

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

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Joann Doyle  
TOWN CLERK  
CROMWELL, CT

**SPECIAL MEETING  
7:00 PM TUESDAY, MARCH 30, 2021  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Nick Demetriades, Paul Cordone, John Keithan, Jeremy Floryan, Ann Grasso (alternate) and Robert Donohue (alternate)

**Absent:** Ken Rozich and Brian Dufresne,

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

**1. Call to Order:**

The meeting was called to order by Chairman Alice Kelly at 7:01 p.m.

**2. Roll Call:**

The presence of the above members was noted.

**3. Seating of Alternates:**

A motion was made by Vice Chairman Michael Cannata to seat Robert Donohue and Ann Grasso as alternates. Seconded by Paul Cordone. *All in favor, Motion passed.*

**4. Approval of Agenda:**

Vice Chairman Michael Cannata made a motion to approve the agenda as presented. Seconded by Nick Demetriades. *All in favor; Motion passed.*

**5. Public Comments:**

None

**6. Development Compliance Officer Report:**

Mr. Driska said the Arbor Meadows housing project continues to go forward at a very rapid pace. He noted that the infrastructure is being installed with water and sewer lines going into the southwest corner of the property and the project is currently in Phase Three.

Mr. Driska said Cromwell Village continues to forge ahead at a rapid pace and he encouraged the Commission to take a look.

Chairman Alice Kelly asked Mr. Driska about the parking area for Café Fiore. Mr. Driska responded that the owners of Café Fiore are resurfacing the area but there will not be any

increase nor decrease to the parking area. He said it is not known when the establishment will open for business.

Mr. Driska reported that there is a new business in the building behind Mitchell's, facing the new community parking lot. He said it is a dog biscuit baking company, Walk by Faith, where they not only produce dog treats, but also use it as a distributions center for many grocery stores.

Mr. Driska asked the Commission if there were any other questions. There were none and Chairman Kelly thanked Mr. Driska for his report.

#### **7. Town Planner Report:**

Director of Planning and Development Stuart Popper addressed the Commission and started off by reminding the Commission that due to the Board of Finance Public Hearing on April 6, 2021, the Planning and Zoning Commission meeting scheduled for that date is cancelled. He said the next regular meeting will be April 20, 2021.

Mr. Popper reported that there will be a Public Hearing for the Hicksville Road Resubdivision at the April 20th meeting. He noted that this is the Adelbrook property located north of Missionary Road with one lot off West Street. Mr. Popper explained that the public will be allowed to attend the meeting but the number of people in the hearing room will be limited to observe the 6-foot rule. He said a monitor may be set up downstairs to allow people to watch from the lobby and come up to the hearing room to address the Commission with questions or concerns about the project.

Mr. Popper advised the Commission that there is a new application to accept and schedule tonight for the Travelers TPC Tournament. He said at this point in time, they are not exactly sure how many spectators will be attending the tournament, but the Commission should have that information before April 20th. Vice Chairman Michael Cannata reported seeing the tournament advertised on television as a "spectator event."

Mr. Popper said as I mentioned at the last meeting there is a new tenant in the former Tea Roses location which is a custom cake bakery. He said there are ongoing discussions with several businesses regarding vacancies in the ShopRite Plaza. Mr. Popper said some new tenants are expected to be announced later this spring.

Mr. Popper also reported that the property on which Stop & Shop is located sold for \$23 million and the town is looking forward to working with the new owners.

Vice Chairman Michael Cannata asked why the Public Hearing signs were removed from the Adelbrook property. Mr. Popper explained that the signs were for an Inland Wetlands Public Hearing and since the developers changed the design of their application, they no longer have a wetlands impact, all the activities are within the upland review area. He said the Inland Wetlands Agency deemed the activities to be insignificant and therefore no public hearing was required.

Mr. Popper also reported that there have been discussions with one of the banks that is a mortgage holder for the Red Lion. He explained that there are two mortgages: one on the land and one on the building. He said the banks are open to discussions with developers which is good news and hopefully there will be something to report.

Mr. Popper said Covenant Living is expected to have a grand opening later in April for the new facility. Commissioner Ann Grasso reported that Sections B and C are occupied.

Mr. Popper reported that negotiations did not work out with the Summit Group who were the preferred developer for 60 and 61 River Road. He explained that the Redevelopment Agency authorized town staff to go back out with the RFP that was previously advertised. Mr. Popper said the goal is to have a public-private partnership on the river side and hopefully on the land side the developer would be interested in purchasing that parcel.

Mr. Popper said the new fishing dock and landscaping and trail at Cromwell Landing is complete and the installation of the gazebo is planned. He said the park should open in late May.

Mr. Popper asked the Commission if there were any other questions. There were none and Chairman Kelly thanked Mr. Popper for his report.

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

- a. Application #21-14: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Harford Community Foundation, Inc. is the Applicant and Tournament of Players Club of Connecticut is the Owner.

Vice Chairman Michael Cannata made a motion to accept and schedule Application #21-14: Request for a Use Permit for Travelers Championship Golf Tournament for April 20, 2021. Seconded by Paul Cordone. *All in favor, motion passed.*

**9. New Business:**

None

**10. Executive Session:**

**a. Discussion of Previous Applications:**

Vice Chairman Michael Cannata made a motion to adjourn to Executive Session at 7:23 PM; seconded by Nick Demetriades. *All in favor; motion passed.*

Nick Demetriades made a motion to come out of Executive Session at 7:49 PM; seconded by Vice Chairman Michael Cannata. *All in favor; motion passed.*

**11. Commissioner's Comments:**

None

**12. Adjourn:**

Chairman Alice Kelly made the motion to adjourn at 7:51 PM. Seconded by Nick Demetriades. *All in favor, motion passed.*

Respectfully submitted,

*Michelle L. Armetta* <sup>SBP</sup>

Michelle L. Armetta  
Recording Clerk