

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY, APRIL 2, 2019  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Nicholas Demetriades, Chris Cambareri, Ken Slade

**Absent:** Ken Rozich, Brian Dufresne, Paul Cordone, Mo Islam (alternate), John Keithan (alternate)

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska

- 1. Call to Order:** The meeting was called to order by Chairman Kelly at 7:00 p.m.
- 2. Roll Call:** The presence of the above members was noted.
- 3. Seating of Alternates:** None
- 4. Approval of Agenda:**

Mr. Popper added the following under New Business Accept and Schedule New Applications:

- a. Application #19-17: Request for Special Permit to serve beer and wine at Giulia's Pizza Restaurant at 199 Shunpike Road. Albion Kallogjeri is the Applicant and the Owner.
- b. Application #19-18: Request for Site Plan Modification to relocate existing transfer station at 100 County Line Drive. Town of Cromwell is the Applicant.

Mr. Popper moved Agenda item *a. Application #19-14* under *9. New Business* to the #6 slot on the agenda in order to accommodate the presenter's schedule.

Michael Cannata made a motion to approve the amended agenda; Seconded by Jeremy Floryan. *All in favor; motion passed.*

- 5. Public Comments:** None

## **6. New Business:**

- a. Application #19-14: Request for Site Plan Modification to modify the approved Site Plan for the Starbucks at 136 Berlin Road. TNO Cromwell LLC is the Applicant and the Owner.

James Cassidy, P.E. with the firm of Hallisey, Pearson & Cassidy Engineering Associates, Inc., stated that the Applicant is proposing to modify the site plan by moving the building eighteen (18) feet to the west. He noted the restaurant layout and 1,900 square foot footprint remain the same. Mr. Cassidy explained that these changes were requested during Starbucks' corporate review of the previously approved plans.

He summarized the changes as follows:

Shifting the building 18 feet to the west will move it closer to the access drive. The ten (10) parking spaces along the west of the building have been relocated to the east side, and the eight (8) parking spaces to the south have been eliminated. The modified plan calls for Starbucks and Burger King to share twenty (20) parking spaces rather than the ten (10) spaces originally proposed. This shared parking arrangement will work as the two businesses are off-peak from one another. A handicapped space has been added. Nine (9) parking spaces are eliminated in the reconfiguration from the plaza overall. Total available spaces number 659, which exceeds the 468 spaces required.

The elimination of the parking areas to the west and south will result in increased safety as no one must cross the drive thru lane in order to enter the store. Sidewalks and crosswalks have been added at the north and south, improving pedestrian access.

Traffic will enter and exit the site from the shared accessway with Burger King, with a one-way entrance to the north and a one-way exit to the south. The drive thru circulation pattern has been reduced to the westerly half of the site.

A small fenced patio area with three (3) tables and chairs has been added to the south side, with access from the restaurant's interior.

The dumpster enclosure is being relocated and will be accessed by an interior drive aisle of the Cromwell Commons plaza. While the enclosure originally faced Berlin Road and the drive thru, it is now north facing, moved away from the parking area and from customers.

The building elevations being submitted are updated prototypes, and final plans will be provided once they are approved by Starbucks.

Chairman Kelly asked about the flow of traffic from Route 372. Mr. Cassidy answered that the majority of traffic will enter and exit from Sebethe Drive, which is the main access.

Mr Popper read aloud Town Engineer Jon Harriman's memo dated March 26, 2019 restating that the applicant had previously agreed to the condition of inspecting and

confirming the integrity of an existing metal pipe as well as complying with the requirements of the DEEP MS-4 permit. Mr. Popper encouraged the commission to include these conditions if approved.

Chairman Kelly asked Mr. Cassidy about the tree near the sewer, which is no longer on the plans.

Michael Cannata made a motion to approve the application subject to the conditions of Town Engineer Jon Harriman's memo of March 26, 2019; Seconded by Ken Slade. *All were in favor; motion passed.*

- 7. Town Planner Report:** Mr. Popper reviewed the TPC project under construction, and said that it is expected to be completed one month ahead of schedule.

Mr. Popper reported that work on the Arco site continues, and that the building permit plans for the Covenant Village project are being reviewed.

Mr. Popper is hopeful that available spaces for lease will fill up in Cromwell Commons with the addition of Starbucks.

Mr. Popper reported that the new Marriott Hotel on Berlin Road is expected to break ground soon.

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

- a. Application #19-17: Request for Special Permit to serve beer and wine at Giulia's Pizza Restaurant at 199 Shunpike Road. Albion Kallogjeri is the Applicant and the Owner.

Michael Cannata made a motion to accept the application and to schedule it for public hearing on May 7, 2019; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

- b. Application #19-18: Request for Site Plan Modification to Town of Cromwell Transfer Station at 100 County Line Drive. Town of Cromwell is the Applicant.

Mr. Popper explained that this is a minor modification requesting the relocation of the transfer station to accommodate the new town garage.

Michael Cannata made a motion to accept the application and to schedule it as a business item to be considered on April 16, 2019; Seconded by Ken Slade. *All were in favor; motion passed.*

- 9. Development Compliance Officer Report:** Bruce Driska referenced his report. There was a discussion on the progress at Shop Rite and its noticeable facade.

Jeremy Floryan asked what the opening date will be. Mr. Popper answered that Shop Rite is expected to open in the first week of May, depending on the interior finish, with Marshalls following one week later. Mr. Popper commented that there is still retail space available in the plaza, and that the opening of Shop Rite should attract other businesses.

Mr. Cannata asked about the difference between Shop Rite and Price Rite. Mr. Popper answered that they are sister companies. Price Rite is corporately owned, while Shop Rite stores are individually owned. The Garafalo family from Fairfield owns the Cromwell Shop Rite and six others.

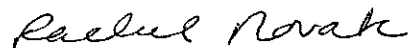
**10. Commissioner's Comments:** Nicholas Demetrius thanked the commission for sponsoring him and Chairman Kelly at a recent Land Use seminar hosted by the Connecticut Bar Association. Mr. Demetrius said that the meeting reminded him that Planning and Zoning rules and regulations are different, and said that it was a great use of time.

**11. Approval of Minutes:**

- a. March 19, 2019: Michael Cannata made a motion to approve the minutes as presented; Seconded by Nick Demetriades. Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Nicholas Demetriades, Chris Cambareri were in favor. *Motion passed.* Ken Slade abstained.

**12. Adjourn:** Michael Cannata made a motion to adjourn the meeting; Seconded by Jeremy Floryan. Meeting adjourned at 7:28 p.m.

Respectfully submitted,



Rachel Novak  
Recording Clerk