



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. TUESDAY OCTOBER 3, 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. Development Compliance Officer Report:
6. Director of Planning and Development Report:
7. New Business Accept and Schedule New Applications:
 - a. Application #23-34: Request for a Special Permit under Section 2.2.D.4 of the Zoning Regulations to allow for the conversion of a two family house to a three family house at 380 Main Street in the R-15 Zone District. Steven Nardiello is the Applicant and Paige L. Duprey is the Owner.
8. New Business:
 - a. Application #23-17: Request for a Site Plan Modification for the construction of the new middle school and administrative offices in a Residence Zone District at 9 Captain James Mann Memorial Drive. The Town of Cromwell Board of Education is the Applicant and the Town of Cromwell is the Owner.
9. Public Hearing:
 - a. Application #23-29: Request for a Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for the outside storage of trucks, trailers and construction equipment at 150 Sebethe Drive. Alvin Ravizza is the Applicant and RANDA LLC is the Owner.
 - b. Application #23-31: Request for a Special Permit under Section 7.5.A of the Zoning Regulations to permit a restaurant with the sale of alcoholic beverages at 546 Main Street in the Local Business Zone District.
10. Commissioner's Comments:
11. Minutes:
 - a. May 4, 2023
 - b. July 18, 2023
 - c. August 15, 2023
12. Adjourn:

RECEIVED FOR RECORD
Sep 27, 2023 01:44P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

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 (County Line Drive)	App for Site Plan Approval		Withdrawn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23-07	Wendy Masse	5 Saint John Court	App for Temporary Event		Withdrawn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-GoHealth 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	8/15/2023	Approved
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	8/15/2023	Approved
23-24	Walmart #229	161 Berlin Road	App for Site Plan Modification - Storage Containers	8/15/2023	Approved
23-25	Cromwell Chicken, LLC	195 West Street	App for Special Permit - Restaurant with Drive-through	9/19/2023	Approved
23-26	Cromwell Chicken, LLC	195 West Street	App for Site Plan Approval	9/19/2023	Approved
23-27	James Triola	One Golf Club Road	App for Site Plan Modification	8/14/2023	Pending
23-28	Cromwell Village Associates	150 Country Squire Drive	App for Site Plan Modification	8/10/2023	Pending
23-29	Alvin Ravizza	150 Sebethe Drive	App for Special Permit - Contractor Yard	8/16/2023	Pending
23-30	Cromwell Childrens Coolition - Susan Schein	20 James Martin Drive	App for Temporary Permit		Administrative Approval
23-31	Robert Begen	546 Main Street	Special Permit - Liquor Line	9/5/2023	Pending
23-32	AutoZone Cassandra Peeler	48 Berlin Road	Special Permit	8/28/2023	Pending
23-33	AutoZone Cassandra Peeler	48 Berlin Road	Site Plan Approval	8/28/2023	Pending

23-34	Steven Nardello	380 Main Street	App for Special Permit - Duplex to Triplex	9/15/2023	Pending
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**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT**

Type of Activity: Converting two family to a three family
(Per Section 2.2.D.4 of the Cromwell Zoning Regulations)

Street Address: 380 main Street Zoning District: 12-15

Assessor's Parcel ID #: 00102700 Volume/Page: 1704-220

Applicant's Name: Steven Nardicello

Address: 380 Main Street Cromwell CT 06416

Telephone Number (daytime): (203) 598-6731

Email Address: Stevanardicello@gmail.com

Property Owner's Name: Paige Nardicello

Address: 380 Main Street, Cromwell CT 06416

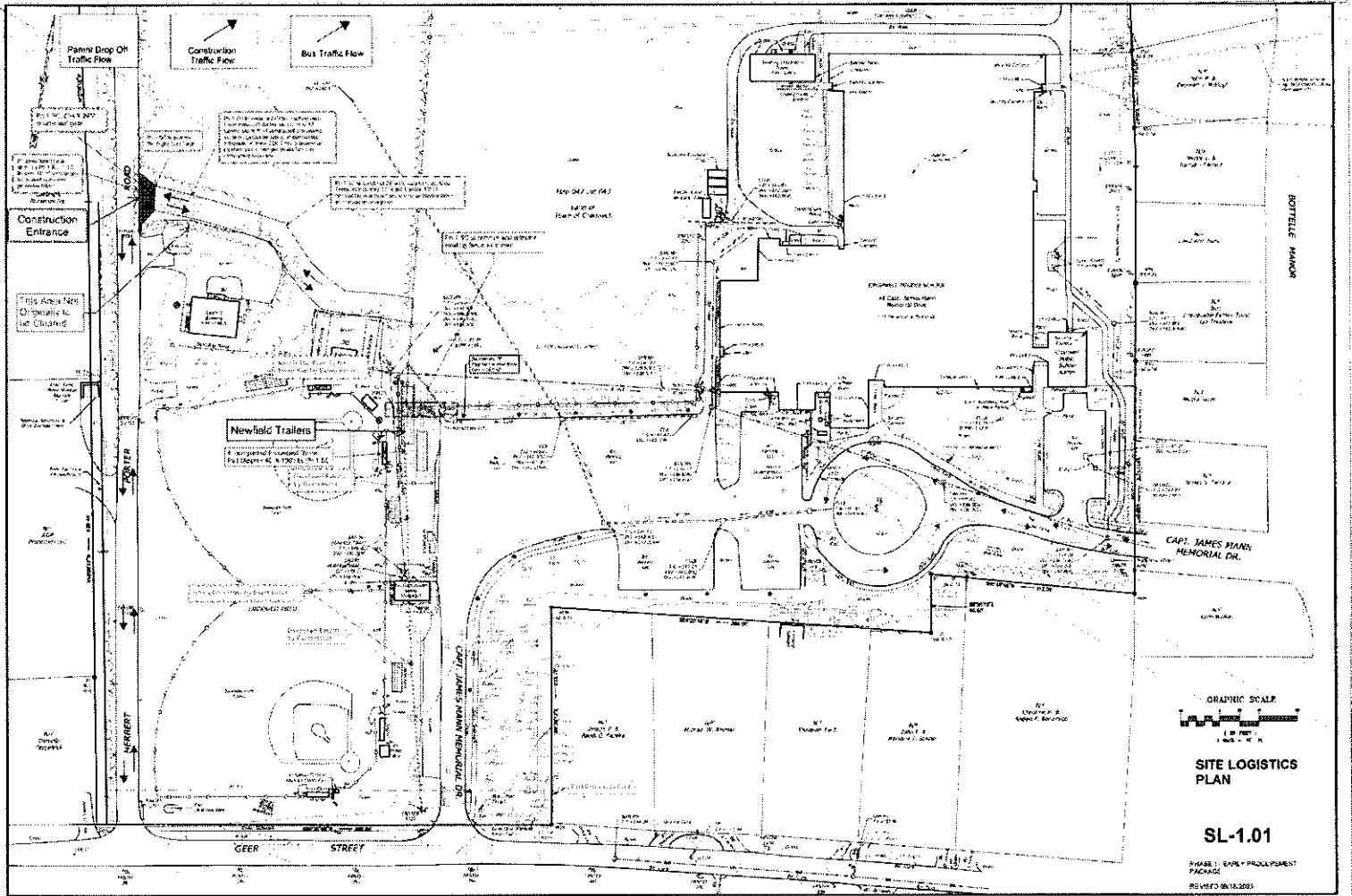
Description of Proposed Activity:

Renovate the property from a 2 two
family to a modern high end three family

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).**

Steven Nardicello
(applicant)

9/15/23
(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 October 3, 2023 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #23-29: Request for a Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for the outside storage of trucks, trailers and construction equipment at 150 Sebeth Drive. Alvin Ravizza is the Applicant and RANDA LLC is the Owner.
2. Application #23-31: Request for a Special Permit under Section 7.5.A of the Zoning Regulations to permit a restaurant with the sale of alcoholic beverages at 546 Main Street in the Local Business Zone District.

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 20th day of September 2023.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SPECIAL PERMIT

Type of Activity: CONTRACTOR YARD FOR VEHICLES, EQUIPMENT, MATERIALS
(Per Section 3.5.C4 of the Cromwell Zoning Regulations) AND/OR SUPPLIES
Street Address: 150 SEBETH DR. Zoning District: (I) INDUSTRIAL DISTRICT
Assessor's Parcel ID #: 00384600 Volume/Page: 1666/142

Applicant's Name: ALVIN RAVIZZA
Address: 42 SKYVIEW DR., BERLIN, CT. 06037
Telephone Number (daytime): 860-280-4542
Email Address: _____

Property Owner's Name: RANDA, LLC
Address: 42 SKYVIEW DR., BERLIN, CT. 06037

Description of Proposed Activity:
PARKING & STORAGE OF TRUCKS, TRAILERS & CONST.
EQUIPMENT

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).*

Alvin Ravizza
(applicant)

8-16-23
(date)



TOWN OF CROMWELL

DEPARTMENT OF PLANNING & DEVELOPMENT

MEMORANDUM

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

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

Date: September 27, 2023

Re: **Plan Review, PZC Applications #23-29-Special Permit, 150 Sebethe Dr.**

I have reviewed the Site Plan dated 06-16-22, revised on 8-11-23 for Application #23-9 and have the following comments:

1. In addition to providing lessee names, assign permanent numeric identification (i.e.- Lease Area 1- Acme Trucking, Lease Area 2-Smith & Jones Construction, etc.) to all lease areas for reference purposes.
2. All lease areas, present and future, shall conform to the provisions and requirements of the Cromwell Inland Wetlands & Watercourses Agency Regulations, the Cromwell Zoning Regulations and the Town of Cromwell Ordinances. Violations shall result in an action enforcement action which may include daily municipal citation fines and court action.

Fontaine, Candice

From: Joe Palmieri <jpalmieri@cromwellfd.com>
Sent: Monday, September 25, 2023 10:49 AM
To: Popper, Stuart; Fontaine, Candice
Subject: Application 23-29

Good morning,

The water utility is not shown on the drawings. If activities on the property are not increasing. I don't see any issues. However, if the activities are increasing especially truck and trailer parking along Sebethe Drive, there may be a need for installation of bollards to protect the existing fire hydrants. They have been hit in the past. I will visit the site to determine if it is possible.

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
Serving Cromwell Connecticut Since 1873

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

Type of Activity: Restaurant / Full Liquor License
(Per Section 3.3.C.4, 7.5.B.4, 8.7 of the Cromwell Zoning Regulations)
Street Address: 546 MAIN ST Zoning District: LB
Assessor's Parcel ID #: 00086300 Volume/Page: 1799-269

Applicant's Name: Robert Begen
Address: 3 Geer ST. Cromwell CT 06416
Telephone Number (daytime): 860-989-4478
Email Address: dobbt1@gmail.com

Property Owner's Name: Robert Begen
Address: 3 Geer ST Cromwell CT 06416

Description of Proposed Activity:

Allow for restaurant with
alcoholic beverages.

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).**

Rob Begen
(applicant)

9-5-2023
(date)



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
Minutes and Record of Votes***

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Ann Grasso, Brian Dufresne

Absent: Nick Demetriades, Douglas Kalinowski, Ken Rozich, John Keithan, Robert Donohue, Paul Cordone

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

1. Call to Order

The meeting was called to order at 7:01pm by Chairman Kelly.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Brian Dufresne to approve the agenda with the addition of adding items:

8b. Application #23-25, Request for a special permit under Section 3.3.C.4.,6.5 and 8.7 of the zoning regulations to construct a restaurant with a drive thru window at 195 West Street in the Highway Business Zone District. Cromwell Chicken LLC is the Applicant and the NL Grocery II DST is the owner,

8c. Application #23-26, Request for a site plan approval to construct a restaurant at 195 West Street in the Highway Business Zone District. Cromwell Chicken LLC is the applicant and the NL Grocery II DST is the owner and item

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CROMWELL, CT

8d. Application #23-27, Request for a site plan modification to allow for the relocation of a portion of the cart path and associated improvement at 100 Golf Club Road in the residence 25 zone District. The PGA Tour is the applicant and the Tournament Players club of Connecticut, Inc. is the owner.

All were in favor; the motion passed.

5. Public Comments - none

6. Development Compliance Officer Report:

Mr. Driska said his report is in the package and asked if there were any questions. Mr. Cannata asked about the storage containers behind the hotel opposite 100 Berlin Road. Mr. Driska said there is one back there for mattresses and we have allowed them to keep that there. He said they deal with bed bug issues often and need a place to store mattresses.

7. Director of Planning and Development Report:

Mr. Popper said the old Lord Cromwell site is still working out tax issues and it is hopefully almost settled. He said he is hoping they will be in front of the Town Council next month.

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.

A motion was made by Michael Cannata and seconded by Brian Dufresne to accept and hear application #23-24 tonight. All were in favor; the motion passed.

- b. Application #23-25, Request for a special permit under Section 3.3.C.4.,6.5 and 8.7 of the zoning regulations to construct a restaurant with a drive thru window at 195 West Street in the Highway Business Zone District. Cromwell Chicken LLC is the Applicant and The NL Grocery II DST is the owner.

A motion was made by Michael Cannata and seconded by Ann Grasso to accept application #23-25 and schedule the Public Hearing for September 19, 2023. All were in favor; the motion passed.

- c. Application #23-26, Request for a site plan approval to construct a restaurant at 195 West Street in the Highway Business Zone District. Cromwell Chicken LLC is the applicant and The NL Grocery II DST is the owner.

A motion was made by Michael Cannata and seconded by Ann Grasso to accept application #23-26 and schedule to be heard for September 19, 2023. All were in favor; the motion passed.

- d. Application #23-27, Request for a Site plan modification to allow for the relocation of a

portion of the cart path and associated improvement at 100 Golf Club Road in the residence 25 zone District. The PGA Tour is the applicant and the Tournament Players club of Connecticut, Inc. is the owner.

Mr. Popper said this application is to make minor changes to the course. He said they would like to move some cart paths away from the resident's home and move them to the other side. He said only one of these changes are not in the upland review area so they will be heard at the Inland Wetlands Commission meeting first. Mr. Cannata asked if these changes can be reviewed at the staff level. Mr. Popper and Mr. Driska said yes, they thought that would be possible.

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept application #23-27 for staff review. All were in favor; the motion passed.

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.

Mr. Popper said this is the former Ripley Company and the changes are minor and all good. He said they have been good corporate citizens and we are happy with these changes.

Craig Tucker, Business Unit Manager with Hubbell (formerly Ripley Tools), 46 Nooks Hill Road, Cromwell said he had some slides to show the changes to the parking area and entrance.

Mr. Tucker said we are going to resurface the entire parking lot and in the upper parking lot change the number of parking spaces from 24 to 15 and will add a handicap spot. He said the rest of that area will become green space resulting in a reduction of 1,320 square feet of impervious surfaces. He said there will also be more lighting and some signage changes. Mr. Tucker said we will add more spaces in the lower lot and move the dumpsters. He said we will add a small outbuilding for yard equipment. Mr. Popper said that town staff reviewed this and there are no outstanding issues. Mr. Cannata asked if the new storage building would be up against the residences and Mr. Tucker said no, it is closer to our property. He said we are also avoiding the jet fuel lines. Chairman Kelly asked about the outbuilding and Mr. Tucker said it is the size of a 2 car garage on skids, there is not a foundation. Chairman Kelly asked if the lights would affect the neighbors and Mr. Tucker said they will be photometric and all downlights so there will not be any bleed over.

A motion was made by Michael Cannata and seconded by Brian Dufresne to approve application #23-24. All were in favor; the motion passed.

b. 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.

Mr. Popper said last year the Commission approved 9 trailers from November 1 through January 15. He said this year they are asking for October 1 through January 15.

Mr. Bruce Vanbrakle, Manager at the Cromwell Walmart, 161 Berlin Road; Cromwell said we are asking for the same plan as last year since we still have supply chain issues and need to get freight in as early as we can to ensure we have the stock.

Mr. Richard Webster, General Manager of Walmart, 161 Berlin Road, Cromwell said we will have more toys and housewares this year.

Mr. Popper said the Town Staff has reviewed and addressed all comments. He said the trailers are not on the easements. Mr. Cambareri said the garden center seems to be an overflow area and asked if they could utilize that area instead. Mr. Vanbrakle said the garden area is still a sales area. He said we do use the right side for a stock room now but our entire Christmas shop is set up out there and that is the customer pick up area as well.

Chairman Kelly asked if other Walmart stores use trailers for storage and Mr. Vanbrakle said yes, to my knowledge. Mr. Webster said Wallingford uses 20-25 and Rocky Hill has 9 or 10 and they do half the volume that Cromwell does. Chairman Kelly asked why Walmart can't add on to the store. She said the trailers look shoddy. She asked how much the trailers cost and Mr. Webster said I can't speak to those specifics.

Mr. Driska said for background information on the site that these two managers have arranged for landscaping in excess of what the plan requires and they have removed the homeless tent area. He said they make continued improvements including plans for restriping the parking lot.

Mr. Cannata said he went there this evening and, in the area, where the proposed trailers would go, there are 250 wooden pallets and 30-50 bales of soaked cardboard. He said it's a dump back there. Mr. Cannata said I acknowledge that they have cleaned up the front area but the back is a mess. He said this time period is two weeks short of a third of the operating year. He said Walmart needs to build a 3,000 square foot storage facility or rent some space across the street. He said I can't support this any longer and something needs to be done. He said maybe denying the application would open corporate's eyes.

Ms. Grasso said I don't like that there is cardboard and other garbage around and I expect that to be cleaned up. She said I do like business to run efficiently and this is out of the public view. Ms. Grasso said this is short term and the use doesn't really require a permanent building. Mr. Cannata said there is not a single other business that needs storage trailers. He said it is on the side and is visible to the public. He said we need to send a message to Corporate. Mr. Dufresne said that Apple Rehab used to complain about it. He said we have been saying for years that this has to end and I'm not sure who else we would let do this. Mr. Popper said this is a site plan modification for temporary outside storage. Mr. Cannata said they are dodging a tax bill for a 3,000 square foot building. He said this is not good for Cromwell and maybe we will approve with a condition that is the last time. Chairman Kelly said she agrees this should be the last year.

Mr. Vanbrakle said we will forward your concerns to Corporate. He said we like Cromwell and try to keep the grounds nice. Mr. Vanbrakle said this is the third time we have been before you.

Mr. Webster said we will try to remove the trailers by December 1, 2023.

Chairman Kelly asked Mr. Popper for his thoughts on this. Mr. Popper said it doesn't seem to affect the public and most people don't see it. He said it is nice to have inside storage but this is just for the seasonal rush and I don't consider it a major issue. Mr. Driska said I agree, and I have never received a complaint about it. He said this is less of a carbon footprint than a permanent building.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-24 with the trailers allowed from October 1, 2012 to December 15, 2023. Chairman Kelly, Chris Cambareri, Ann Grasso, Brian Dufresne approved, Michael Cannata denied. The motion passed.

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.

Chairman Kelly reads the public hearing dated July 28, 2023.

A motion was made by Michael Cannata and seconded by Brian Dufresne to open the public hearing for application #23-15. All were in favor; the motion passed.

Richard Carella, Attorney with Updike, Kelly and Spellacy said the public sign has been posted and handed Mr. Popper the receipts for the mailing sent to abutters.

Attorney Carella said this is a 3 lot parcel which Adelbrook acquired 3 years ago.

Alyssa Goduti, President and CEO of Adelbrook said they were deeded the hilltop building, church and parsonage. She explained that the property was previously donated to them and they allowed the church to use it but the deed stipulates that the property reverts back to Adelbrook if the church doesn't continue there. She said they are going to turn the church into a training academy for their staff and for first responders training to raise awareness for autism. She said they would like to subdivide the parcel and keep one residential parsonage and make improvements to the church.

Attorney Carella said this application will create a two lot subdivision and the lots will meet all the zoning requirements. He said right now there is one sanitary sewer line that crosses the easement but we will install a new independent water line and each parcel will have their own sewer and water. Attorney Carella said they have addressed all staff comments.

Ms. Goduti said they will continue to run the daycare which has 46 kids enrolled. Ms. Grasso asked if there would be full time training at the facility and Ms. Goduti said not every day and Ms. Grasso said there are nonprofits looking for a place to hold meetings all of the time.

There were no members of the public in attendance.

A motion was made by Michael Cannata and seconded by Brian Dufresne to close the public hearing for application #23-15. All were in favor; the motion passed

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-15. All were in favor; the motion passed.

11. Commissioner's Comments:

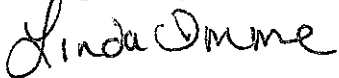
12. Approval of Minutes:

- a. May 4, 2023 - tabled
- b. June 20, 2023 - tabled
- c. July 6, 2023 - tabled

13. Adjourn:

A motion was made by Michael Cannata and seconded by Ann Grasso to adjourn at 8:15pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk