:**
 - a. Application #23-23: Request for Site Plan Modification to reconfigure the entrance, install new parking spaces and a storage building at 46 Nooks Hill Road. Hubbell Power Systems, Inc. is the Applicant and the Owner.
10. **Public Hearings:**
 - a. Application #23-15: Request to create a two-lot resubdivision at 84 Hicksville Road in the Residence 25 Zone District. Adelbrook Behavioral & Development Services, Inc. is the Applicant and Adelbrook, Inc. is the Owner.
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
 - a. May 4, 2023
 - b. June 20, 2023
 - c. July 6, 2023
13. **Adjourn:**

Permit	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
23-01	Covenant Living / Norman Aldrich	101 West Street	App for Site Plan Modification	2/8/2023	Approved
23-02	Tim Farrell	562 Main Street	App for Special Permit	2/21/2023	Approved
23-03	Sysco Connecticut, LLC	1355 Cromwell Ave. (County Line Drive)	App for Site Plan Approval		Withdrawn
23-04	Greater Hartford Community Foundation	1 Golf Club Road	App for Special Permit	3/7/2023	Approved
23-05	Francis & Celeste Henri	142 Coles Road	App for Special Permit	4/4/2023	Approved
23-06	Fiber Dust, LLC	30 New Lane	App for Site Plan Modification		Administrative Approval
23-07	Wendy Masse	5 Saint John Court	App for Temporary Event		Withdrawn
23-08	Ayelen Olivera	11 Berlin Road	App for Site Plan Modification	4/4/2023	Approved
23-09	HBN-CSC, LLC c/o HB Nitkin	51 Shunpike Road Suite 18	App for Site Plan Modification	4/4/2023	Approved
23-10	Morecon Builders, LLC	70 County Line Drive	App for Site Plan Approval	5/4/2023	Approved
23-11	Rodney Bitgood	New Lane/West/Hillside	App for Temporary Event Permit - Car Show		Administrative Approval
23-12	Rosie Felix	28 Shunpike Road Unit 1	App for Site Plan Modification-Gol health Urgent Care		Administrative Approval
23-13	Kemal Cecunyanin	35 A Berlin Road	App for Special Permit-Restaurant with alcoholic beverages	6/6/2023	Approved
23-14	Brian Bonneau	530 Main Street	App for Special Permit-Bar/Restaurant with alcoholic Beverages	6/6/2023	Approved
23-15	Adelbrook Behavioral & Development Services, Inc.	60 Hicksville Road	App for Subdivision Approval		Pending
23-16	Town of Cromwell Board of Ed	9 Captain James Mann Memorial Drive	App for Special Permit	7/18/2023	Approved

23-17	Town of Cromwell Board of Ed	9 Captain James Mann Memorial Drive	App for Site Plan Approval	7/18/2023	Approved
23-18	Walter Kebalo	5 Commerce Drive	App for Special Permit	7/6/2023	Approved
23-19	Town of Cromwell	41 West Street	App for Site Plan Modification - EV Charging Stations	6/20/2023	Approved
23-20	Town of Cromwell	1 Community Field Road	App for Site Plan Modification - EV Charging Stations	6/20/2023	Approved
23-21	Wendy Masse/St. John Church	Waltrouse Park Rd.	App for Temporary Event Permit		Administrative Approval
23-22	Ryan Buchanan	548 Main Street	App for Special Permit-Restaurant with alcoholic beverages	7/6/2023	Approved
23-23	Craig Tooker / Hubbell Power Systems, Inc.	46 Nooks Hill Road	App for Site Plan Modification - Parking Lot Enhancements		Pending
23-24	Walmart #229	161 Berlin Road	App for Site Plan Modification - Storage Containers		Pending

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: August 9, 2023
Re: Comments for the August 15, 2023 Meeting Agenda

8. New Business: Accept and Schedule New Applications:

- a. Application #23-24: Request for a Site Plan Modification to install temporary trailers for outside storage at the Walmart Store at 161 Berlin Road. Walmart #2299 is the Applicant and Infinity Cromwell Properties Limited Partnership is the Owner.

The Walmart store is located at 161 Berlin Road. The applicant is proposing to install nine (9) 40' x 8' trailers from October 1, 2023 to January 15, 2024 on the west side of the building in the rear of the building.

9. New Business:

- a. Application#23-23: Request for Site Plan Modification to reconfigure the entrance, install new parking spaces and a storage building at 46 Nooks Hill Road. Hubbell Power Systems, Inc. is the Applicant and the Owner.

The 4.89-acre site contains a 5,000 square foot office building and a 32,000 square foot manufacturing building located in the Industrial Zone District. The parking lot to the office building will be reconstructed to provide an enclosed 24' entrance and exit, improved drainage and new parking spaces. A new storage building will be installed in the rear of the manufacturing building.

10. Public Hearings:

- a. Application #23-15: Request to create a two-lot resubdivision at 84 Hicksville Road in the Residence 25 Zone District. Adelbrook Behavioral & Development Services, Inc. is the Applicant and Adelbrook, Inc. is the Owner.

The existing 3-acre site contains the former Covenant Congregational Church building and a two-story single-family house at the corner of West Street and Hicksville Road in the Residential 25 Zone District. The proposed resubdivision will create two lots; one containing 2.43 acres and the former church building and another containing .57 acres and the single-family house.

23-24

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN MODIFICATION

Name of Project: Request 9 Storage containers 40'x8' from 10-1-23 To 1-15-24
 Street Address: 161 Berlin Rd, Cromwell, Ct. 06416
 Volume/Page: _____ PIN #: _____

Applicant Name: Walmart #2299
 Address: 161 Berlin Rd
Cromwell, Ct. 06416
 Telephone: 860-391-1598 (day) _____ (evening) _____
 Email Address: brvanbr.s02299.us@Wal-mart.com


Property
 Owner Name: Infinity Cromwell Prop Ltd Par
 Address: 33 Boylston St.
Chestnut Hill MA 02467

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

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

Bruce Van Brakle 
 Applicant Name and Signature

6-26-23
 Date

Popper, Stuart

From: Parisi, Daniel
Sent: Tuesday, August 08, 2023 9:20 AM
To: Popper, Stuart
Cc: Fontaine, Candice
Subject: 23-24 161 Berlin Road - Application for Site Modifications

Stuart,

There are no sewer concerns, as long as the Storage Container are placed as shown on the Site Plan and not over the sanitary sewer.

Daniel Parisi
Town of Cromwell
CWPCA – Sewer Administrator
860-632-3430

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**

APPLICATION FOR SITE PLAN MODIFICATION

Name of Project: Parking lot enhancements

Street Address: 46 Nooks Hill Rd, Cromwell 06416 CT

Volume/Page: _____ **PIN #:** _____

Applicant Name: Hubbell Power Systems, Inc.
Craig Tooker, Sr. Business Unit Manager

Address: 46 Nooks Hill Rd, Cromwell 06416 CT

Telephone: 860-635-2200 (day) _____ (evening) _____

Email Address: ctooker@hubbell.com

Property Owner Name: Hubbell Power Systems, Inc.

Address: 46 Nooks Hill Rd, Cromwell 06416 CT

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? | (Yes) | (No) ✓ |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ? | (Yes) | (No) ✓ |
| if yes, have you obtained it? | (Yes) | (No) |
| 3. Will this project require a DEP <u>Stormwater Management Permit</u> ? | (Yes) | (No) ✓ |
| if yes, have you applied for it? | (Yes) | (No) |
| 4. Will this Project Require an <u>STC Permit</u> ? | (Yes) | (No) ✓ |
| if yes, have you submitted a copy of the plans to the STC? | (Yes) | (No) |
| 5. Does the parking comply with the <u>handicapped parking</u> 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.

Craig Tooker

Applicant Name and Signature

6/13/23

Date

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday August 15, 2023 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

Application #23-15: Request to create a two-lot resubdivision at 84 Hicksville Road in the Residence 25 Zone District. Adelbrook Behavioral & Development Services, Inc. is the Applicant and Adelbrook, Inc. 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 28th day of July 2023.

APPLICATION# 23-15

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision
(if applicable):

Street Address: 84 Hicksville Road

Volume/Page: 1772 / 252

Zoning District: R-25 PIN # 00105700

Applicant's Name: Adelbrook Behavioral & Development Services, Inc.

Address: 60 Hicksville Road

Cromwell, CT 06416

Telephone: (860) 635-6010

Email Address: jswanson@adelbrook.org

Owner's Name: Adelbrook, Inc.

Address: 60 Hicksville Road

Cromwell, CT 06416

Attached:

- ☐ 1. Application fee in the amount of \$ 320.00 ;
- ☐ 2. Copy of Inland Wetlands and Watercourses Agency Permit, if applicable;
- ☐ 3. Evidence of Water Pollution Control Authority approval, if applicable;
- ☐ 4. Eight 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*

23-15

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

Alyssa Goduti 5.23.2023
Applicant Adelbrook Behavioral & Development Services, Inc. Date
By: Alyssa Goduti, CEO

Alyssa Goduti 5.23.2023
Owner Adelbrook, Inc. Date
By: Alyssa Goduti, CEO



Popper, Stuart

From: Joe Palmieri <jpalmieri@cromwellfd.com>
Sent: Monday, June 12, 2023 1:57 PM
To: Fontaine, Candice; Popper, Stuart
Subject: 23-15 84 Hicksville Rd.

Stuart,

The applicant will be required to remove the entire Tee and replace it with a straight piece of 1" K copper The curb stop feeding the house needs to be removed. The applicant can contact me directly to schedule a 1" service tap for the house.

Thank you.

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
Cromwell, CT 06416
860-635-4420 x1000
860-632-0413
jpalmieri@cromwellfd.com

Parisi, Daniel

From: Parisi, Daniel
Sent: Thursday, June 08, 2023 10:21 AM
To: Popper, Stuart
Cc: Fontaine, Candice
Subject: 23-15 84 Hicksville Road - Subdivision Approval

Stuart,

The developer will be required to come before and get approval from the CWPCA with the proposed sanitary sewer and then enter into a Developers Permit Agreement (DPA) with the CWPCA.

Sincerely,

Daniel Parisi
Town of Cromwell
CWPCA – Sewer Administrator
860-632-3430



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 Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Ann Grasso and John Keithan

Absent: Brian Dufresne, Ken Rozich, Paul Cordone, Robert Donohue and Nick Demetriades

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

1. Call to Order

The meeting was called to order at 7:02pm by Chairman Kelly.

2. Roll Call

The presence of the above members was noted.

RECEIVED FOR RECORD
May 15, 2023 10:46A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

3. Seating of Alternates - none

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the agenda. All were in favor; the motion passed.

5. Public Comments - none

6. Development Compliance Officer Report:

Mr. Driska said the only change to his report is that application #23-12 was approved administratively today and is not pending anymore. Chairman Kelly asked what the modification was and Mr. Driska said they are changing the access door, installing a new sign and will make interior modifications as well.

7. Director of Planning and Development Report:

Mr. Popper said that 100 Berlin Road will hopefully be in front of the Town Council in June. It's possible they will begin demolition this summer. He said Arbor Meadows is in the 5th and last phase so they are way ahead of schedule. Mr. Popper said the Texas Roadhouse is finishing up their building permits now. He said Sysco still has their application withdrawn but will we will meet with them to discuss the location of the driveway. Ms. Grasso asked about the Citgo station and Mr. Popper said the overhead canopy has been demolished. Mr. Driska said they are trying to make it look pretty while it is just sitting there.

Chairman Kelly asked about Piney Ridge and said it has to be rezoned and go back to what it was before since the State said we were in violation. The Commissioners and staff discussed the State DOT denying the owners request to put up billboard.

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.

Mr. Popper said Joe's filling station is gone and the business next door will open a new place in that space. He said we can hear this application at the first meeting in June on the 6th.

A motion was made by Michael Cannata and seconded by John Keithan to accept and schedule application #23-13 for a public hearing on June 6, 2023. All were in favor; the motion passed.

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.

Mr. Popper said that the Well will move to an empty space in the Liberty Bank shopping plaza on Main Street. He said that is a good spot for them with plenty of parking. He said that can also be heard on June 6th.

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept and schedule application #23-14 for a public hearing on June 6, 2023. All were in favor; the motion passed.

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 are the Owner.

Mr. Popper said this application is for the same site where a building for a moving company was approved but they never built. He said the applicant did receive an Inland Wetlands permit for activities within the Upland Review Area at the Inlands Wetlands and Watercourses Agency meeting last month.

Mr. Justin Packard, Engineer with Hallisey, Pearson and Cassidy at 630 Main Street, Cromwell, CT showed the property on a map. He described the site, the location and said the site has 125 feet of frontage and is .7 acres. Mr. Packard said it is on industrial zoned land and is currently a vacant lot. He explained that the rear third of the lot is wooded and the rest is grass and there is a gradual slope to the tree line and then a sharper drop into the wetlands. Mr. Packard said there is a conservation easement on the property. He said they are proposing to build a 6,600 square foot contractors building. Mr. Packard said it will be one story with 6 separate bays. He said Morecon Builders builds custom homes and will use 2 or 3 of the bays and rent out the other 3 or 4. He said the bays will mainly be a place to store materials and to act as a showroom for customers and there will be 12 parking spaces. Mr. Packard said there will be a row of boxwood shrubs planted near the conservation line. He showed the location for a monument sign but said they are unsure if they will need that right now. Mr. Packard said we would like to ask that any future sign be approved by staff. He said the site meets all zoning requirements and the drainage will be an underground filtration system with no increase in runoff expected. Mr. Packard explained the utility connection and showed the rendering of the building. He said the it will be concrete

block with vertical siding on the top third of the building. He said each bay will have its own access door in the front and the back of the building. Mr. Packard said they have received comments from the Town Engineer and we agree with all of them and they are deal mostly with maintenance requirements for the site drainage.

Mr. Jim Cassidy, Engineer with Hallisey, Pearson and Cassidy, 630 Main Street, Cromwell, CT showed the brown tones of the building. Mr. Cannata asked about sanitary facilities and Mr. Packard said all six bays will have their own restroom. He showed the dumpster enclosure on the map. Mr. Driska said staff will advise them on the monument sign once they bring in the specifications.

Mr. Popper reminded the Commissioners that any approval should include the memo from Jon Harriman dated April 27, 2023.

A motion was made by Michael Cannata and seconded by John Keithan to approve application #23-10 with the conditions of Jon Harriman's memo dated April 27, 2023 adhered to. All were in favor; the motion passed.

Mr. Popper welcomed Morecon Builders to Cromwell

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.

Jim Cassidy, Engineer with Hallisey, Pearson and Cassidy, 630 Main Street, Cromwell, CT said that Cortland Way is under construction and it is an 8-lot subdivision. He said that 3 houses are under construction now. Mr. Cassidy showed the original plan with the sidewalk plan. He said that plan involved connecting to the Board of Education sidewalks through an opening in their fence and they decided they didn't want to do that. He said we don't want to place the sidewalk around the entire cul-de-sac since this site is required to have a snow storage shelf and it is near where the sidewalks would be around lots 6, 7 and 8. Mr. Cassidy said they are proposing to move the handicap ramp to the other side of the road then the original plan and not put sidewalks around the entire cul-de-sac but to stop the sidewalks where the ramp would be. Chairman Kelly said this doesn't prevent snow on their property and Mr. Cassidy said no it doesn't but it won't create an issue because of the easement. Mr. Cannata asked Mr. Driska and Mr. Popper if Mr. Harriman had any concerns with this. Mr. Popper said Mr. Harriman didn't take a position on the placement of the sidewalks. Mr. Popper said I feel the sidewalks should extend to the snow easement as shown on the map. He said we drove around today and there is not lots of consistency with sidewalks on cul-de-sacs. Mr. Popper said this is the chance to make this as a template for future cul-de-sacs. Mr. Cassidy said I do understand but lots 7 and 8 should not have sidewalks.

Jennifer Hussey, wife of Sean Hussey of Reed Builders said she doesn't think the town will know where the snow shelf is and only pile the snow on that specific area. She said the snow will impact lots 5 and 6 and the sidewalks should really end before lot 5.

Mr. Cassidy said the handicap ramp will make it difficult for maintenance of in the cul-de-sac and it will be easier to install the ramp in a straight area. Mr. Popper suggested that the rule of thumb be not to put sidewalks near snow easements. Ms. Grasso asked what the point of the sidewalk would be from the proposed handicap ramp to lot 5. She said you shouldn't need sidewalks all the way around a cul-de-sac as traffic should be slow around the curve.

The Commissioners discussed where the end of the sidewalk should be and they decided that they should stop at the western edge of the driveway of lot 5.

A motion was made by Michael Cannata and seconded by Chris Cambareri to waive the installation of the sidewalks as shown on approved plan and place the sidewalk up until the western edge of the driveway of lot 5. All were in favor; the motion passed.

10. Commissioner's Comments: none

11. Approval of Minutes:

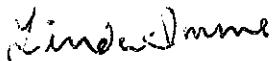
- a. March 21, 2023
- b. April 4, 2023

The minutes were not discussed as there were not enough Commissioner present at this meeting who were at the meetings.

12. Adjourn:

A motion was made by Michael Cannata and seconded by John Keithan to adjourn at 7:58pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk



Town of Cromwell Planning and Zoning Commission

**REGULAR MEETING
7:00 P.M. TUESDAY JUNE 20, 2023
COUNCIL CHAMBERS CROMWELL TOWN HALL
CROMWELL TOWN HALL
41 WEST STREET**

Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Ann Grasso, Nick Demetriades, Douglas Kalinowski

Absent: Brian Dufresne, Ken Rozich, John Keithan, Robert Donohue, Paul Cordone

Also present: Director of Planning and Development, Stuart Popper, Zoning Compliance Officer Bruce Driska, Town Council member James Demetriades

1. Call to Order

The meeting was called to order at 7:02pm by Chairman Kelly.

2. Roll Call

The presence of the above members was noted.

RECEIVED FOR RECORD
JUL 05, 2023 01:30P
JOANN DOYLE
TOWN CLERK
CROMWELL, CT

3. Seating of Alternates

A motion was made by Michael Cannata and seconded by Ann Grasso to seat Douglas Kalinowski as an alternate. All were in favor; the motion passed.

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve the agenda. All were in favor; the motion passed.

5. Director of Planning and Development Report:

Mr. Popper said that we will hear more about the Plan of Conservation and Development

(POCD) and zoning regulations updates tonight. He said we have a big meeting on July 6th with a good amount of applications including the middle school application. He said that the application will be reviewed and revised one more time before the 6th. Chairman Kelly asked if they would have building materials available for review and Mr. Popper said yes, they will. Mr. Popper said he would send the traffic statement/study to the Commissioners before the 6th. Chairman Kelly asked if they had the blessing from the State and Mr. Popper said I don't know about that.

Town Council member James Demetriades, 272 Skyview Drive, Cromwell said that the new building has received the 10% reimbursement from the State. He said a renovation would be more expensive than a new build so an additional \$7 million was received. He said a waiver was received for an increased auditorium size. Mr. Demetriades said the building committee chair is very responsive and will give you more information if you are looking for it.

Mr. Popper told the Commissioners that 100 Berlin Road did not go before the Town Council for the Tax Abatement as they are still working on tax issues.

6. **New Business: Accept and Schedule New Applications:**
7. **Plan of Conservation and Development and Zoning Regulations Update:**
 - a. POCD Update
 - b. Zoning Regulations Update

Robert Collins, SLR Consulting, Cheshire, CT said he would continue with the POCD update tonight. Chairman Kelly said they would like to receive this information before the meeting. Mr. Collins said I have the final of the vision statement. He said we have also been working with town staff to work on goals for the theme areas. Mr. Collins said I am giving you two weeks to digest the information and to provide Mr. Popper with your comments so we can move onto the action plan. Mr. Collins handed out the vision statement and discussed theme area one. Chairman Kelly asked about the word maintain and Mr. Collins said maintain means it already exists and the town maintains it now. Mr. Popper said that would be things like streets and lights. Mr. Collins said we will get to more specific action steps that will back up these statements. Mr. Collins reviewed theme areas two, Grow well, and the 4 goals within that theme. He also reviewed theme three, play well. He told the Commissioner he was looking forward to getting their comments within the next two weeks. He said his hope is you think the strategy is connecting to the goals. Mr. Collins asked for anything they haven't covered and Ms. Grasso said the Cromwell Creative District has released an audio tour and Mr. Popper said he would send Mr. Collins the link. Mr. Demetriades asked if there might be a zoom option for meetings during the summer months. Mr. Popper said probably not zoom but maybe facetime and he would check into it. Mr. Cambareri told Mr. Collins that he liked the way this was going. Mr. Demetriades asked about any zoning updates and Mr. Popper said we are working on both the POCD and zoning updates simultaneously and will give you an update next time.

8. **New Business:**
 - a. Application #23-19: Request for a Site Plan Modification to install electric car charger units at 41 West Street (Cromwell Town Hall). Town of Cromwell is the Applicant and the Owner.

Mr. Popper handed out photos of the car charging stations. He said a STEAP grant was received for the Community Road parking lot and Eversource has a program for chargers as well. Mr. Popper said we combined the two so we can put the chargers in two locations. He said 3 will be at Community Field and will accommodate 6 cars with 1 handicap accessible space. He said there will be one at town hall which can accommodate 4 cars. He said they are freestanding units with bollards in front of them. He said users will have to put in a credit card for power and the town will be contracting with a firm to provide the billing services. He said it will be up to the Town Council on how much over the kilowatt hours to charge for any profits the town may realize.

Ms. Grasso asked how they will police a car's length of stay. Mr. Popper said we don't expect any problems but can work out those details with the Police Department if we need to.

Mr. Popper said no town money was involved with this but the town will install lights in Community Field to make their contribution to the STEAP grant.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-19. All were in favor; the motion passed.

b. Application #23-20: Request for a Site Plan Modification to install electric car charger units at 1 Community Field Road (Community Field). Town of Cromwell is the Applicant and the Owner.

A motion was made by Michael Cannata and seconded by Nick Demetraides to approve application #23-20. All were in favor; the motion passed.

c. Application #13-39: Request to Release 10% Road Bond at the Shady Lane Subdivision at 62 Shady Lane. Shady Lane Farm LLC is the Applicant and the Owner.

Mr. Popper reads a memo dated June 7, 2023 from Town Engineer Jon Harriman regarding the performance bond at Shady Lane. Mr. Harriman advised that the remainder of the performance bond can be released.

A motion was made by Michael Cannata and seconded by Ann Grasso to release all of the remaining Shady Lane performance bond held by the town with interest. All were in favor; the motion passed.

9. Commissioner's Comments:

10. Approval of Minutes: Tabled
a. May 4, 2023

11. Adjourn:

A motion was made by Michael Cannata and seconded by Nick Demetriades to adjourn at 7:43pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Linda Imme".

Linda Imme
Recording Clerk



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING 7:00 P.M. THURSDAY JULY 6, 2023 COUNCIL CHAMBERS CROMWELL TOWN HALL 41 WEST STREET

Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Ann Grasso, Nick Demetriades, Douglas Kalinowski, Robert Donohue

Absent: Brian Dufresne, Ken Rozich, John Keithan, Paul Cordone

Also present: Director of Planning and Development, Stuart Popper, Zoning Compliance Officer Bruce Driska, Town Council member Paula Luna

1. Call to Order

The meeting was called to order at 7:00pm by Chairman Kelly.

2. Roll Call

The presence of the above members was noted.

RECEIVED FOR RECORD
AUG 02, 2023 03:23P
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 Kalinowski and Robert Donohue as alternates. All were in favor; the motion passed.

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Robert Donohue to approve the agenda. All were in favor; the motion passed.

5. Public Comments - none

6. Development Compliance Officer Report:

Mr. Driska asked if there were any questions regarding his report that was in the package. Mr. Donohue said application #23-03, Sysco Corporation shows pending. Mr. Driska said that is an error it should say withdrawn.

7. Director of Planning and Development Report:

Mr. Popper said that the applicants for the 80 Shunpike Road medical building came in and asked for a few minor changes to the site plan. He said they realized they need to move the entrance to the right more so they can set up the physician offices better. He said that would also mean shifting the handicap parking to the right as well. Mr. Popper said the project has started and they cleared the site and hope to have construction started soon. Mr. Popper said that the Ruby Tuesday building has been demolished and Texas Roadhouse should be open in January of 2024. He said he happened to run into the attorney for Popeye's and he said they will be resubmitting the application but nothing has been submitted yet. Mr. Popper said that 100 Berlin Road is still working on the tax issues.

8. New Business: Accept and Schedule New Applications:

- a. Application #23-23: Request for Site Plan Modification to install new landscaping at 46 Nooks Hill Road. Hubbell Power Systems, Inc. is the Applicant and the Owner.

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept and schedule application #23-23 for July 18, 2023. All were in favor; the motion passed.

9. New Business:

- s. Application #23-17: Request for a Site Plan Approval for the construction of the new middle school and administrative offices in a Residence Zone District at 6 Captain James Mann Memorial Drive. The Town of Cromwell Board of Education is the Applicant and the Town of Cromwell is the Owner.

Mr. Popper said we will hear application #23-17 with the public hearing application #23-16.

Chairman Kelly read the public hearing notice dated June 20, 2023.

10. Public Hearings:

- a. Application #23-18: Request for a Special Permit under Sections 7.5.A.1, 3.5.C. to permit onsite consumption of alcoholic beverages at 5 Commerce Drive in the Industrial District. Walter Kebalo representing the Ukrainian National Home of Hartford is the Applicant and IJAN 2 CT Realty LLC is the Owner.

A motion was made by Michael Cannata and seconded by Robert Donohue to open the public hearing for application #23-18. All were in favor; the motion passed.

Walter Kebalo, 961 Wethersfield Avenue, Hartford said he is here representing the Ukrainian National Home which has 220 members. He said they are buying a building for a space for non-profit cultural activities, music lessons, youth associations, ballroom dancing and social events held nights and weekends. Mr. Kebalo said they have been also organizing humanitarian aid since Ukraine has been under Russian attack. He said they would like to add a social bar for members only which would serve liquor and it would be the same operation as they currently have in Hartford. Mr. Kebalo said the bar would include a kitchen to serve food. He said they would have access controls at all entrances and guests are allowed if they are chaperoned by a member. Mr. Kebalo said they would follow all state liquor regulations. He said the bar would

also include a small outdoor table area. Mr. Kebalo said their members go through a vetting process before they are granted membership and they are actually changing the name of the organization to Ukrainian American Cultural Center of Connecticut.

Mr. Cambareri said this is allowed in the Industrial Zone so I have no problem with this and happy to have them in town. Mr. Demetriades asked the hours of operation and Mr. Kebalo said we typically have 10-25 patrons in the social club from 6:00pm to 11:00pm the latest. Mr. Popper asked about the other businesses in the building and Mr. Kebalo said they rent professional office space. He said Health Markets is a tenant and there might be a credit union office renting a space as well. Mr. Popper said the building code will address the uses and they are acceptable uses to us.

Chairman Kelly asked if anyone in the public wanted to speak regarding the application. No one came forward.

A motion was made by Michael Cannata and seconded by Robert Donohue to close the public hearing for application #23-18. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-18. All were in favor; the motion passed.

b. Application #23-22: Request for a Special Permit under Sections 3.2.C.3, 7.5.B.4 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 548 Main Street in the Local Business Zone District. Ryan Buchanan is the Applicant and Salvatore Caccamo and Maria Caccamo are the Owners.

A motion was made by Michael Cannata and seconded by Ann Grasso to open the public hearing for application ##23-22. All were in favor; the motion passed.

Ryan Buchanan, 548 Main Street, Cromwell said that his restaurant would like to serve tap beer, some local beer and wine and possibly some canned cocktails. He said there are no servers or bartenders, customers just order at the counter and sit down. Mr. Popper said there are no issues with the application. Mr. Demetriades asked if they were in compliance with the distance requirement of the school zone and Mr. Popper, said yes, they are far enough away from the school. Mr. Popper said the one town comment was that they are required to have a handicap space and Mr. Buchanan said they already have one now.

Chairman Kelly asked if anyone from the public wanted to speak regarding application #23-22 and no one came forward.

A motion was made by Michael Cannata and seconded by Robert Donohue to close the public hearing for application #23-22. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to approve application #23-22 with the condition that the handicapped space is provided for. All were in favor; the motion passed.

c. Application #23-16: Request for a Special Permit under Section 2.2.C.4 of the Zoning Regulations to construct a school and administrative offices at 9 Captain James Mann Memorial Drive in a Residential Zone District. The Town of Cromwell Board of Education is the Applicant and the Town of Cromwell is the Owner.

Chairman Kelly told members of the public they would have 3 minutes to speak the first time they come up and then after everyone spoke they could return to speak for another 3 minutes. She said you can also state that you agree with the person before you if their comments are the same.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to open the public hearing for application #23-16. All were in favor; the motion passed.

Rosanna Glynn, 28 Sovereign Ridge, Cromwell said she is Chair of the CMS building committee and showed a rendering of the proposed middle school and said it would house 491 students and the Central Administration office which would be housed in a separate building but is merged with the school. She said the design meets the education specifications and it will be built on the soccer field to the left of the existing school. Ms. Glynn said once the new building is complete the old one will be demolished and the soccer field will be built there. She said the student drop off will be the same as it is now.

Joseph Culotta, Senior Associate at Perkins Eastman's, 677 Washington Boulevard, Stamford, CT showed the site design and said they plan to maintain the existing lot and drop off area.

Cynthia Jensen, Landscape Architect at Richter and Cegan Inc, 8B Canal Court, Avon, CT showed landscaping overlays and said the access drive and service drive will remain operational. Ms. Jensen discussed they will expand the existing parking lot for a total of 125 parking spaces. She said there will be more space for the parent drop off area and bus loop and said the bus loop will accommodate 8 regular buses and 2 shorter buses. Ms. Jensen said the Administration parking lot will have 29 parking spaces and the old parking lot will remain with 21 spots. She said there will be a curbed sidewalk from Geer Street to the entrance and a sidewalk from James Mann Drive to the building entrance and it will continue around the fields and buildings. Ms. Jensen said there will be new fields with bleachers and dugouts and a fence will be constructed to provide separation from Botelle Drive and the fields. She explained what kind of trees and plantings they would use. Ms. Jensen said there will be a central activity space with a patio and outdoor classroom areas. She said if the budget allows there will be an outdoor amphitheater. Ms. Jensen said they have responded to all town staff comments. She said they can move some trees or remove some islands to open up areas in the parking lot for snow storage but she would defer to the commission for their recommendation.

Mr. Culotta showed the lighting fixtures on the overhead screen.

David Sullivan, Traffic Engineer with SLR, 195 Church Street, New Haven said they have been tasked with determining the traffic impact. He said they expect a minimum increase in enrollment so they are looking at conditions that are not expected to change very much. Mr.

Sullivan said they use letter grades for levels of service for all intersections and they want to see a grade of C or better. He said their recommendation is to install an all way stop control at the school driveway on Greer Street and a stop ahead sign 400 feet east of the driveway. Mr. Sullivan said they would also suggest that the school consider allowing morning access 5 to 15 minutes earlier than they do now. He said the bigger area for parent drop off allows for 70 cars versus the 30 cars now and they will continue to operate buses in two waves during the pickup. Mr. Sullivan said they suggest adding more pedestrian signage as well.

Rock Emond, Civil Engineer, SLR, 90 Realty Drive, Cheshire, CT explained the drainage on the site presently and said they are proposing a basin on the western portion of the site which has very good soils and should infiltrate very well. Mr. Emond said there would be an underground detention system on the eastern side which would mitigate peak flows and bring down the water surface elevation for a 25 year flood by half a foot.

Tom DiMauro, Newfield Construction, 225 Newfield Avenue, Hartford, CT said he would provide an overview of the logistics of the project. He said there would be a fenced in construction area and they will be taking over the softball for a construction zone starting in January. He said the new building would take about 18 months to complete and said the parking lot would be constructed over 2 summers. Mr. DiMauro said the third phase would be to take down the building and construct the fields. He said the completion date would be Spring of 2026.

Mr. Culotta showed the rendering of the building and said the school will be 93,000 square feet and the administration offices would be 5,000 square feet. He said the two spaces would be separated by a fire wall so they are technically two separate buildings. Mr. Culotta showed the academic areas which can be secured from the areas open to the public after hours.

Mr. Culotta passed out samples of the building materials. He said the exterior will be full brick behind a metal stud and there will also be ribbed metal panels. He said they will pick a lighter color for the roof for EPM credit. Mr. Culotta discussed the glass being used and the safety measures in place. He said the glass meets the Connecticut security guidelines.

A recess was called at 8:18pm to change the recording tape.

The meeting was called back to order at 8:23 by Chairman Kelly.

Chairman Kelly asked for members of the public who wanted to speak regarding application #23-16 to come forward.

James Ferrara, 2 Captain James Mann Memorial Drive said his house is the only one at the entrance. He said I do not have any problems with the school but disagree with the way the entrance to the school is situated. Mr. Ferrara said people should enter from Geer Street instead of Raymond Place.

Nicole McHugh, 17 Botelle Manor said she agrees with Mr. Ferrara's comments. She said she also had concerns with special education classes being on the 2nd floor in case of an emergency.

Ms. Glynn said that each academic wing has a special education classroom incorporated into the wing so the students who utilize those classrooms are part of the school.

Blaise Messenger, Building committee and teacher at Cromwell Middle School said they have pull out rooms on the 2nd floor.

Phyllis Becker, 71 Geer Street asked if the entire campus is enclosed in fencing and if all of the roofs are flat. She also asked if there was a concern for drainage.

John Steiner, 28 Geer Street said they are not planning on enough stop signs. He said people drive 70 mph down Geer Street and people shouldn't be allowed to turn left onto Geer Street when they exit the school. Mr. Steiner said the bus entrance should be from Grove Road since it is a straight shot to the building. He also said there should be speed bumps at the parent drop off area. Mr. Steiner said Geer Street is a dangerous street to live on. He said the construction entrance should be from Grove Road as well.

Ms. Glynn said she thought there was some kind of state limitation on the area above the property line.

Mr. Emond said there are separate parcels associated with the property and the northern properties have conservation restrictions. He said the Town Council would have to weigh in on that. Mr. Cannata said he thought it was worth looking into and Ms. Glynn said that would be very expensive.

Mr. Culotta said he would answer previous questions. He said almost the whole site will be fenced in with the exception of an area on Geer Street. He said the roofs are mostly flat but they are pitched with internal roof drains. Mr. Demetriades asked about ice dams and Mr. Culotta said they will look to add that in the front walkway area.

John McHugh, 17 Botelle Manor asked how close the proposed soccer field is to his property. Ms. Jensen said about 30-35 feet away with a 6 foot chain link fence with added privacy screening surrounding it.

Mr. Demetriades asked about variations in traffic patterns during the different phases of construction. Mr. DiMauro said the construction trucks will access on Herbert Porter Road and there will be a stock pile of excavated material that they will use for the field. He said there will be an erosion control plan and Mr. Emond said there are restrictions on how high the stockpile can get and he went into more detail on the erosion control plan.

Mr. DiMauro said they will prepare a complex construction plan that we will work on with the district. Mr. Cambareri said he feels that needs to be worked out now. Mr. Demetriades said he agreed since Geer Street is going to take a big hit. He said the construction traffic will leave a lot of debris behind and we have to consider how that will be mitigated. Mr. DiMauro said there will be a construction entrance with a wash area to catch larger debris. Mr. Demetriades asked if they were going to adopt the traffic report recommendations and said he highly recommended that

they seriously look at the SLR report. Ms. Grasso asked if the parking was sufficient for a 500 seat auditorium and Ms. Glynn said the current gym has 500 seats now. Ms. Jensen said there are 112 parking spaces now and this site plan shows 188. Mr. Popper said that according to the regulations they need one spot per every 5 seats so they only need to have 100 spots.

Mr. Cambareri asked if there should be a discussion on whether the landscaping requirement should be waived for the canopy trees in the parking lot for security reasons. Ms. Jensen said the trees are large trees in the 50 foot ranger with no low branches. Mr. Cambareri asked if the Board of Education parking lot would be open to the public and Mr. Culotta said yes it will be accessible to the public for overflow parking. Mr. Cambareri asked about the amphitheater they are planning if the budget allows. Ms. Jensen said there would be a walkway to the theater with benches and seating and lawn space. Mr. Cambareri asked if they had a punch list of deletions due to budget constraints. Ms. Glynn said they do ask for some leniency on the trees since they are so costly. Mr. Cannata said he thought the landscaping plan could be waived to a degree. Mr. Cambareri asked about security measures and Ms. Glynn said she could not talk about the specifics in public. She said we have had ongoing conversations with the Police Department and there are standards and regulations that we are following.

Mr. Cannata said that the Woodside Intermediate School fields had to be rebuilt due to poor drainage. He asked who would be on the hook if the drainage system should fail. Mr. Edmond said that the catch basins and pipes have a vertical elevation difference designed for a 25 year storm. Mr. Cannata asked if Botelle Manor or Herbert Porter Drive residents would have basement issues and Mr. Edmond said no. Mr. Edmond said that technically it should be flooding for 25, 50 and 100 year storms and Mr. Cannata said but Jon Hariman said it is not flooding.

Mr. Cannata asked about using Grove Road as a construction entrance and asked that they look a lot harder at finding a way to make that work. Ms. Glynn said she couldn't remember why but the Town Council didn't want us using that entrance.

Mr. Kalinowski asked where the construction workers would park. Mr. DiMauro said they are asking the town if they can park at the Watrous Park parking lot. He said if not, they will have to squeeze into the softball field. Mr. Kalinowski asked about the job site hours and Mr. DiMauro said Monday through Friday 7:00am - 3:30pm.

A break was called at 9:39pm. The meeting was called back to order by Chairman Kelly at 9:43.

Chairman Kelly said the public hearing will be continued until July, 18, 2023. Ms. Glynn said you can send us any questions you want answered at that meeting in advance if it is helpful.

A motion was made by Michael Cannata and seconded by Robert Donohue to continue the public hearing for application #23-16 until July 18, 2023. All were in favor; the motion passed.

11. Commissioner's Comments:

12. Approval of Minutes:

- a. May 4, 2023 – tabled

b. May 23, 2023

A motion was made by Michael Cannata and seconded by Nick Demetriades to approve the minutes of May 23, 2023. All were in favor; the motion passed.

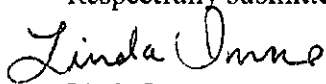
c. June 6, 2023

A motion was made by Michael Cannata and seconded by Nick Demetriades to approve the minutes of June 6, 2023. All were in favor; the motion passed.

13. Adjourn:

A motion was made by Michael Cannata and seconded by Nick Demetriades to adjourn at 9:47pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Linda Imme".

Linda Imme
Recording Clerk