



## Town of Cromwell Planning and Zoning Commission

**REGULAR MEETING**  
**7:00 P.M. TUESDAY DECEMBER 6, 2022**  
**COUNCIL CHAMBERS CROMWELL TOWN HALL**  
**41 WEST STREET**

### Minutes and Record of Votes

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Ann Grasso, Chris Cambareri, Robert Donohue and Ken Rozich

**Absent:** Brian Dufresne, Paul Cordone, John Keithan and Nick Demetriades

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

#### 1. Call to Order

The meeting was called to order at 7:03pm by Chairman Kelly.

#### 2. Roll Call

The presence of the above members was noted.

RECEIVED FOR RECORD  
Dec 16, 2022 02:39P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

#### 3. Seating of Alternates

A motion was made by Michael Cannata. Seconded by Chris Cambareri to seat Robert Donohue as an alternate. *All were in favor; the motion was passed.*

#### 4. Approval of Agenda

A motion was made by Michael Cannata. Seconded by Ann Grasso to approve the agenda with the amendment of adding 2 applications; Application #22-43: Request to Re-subdivide 162 West Street into two lots and Application #22-44: Request for Site Plan Approval to construct a medical office building on a portion of 162 West Street (adjacent to 80 Shunpike Road), to be accepted and scheduled for a public hearing at the second meeting in January. *All were in favor; the motion passed.*

#### 5. Public Comments - none

**6. Development Compliance Officer Report:** Mr. Driska said there was a report in the package and it is up to date. He said I am waiting for an application for a single-family home on Evergreen.

#### 7. Director of Planning and Development Report:

Mr. Popper said the plans for the new Middle School are underway and we will likely see an application before the PZC in the early Spring. He said that the Crossroads Plaza is coming along nicely and a new business, 180 Weight Loss, will be opening there soon. Mr. Popper said a tax abatement request should be coming in for the 100 Berlin Road site. He said Joe's Filling Station is for sale. Mr. Popper said I haven't received anything yet from the Carriers for the Court Street property. He said the old crematorium site has been sold and a local Union purchased it for office space and training. Mr. Popper said the 99 restaurant just closed but the lease is good until next year. He said development has been continuing at a steady pace but we have no applications pending for the second meeting in December so it will likely get canceled.

Mr. Donohue asked about a hair salon moving into the former bank on Main Street. Mr. Popper said he had discussions with a salon owner but no application as of yet.

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

a. Application #22-43: Request to Re-subdivide 162 West Street into two lots. Opportunity Real Estate Equities LLC is the Applicant and Margaret E. Chernook, Trustee is the Owner.

A motion was made by Michael Cannata. Seconded by Robert Donohue to accept and schedule application #22-43 for a public hearing on January 17, 2023. *All were in favor; the motion passed.*

b. Application #22-44 Request for Site Plan Approval to construct a medical office building on a portion of 162 West Street (adjacent to 80 Shunpike Road). Opportunity Real Estate Equities LLC is the Applicant and Margaret E. Chernook, Trustee is the Owner.

A motion was made by Michael Cannata. Seconded by Ann Grasso to accept and schedule application #22-44 to be heard as a business item on January 17, 2023. *All were in favor; the motion passed.*

#### **9. New Business:**

a. Application #22-39: Request for a Site Plan Modification to allow for the construction of a new storage building at the Golf Course Maintenance facility at 1 Golf Course Road. PGA Tour is the Applicant and TPC of Cromwell is the Owner.

#### **10. Public Hearings:**

a. Application #22-40: Request for a Special Permit under Section 3.4.C.4 of the Zoning Regulations to allow for the construction of a new storage building at the Golf Course Maintenance facility at 1 Golf Course Road. PGA Tour is the Applicant and TPC of Cromwell is the Owner.

Mr. Popper said we will hear application #22-39 and public hearing application #22-40 together.

Ken Rozich read the public hearing notice dated November 18, 2022.

Mr. Popper said he wanted to make sure it was noted that the public hearing sign had fallen down because of the wind.

A motion was made by Michael Cannata. Seconded by Chris Cambareri to open the public hearing for application #22-40. *All were in favor; the motion passed.*

Mr. Nathaniel Russell Engineer with GZA 1350 Main Street, Springfield, MA said they are trying to bring the TPC maintenance facilities up to current tournament standards and are looking to construct a new building to the east of the existing facility. He said the building will provide dry, safe climate-controlled storage. He said there will be no change to the existing number of employees; it is just a building for storage. Mr. Russell said it will be a 6,000 square foot, one story building near the existing maintenance building with associated paving, landscaping, utilities and stormwater controls. He said there will be a new dumpster pad and a secure perimeter with new fencing. Mr. Russell said the application meets all planning and zoning requirements.

Mr. Popper said that town staff has reviewed this and there are comments from town staff in the package. He said all other staff comments have been addressed with the exception of Mr. Harriman the town engineer. Mr. Popper read Mr. Harriman's memo dated December 5, 2022 into the record.

*I have reviewed the revised plans (12/1/22) and engineering report to construct a new agronomy storage building at the TPC maintenance site. In reviewing the initial submission, the Sewer Administrator and I requested that the proposed drainage infrastructure be removed from the Cromwell Sewer Right-of-Way. This revised plan appears to address that.*

*I offer the following as conditions of approval:*

- 1. The plans do not appear to include a site maintenance plan. The surveyor found fourteen inches of silt in a drainage manhole. The plans should be revised to include a maintenance plan.*
- 2. The plans show an existing catch basin just north of the footprint of the proposed building. The plan appears to show a pipe heading toward the building footprint. The abandonment or reconfiguration of this piping should be clarified.*
- 3. The revised plan set shows a proposed oil/grit separator tied into the sanitary sewer. It is my understanding this was a drafting error. The mylar to be filed must show this has been removed.*

*In compliance with Cromwell's CTDEEP MS4 permit requirements, attached to this memo is the Town's notification to contractors regarding CTDEEP storm water permitting requirements that may be relevant to this project.*

He said if this is approved it should be with Mr. Harriman's comments as a condition of approval.

Chairman Kelly asked if Mr. Peck was ok with the building and Mr. Popper said yes. Mr. Russell said I have no issues with Mr. Harriman's comments and the plans will be revised to address of his comments. Mr. Cambareri said a homeowner reached out to me with concerns

of egress with houses over there and Mr. Popper said maintenance facility is nowhere near the houses referenced in the homeowner's comments. Mr. Cambareri read a letter that referenced stop signs and markings at intersections around the residential homes at the TPC. Mr. Rozich said that letter is not germane to this application.

A motion was made by Michael Cannata. Seconded by Robert Donohue to close the public hearing for application #22-40. *All were in favor; the motion passed.*

A motion was made by Michael Cannata. Seconded by Chris Cambareri to approve application #22-40 with the conditions that the comments of Mr. Harriman's memo dated December 5, 2022 be adhered to. *All were in favor; the motion passed.*

A motion was made by Michael Cannata. Seconded by Chris Cambareri to approve application #22-39 with the conditions that the comments of Mr. Harriman's memo dated December 5, 2022 be adhered to. *All were in favor; the motion passed.*

b. Application #22-41: Request to Amend the Section 5.2 of the Zoning Regulations to allow for electric car chargers to be permitted in Residential Zone District. Town of Cromwell Planning and Zoning Commission is the Applicant.

A motion was made by Michael Cannata. Seconded by Robert Donohue to open the public hearing for application #22-41. *All were in favor; the motion passed.*

Mr. Popper said we are not trying to regulate electric car chargers in single family homes as those are mostly inside garages. He said this is for residential developments with outside chargers.

There was a discussion on whether EV parking spots are in addition to the number of approved spaces in a site plan and it was agreed that it was.

A motion was made by Michael Cannata and seconded by Ann Grasso to close the public hearing for application #22-41. *All were in favor; the motion passed.*

A motion was made by Michael Cannata. Seconded by Robert Donohue to approve application #22-41 with the following changes (italicized and underlined) to section 5.2.P. *All were in favor; the motion passed.*

#### 5.2.P Electric Vehicle Supply Equipment as an Accessory Use.

1. ELECTRIC VEHICLE OFF STREET PARKING REQUIREMENTS. Any new and/or residential commercial development that requires 25 or more parking spaces as calculated by these regulations, may have a minimum of 1 charging space or 3% of the total number of spaces allocated to Electric Vehicles (EVs) (whichever is greater) and must have a level 2 or 3 charging station/connection per EV parking space. Parking spaces shall be well lit and shall be for public use. Applicants may request a waiver or reduction of electric

vehicle parking requirements from the Planning and Zoning Commission during site approval.

**2. ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS.** Electric Vehicle Charging Stations (EVCs) shall be regularly maintained to ensure proper functionality. EVCs shall have clear, legible signage stating the volt and amp levels, hours of operation, safety information, usage fees and contact information for the maintenance department.

**3. EVSE AS ACCESSORY USE TO EXISTING PARKING FACILITIES.** Provided that the Electric Vehicle Charging Station Requirements in 5.2.P.2 above are satisfied, an owner of commercial and/or residential property shall be allowed to add charging stations as an additional accessory use to an existing parking facility. Such accessory use shall be a permitted use subject to the review and approval of the plan for location and installation as provided in Section 8.6 of the Zoning Regulations. EVSE parking spaces as an accessory use in existing parking facilities shall be in addition to the number of spaces otherwise required for the commercial and/or residential use.

**11. Commissioner's Comments:**

Mr. Popper said that the zoning regulations will be updated with all the amendments since 2015. He said we are trying to make the format clearer. He said we will present data from the POCD in January. Mr. Popper said we had a good response initially. He said we are going to pass around hard copies at the senior center and the library. He asked if he should pull the survey off the website and Mr. Cambareri said to leave it up.

Mr. Popper said we will have the public hearings for the POCD in March. Mr. Donohue asked if that would impact any water project and Mr. Popper said no, we have informed the appropriate State agencies that we are in the process of updating it.

**12. Approval of Minutes:**

a. November 1, 2022

A motion was made by Michael Cannata. Seconded by Robert Donohue to approve the minutes of November 1, 2022. *All were in favor; the motion passed.*

**13. Adjourn:**

A motion was made by Michael Cannata. Seconded by Robert Donahue to adjourn at 8:00pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme  
Recording Clerk