

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, MARCH 1, 2022
COUNCIL CHAMBERS CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Nick Demetriades, John Keithan, Robert Donahue, Brian Dufresne, Paul Cordone, and Ann Grasso

Absent: Ken Rozich, Chris Cambareri, and Zoning Enforcement Officer Bruce Driska

Also, Present: Director of Planning and Development Stuart Popper

1. **Call to Order:** The meeting was called to order by Chairman Alice Kelly at 7:05PM.

2. **Roll Call:**

The presence of the above members was noted.

RECEIVED FOR RECORD
Mar 10, 2022 11:07A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT



3. **Seating of Alternates:**

Michael Cannata made a motion to seat Robert Donahue as an alternate; Seconded by Brian Dufresne. *All in favor, Motion passed.*

4. **Approval of Agenda:**

Mr. Popper said he would like to add Application #22-05: Request to amend the Zoning Regulations to add a new Section 7.6 to allow for the retail sales of cannabis and cannabis related products in the Highway Business Zone. Mary Ann Marchio and 6 West Ave LLC are the Applicants.

Chairman Alice Kelly asked if all this and the previous similar applications are complete. She said she wants the Commission members to know that she has done a lot of research and has a list of all the towns that have put out cannabis retail regulations. Chairman Kelly said she would like to give the commission members copies of the regulations from different towns to show that they have a reference point from which we can create very detailed regulations.

Michael Cannata made a motion to add Application #22-05 to the agenda. Seconded by Bob Donahue. *All in favor, Motion passed.*

5. **Public Comments:**

There were no public comments

6. **Development Compliance Officer Report:**

Mr. Driska was absent and no report was given.

7. Town Planner Report:

Mr. Popper said he put together and posted two RFP/RFQ's. He explained the first one is for the updating of the plan of conservation and development (POCD) and the second one is for the updating of the Zoning Regulations. Mr. Popper said his goal is to have one firm selected to update the POCD and the Zoning Regulations. He said he had conversations with about three different firms so far and he is hoping to get proposals from those three and others. He said he had received one response from one firm for both RFP/RFQ's and he is looking forward to receiving more.

Mr. Popper said he would like to set up an interview committee that would probably do the interviews sometime after March 11th for the POCD and then schedule the Zoning Regulations after March 24th.

Mr. Popper said developers have been looking at vacant residential land in town including one parcel recently placed on the market at the corner of Willowbrook Road and Evergreen Road. He said conversations continue with the developer working on the Lord Cromwell site and it is an ongoing process. Mr. Popper said the peer review was completed for the Geer Street warehouse site and a response concerning the possible springtime breeding of salamanders is being prepared. He said he expects to see that application resubmitted to the Wetlands Agency and the public hearing started again in May or June.

Mr. Popper said he had a conversation with an interested party today who said they are going to submit an application to amend the zoning regulations to allow for the installation of electrical chargers within any public or private parking lot.

Michael Cannata said he had a question as to whether there had been an error in the numbering for applications #22-02 and #22-05. Mr. Popper explained that had to switch the numbers on these two applications and said Application #22-02 is Bantry Bay Ventures and Application #22-05 is Mary Ann Marchio and 6 West Ave LLC. He said the changes will be in the amended agenda for tonight's meeting, as well as the minutes from February 15th.

8. New Business: Accept and Schedule New Applications:

Mr. Popper asked the commission to accept and schedule for the March 15, 2022 meeting Application #22-05: Request to amend the Zoning Regulations to add a new Section 7.6 to allow for the retail sales of cannabis and cannabis related products in the Highway Business Zone. Mary Ann Marchio and 6 West Ave LLC are the Applicants.

Ann Grasso made a motion to accept and schedule Application #22-05: Request to amend the Zoning Regulations to add a new Section 7.6 to allow for the retail sales of cannabis and cannabis related products in the Highway Business Zone. Mary Ann Marchio and 6

West Ave LLC are the Applicants. Seconded by Paul Cordone. *All in favor, Motion passed.*

9. Public Hearing:

- a. Application #22-01: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant; Tournament Players Club of Connecticut Inc. is the Owner.

Mr. Popper read the legal notice into the record. Chairman Kelly asked for a motion to open the public hearing. Nick Demetriades made a motion to open the public hearing. Seconded by Robert Donahue. *All in favor, Motion passed.*

Attorney David Debassio from Hinckley Allen in Hartford said he was here this evening representing the Greater Hartford Community Foundation. He presented an overview of the history, growth and success of the Traveler's Tournament in Cromwell. He said he is thrilled to be back here again 2022. Mr. Debassio said the organization faced some challenges during the pandemic, but he is happy to report that the 2021 event was back with limited spectators and it was a success. He said the event in 2021 generated approximately \$2.2 million for approximately 125 local charities. Mr. Debassio said they maintained their commitment to give 100% of the net proceeds, for this event, directly to charities. He said since Travelers partnered with the Greater Hartford Community Foundation, they managed to help us donate over 22 and a half million dollars over to 800 nonprofits since the year 2007. He said they are expecting to be as close to fully open as possible following the State of Connecticut guidelines. Mr. Debassio said they are planning for a regular event and they are thrilled to have this event in Cromwell.

Kevin Harrington, the Senior Director of Operations for the Hartford Community Foundation Inc in Hartford gave a summary of the event. He said they are looking to get 100% of proceeds to charities. He said due to the pandemic, they will have hand sanitizers and more touchless, digital, and cashless sales for health and safety concerns. He said there will be less construction this year and there will not be a large stage this year. He explained that the parking situation will be the same and traffic plan will continue with a shuttle operation. Mr. Harrington said they will have a modified event schedule this year, but they are looking to get as much back as they can before COVID started and that spectators will be allowed Wednesday through Sunday.

Mr. Harrington said that the set up will take ten weeks and the tear down will take three Weeks. He said there are two date changes which will be amended to extend from 5:00 am to 10:00 pm from June 13, 2022 and July 1, 2022.

Ann Grasso asked Mr. Harrington if there will be any vendors allowed. She said there are non-profits interested in having a tent in the vendors area. Mr. Harrington asked Ms. Grasso to reach out to him to get more information.

Robert Donahue asked what they will be working on at 5:00 am regarding noise. Mr. Harrington said it is the setup for various items but that they will be cautious about noise in the areas abutting homes.

Nick Demetriades asked to make sure generators are not too close to the abutting homes and to kindly be cautious of this. He also asked if the start time is 6:00 am outside of the designated dates and Mr. Harrington said that was correct.

Chairman Kelly opened the Public Hearing to the public.

Ms. Rhonda Dillon from 77 Field Road asked if the green curtains on the fence near her property not be installed so she can see the golfers. Mr. Harrington said he can look into this but he does not know if this can be done because the TPC requires screening in some areas.

Mr. Michael Millane from 34 Field Road explained that service for AT&T cell phone users can be very spotty in the area of the golf course. He suggested that the TPC consider installing temporary cell phone towers to provide better service to all the AT&T cell phone users that will be attending the tournament.

Michael Cannata made a motion to close the Public Hearing; Seconded by Ann Grasso. *All in favor, Motion passed.*

Michael Cannata made a motion to approve Application #22-01: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. For the 2022 season including the modifications. Seconded by Brian Dufresne. *All in favor, Motion passed.*

10. Commissioner's Comments:

Ann Grasso said she would like to add that her statement noting that the gate at the top of the hill between Adelbrook and Covenant Village should be locked from the meeting in January.

11. Approval of Minutes:

Mike Cannata made a motion to approve the minutes, but they need to be amended to change the application numbers discussed earlier. Seconded by Brian Dufresne. *All in favor, Motion passed.*

12. Adjourn:

Mike Cannata made a motion to adjourn at 7:53PM. Seconded by Nick Demetriades. *All in favor, Motion passed.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Candice Fontaine". The signature is written in black ink and is positioned below the text "Respectfully submitted,".

Candice Fontaine
Recording Clerk