



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING 7:00 P.M. THURSDAY JULY 6, 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, Nick Demetriades, Douglas Kalinowski, Robert Donohue

Absent: Brian Dufresne, Ken Rozich, John Keithan, Paul Cordone

Also present: Director of Planning and Development, Stuart Popper, Zoning Compliance Officer Bruce Driska, Town Council member Paula Luna

1. Call to Order

The meeting was called to order at 7:00pm by Chairman Kelly.

2. Roll Call

The presence of the above members was noted.

RECEIVED FOR RECORD
AUG 02, 2023 03:23P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

3. Seating of Alternates

A motion was made by Michael Cannata and seconded by Chris Cambareri to seat Robert Kalinowski and Robert Donohue as alternates. All were in favor; the motion passed.

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Robert Donohue to approve the agenda. All were in favor; the motion passed.

5. Public Comments - none

6. Development Compliance Officer Report:

Mr. Driska asked if there were any questions regarding his report that was in the package. Mr. Donohue said application #23-03, Sysco Corporation shows pending. Mr. Driska said that is an error it should say withdrawn.

7. Director of Planning and Development Report:

Mr. Popper said that the applicants for the 80 Shunpike Road medical building came in and asked for a few minor changes to the site plan. He said they realized they need to move the entrance to the right more so they can set up the physician offices better. He said that would also mean shifting the handicap parking to the right as well. Mr. Popper said the project has started and they cleared the site and hope to have construction started soon. Mr. Popper said that the Ruby Tuesday building has been demolished and Texas Roadhouse should be open in January of 2024. He said he happened to run into the attorney for Popeye's and he said they will be resubmitting the application but nothing has been submitted yet. Mr. Popper said that 100 Berlin Road is still working on the tax issues.

8. New Business: Accept and Schedule New Applications:

- a. Application #23-23: Request for Site Plan Modification to install new landscaping at 46 Nooks Hill Road. Hubbell Power Systems, Inc. is the Applicant and the Owner.

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept and schedule application #23-23 for July 18, 2023. All were in favor; the motion passed.

9. New Business:

- s. Application #23-17: Request for a Site Plan Approval for the construction of the new middle school and administrative offices in a Residence Zone District at 6 Captain James Mann Memorial Drive. The Town of Cromwell Board of Education is the Applicant and the Town of Cromwell is the Owner.

Mr. Popper said we will hear application #23-17 with the public hearing application #23-16.

Chairman Kelly read the public hearing notice dated June 20, 2023.

10. Public Hearings:

- a. Application #23-18: Request for a Special Permit under Sections 7.5.A.1, 3.5.C. to permit onsite consumption of alcoholic beverages at 5 Commerce Drive in the Industrial District. Walter Kebalo representing the Ukrainian National Home of Hartford is the Applicant and IJAN 2 CT Realty LLC is the Owner.

A motion was made by Michael Cannata and seconded by Robert Donohue to open the public hearing for application #23-18. All were in favor; the motion passed.

Walter Kebalo, 961 Wethersfield Avenue, Hartford said he is here representing the Ukrainian National Home which has 220 members. He said they are buying a building for a space for non-profit cultural activities, music lessons, youth associations, ballroom dancing and social events held nights and weekends. Mr. Kebalo said they have been also organizing humanitarian aid since Ukraine has been under Russian attack. He said they would like to add a social bar for members only which would serve liquor and it would be the same operation as they currently have in Hartford. Mr. Kebalo said the bar would include a kitchen to serve food. He said they would have access controls at all entrances and guests are allowed if they are chaperoned by a member. Mr. Kebalo said they would follow all state liquor regulations. He said the bar would

also include a small outdoor table area. Mr. Kebalo said their members go through a vetting process before they are granted membership and they are actually changing the name of the organization to Ukrainian American Cultural Center of Connecticut.

Mr. Cambareri said this is allowed in the Industrial Zone so I have no problem with this and happy to have them in town. Mr. Demetriades asked the hours of operation and Mr. Kebalo said we typically have 10-25 patrons in the social club from 6:00pm to 11:00pm the latest. Mr. Popper asked about the other businesses in the building and Mr. Kebalo said they rent professional office space. He said Health Markets is a tenant and there might be a credit union office renting a space as well. Mr. Popper said the building code will address the uses and they are acceptable uses to us.

Chairman Kelly asked if anyone in the public wanted to speak regarding the application. No one came forward.

A motion was made by Michael Cannata and seconded by Robert Donohue to close the public hearing for application #23-18. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-18. All were in favor; the motion passed.

b. Application #23-22: Request for a Special Permit under Sections 3.2.C.3, 7.5.B.4 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 548 Main Street in the Local Business Zone District. Ryan Buchanan is the Applicant and Salvatore Caccamo and Maria Caccamo are the Owners.

A motion was made by Michael Cannata and seconded by Ann Grasso to open the public hearing for application ##23-22. All were in favor; the motion passed.

Ryan Buchanan, 548 Main Street, Cromwell said that his restaurant would like to serve tap beer, some local beer and wine and possibly some canned cocktails. He said there are no servers or bartenders, customers just order at the counter and sit down. Mr. Popper said there are no issues with the application. Mr. Demetriades asked if they were in compliance with the distance requirement of the school zone and Mr. Popper, said yes, they are far enough away from the school. Mr. Popper said the one town comment was that they are required to have a handicap space and Mr. Buchanan said they already have one now.

Chairman Kelly asked if anyone from the public wanted to speak regarding application #23-22 and no one came forward.

A motion was made by Michael Cannata and seconded by Robert Donohue to close the public hearing for application #23-22. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to approve application #23-22 with the condition that the handicapped space is provided for. All were in favor; the motion passed.

c. Application #23-16: Request for a Special Permit under Section 2.2.C.4 of the Zoning Regulations to construct a school and administrative offices at 9 Captain James Mann Memorial Drive in a Residential Zone District. The Town of Cromwell Board of Education is the Applicant and the Town of Cromwell is the Owner.

Chairman Kelly told members of the public they would have 3 minutes to speak the first time they come up and then after everyone spoke they could return to speak for another 3 minutes. She said you can also state that you agree with the person before you if their comments are the same.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to open the public hearing for application #23-16. All were in favor; the motion passed.

Rosanna Glynn, 28 Sovereign Ridge, Cromwell said she is Chair of the CMS building committee and showed a rendering of the proposed middle school and said it would house 491 students and the Central Administration office which would be housed in a separate building but is merged with the school. She said the design meets the education specifications and it will be built on the soccer field to the left of the existing school. Ms. Glynn said once the new building is complete the old one will be demolished and the soccer field will be built there. She said the student drop off will be the same as it is now.

Joseph Culotta, Senior Associate at Perkins Eastman's, 677 Washington Boulevard, Stamford, CT showed the site design and said they plan to maintain the existing lot and drop off area.

Cynthia Jensen, Landscape Architect at Richter and Cegan Inc, 8B Canal Court, Avon, CT showed landscaping overlays and said the access drive and service drive will remain operational. Ms. Jensen discussed they will expand the existing parking lot for a total of 125 parking spaces. She said there will be more space for the parent drop off area and bus loop and said the bus loop will accommodate 8 regular buses and 2 shorter buses. Ms. Jensen said the Administration parking lot will have 29 parking spaces and the old parking lot will remain with 21 spots. She said there will be a curbed sidewalk from Geer Street to the entrance and a sidewalk from James Mann Drive to the building entrance and it will continue around the fields and buildings. Ms. Jensen said there will be new fields with bleachers and dugouts and a fence will be constructed to provide separation from Botelle Drive and the fields. She explained what kind of trees and plantings they would use. Ms. Jensen said there will be a central activity space with a patio and outdoor classroom areas. She said if the budget allows there will be an outdoor amphitheater. Ms. Jensen said they have responded to all town staff comments. She said they can move some trees or remove some islands to open up areas in the parking lot for snow storage but she would defer to the commission for their recommendation.

Mr. Culotta showed the lighting fixtures on the overhead screen.

David Sullivan, Traffic Engineer with SLR, 195 Church Street, New Haven said they have been tasked with determining the traffic impact. He said they expect a minimum increase in enrollment so they are looking at conditions that are not expected to change very much. Mr.

Sullivan said they use letter grades for levels of service for all intersections and they want to see a grade of C or better. He said their recommendation is to install an all way stop control at the school driveway on Greer Street and a stop ahead sign 400 feet east of the driveway. Mr. Sullivan said they would also suggest that the school consider allowing morning access 5 to 15 minutes earlier than they do now. He said the bigger area for parent drop off allows for 70 cars versus the 30 cars now and they will continue to operate buses in two waves during the pickup. Mr. Sullivan said they suggest adding more pedestrian signage as well.

Rock Emond, Civil Engineer, SLR, 90 Realty Drive, Cheshire, CT explained the drainage on the site presently and said they are proposing a basin on the western portion of the site which has very good soils and should infiltrate very well. Mr. Emond said there would be an underground detention system on the eastern side which would mitigate peak flows and bring down the water surface elevation for a 25 year flood by half a foot.

Tom DiMauro, Newfield Construction, 225 Newfield Avenue, Hartford, CT said he would provide an overview of the logistics of the project. He said there would be a fenced in construction area and they will be taking over the softball for a construction zone starting in January. He said the new building would take about 18 months to complete and said the parking lot would be constructed over 2 summers. Mr. DiMauro said the third phase would be to take down the building and construct the fields. He said the completion date would be Spring of 2026.

Mr. Culotta showed the rendering of the building and said the school will be 93,000 square feet and the administration offices would be 5,000 square feet. He said the two spaces would be separated by a fire wall so they are technically two separate buildings. Mr. Culotta showed the academic areas which can be secured from the areas open to the public after hours.

Mr. Culotta passed out samples of the building materials. He said the exterior will be full brick behind a metal stud and there will also be ribbed metal panels. He said they will pick a lighter color for the roof for EPM credit. Mr. Culotta discussed the glass being used and the safety measures in place. He said the glass meets the Connecticut security guidelines.

A recess was called at 8:18pm to change the recording tape.

The meeting was called back to order at 8:23 by Chairman Kelly.

Chairman Kelly asked for members of the public who wanted to speak regarding application #23-16 to come forward.

James Ferrara, 2 Captain James Mann Memorial Drive said his house is the only one at the entrance. He said I do not have any problems with the school but disagree with the way the entrance to the school is situated. Mr. Ferrara said people should enter from Geer Street instead of Raymond Place.

Nicole McHugh, 17 Botelle Manor said she agrees with Mr. Ferrara's comments. She said she also had concerns with special education classes being on the 2nd floor in case of an emergency.

Ms. Glynn said that each academic wing has a special education classroom incorporated into the wing so the students who utilize those classrooms are part of the school.

Blaise Messenger, Building committee and teacher at Cromwell Middle School said they have pull out rooms on the 2nd floor.

Phyllis Becker, 71 Geer Street asked if the entire campus is enclosed in fencing and if all of the roofs are flat. She also asked if there was a concern for drainage.

John Steiner, 28 Geer Street said they are not planning on enough stop signs. He said people drive 70 mph down Geer Street and people shouldn't be allowed to turn left onto Geer Street when they exit the school. Mr. Steiner said the bus entrance should be from Grove Road since it is a straight shot to the building. He also said there should be speed bumps at the parent drop off area. Mr. Steiner said Geer Street is a dangerous street to live on. He said the construction entrance should be from Grove Road as well.

Ms. Glynn said she thought there was some kind of state limitation on the area above the property line.

Mr. Emond said there are separate parcels associated with the property and the northern properties have conservation restrictions. He said the Town Council would have to weigh in on that. Mr. Cannata said he thought it was worth looking into and Ms. Glynn said that would be very expensive.

Mr. Culotta said he would answer previous questions. He said almost the whole site will be fenced in with the exception of an area on Geer Street. He said the roofs are mostly flat but they are pitched with internal roof drains. Mr. Demetriades asked about ice dams and Mr. Culotta said they will look to add that in the front walkway area.

John McHugh, 17 Botelle Manor asked how close the proposed soccer field is to his property. Ms. Jensen said about 30-35 feet away with a 6 foot chain link fence with added privacy screening surrounding it.

Mr. Demetriades asked about variations in traffic patterns during the different phases of construction. Mr. DiMauro said the construction trucks will access on Herbert Porter Road and there will be a stock pile of excavated material that they will use for the field. He said there will be an erosion control plan and Mr. Emond said there are restrictions on how high the stockpile can get and he went into more detail on the erosion control plan.

Mr. DiMauro said they will prepare a complex construction plan that we will work on with the district. Mr. Cambareri said he feels that needs to be worked out now. Mr. Demetriades said he agreed since Geer Street is going to take a big hit. He said the construction traffic will leave a lot of debris behind and we have to consider how that will be mitigated. Mr. DiMauro said there will be a construction entrance with a wash area to catch larger debris. Mr. Demetriades asked if they were going to adopt the traffic report recommendations and said he highly recommended that

they seriously look at the SLR report. Ms. Grasso asked if the parking was sufficient for a 500 seat auditorium and Ms. Glynn said the current gym has 500 seats now. Ms. Jensen said there are 112 parking spaces now and this site plan shows 188. Mr. Popper said that according to the regulations they need one spot per every 5 seats so they only need to have 100 spots.

Mr. Cambareri asked if there should be a discussion on whether the landscaping requirement should be waived for the canopy trees in the parking lot for security reasons. Ms. Jensen said the trees are large trees in the 50 foot ranger with no low branches. Mr. Cambareri asked if the Board of Education parking lot would be open to the public and Mr. Culotta said yes it will be accessible to the public for overflow parking. Mr. Cambareri asked about the amphitheater they are planning if the budget allows. Ms. Jensen said there would be a walkway to the theater with benches and seating and lawn space. Mr. Cambareri asked if they had a punch list of deletions due to budget constraints. Ms. Glynn said they do ask for some leniency on the trees since they are so costly. Mr. Cannata said he thought the landscaping plan could be waived to a degree. Mr. Cambareri asked about security measures and Ms. Glynn said she could not talk about the specifics in public. She said we have had ongoing conversations with the Police Department and there are standards and regulations that we are following.

Mr. Cannata said that the Woodside Intermediate School fields had to be rebuilt due to poor drainage. He asked who would be on the hook if the drainage system should fail. Mr. Edmond said that the catch basins and pipes have a vertical elevation difference designed for a 25 year storm. Mr. Cannata asked if Botelle Manor or Herbert Porter Drive residents would have basement issues and Mr. Edmond said no. Mr. Edmond said that technically it should be flooding for 25, 50 and 100 year storms and Mr. Cannata said but Jon Harriman said it is not flooding.

Mr. Cannata asked about using Grove Road as a construction entrance and asked that they look a lot harder at finding a way to make that work. Ms. Glynn said she couldn't remember why but the Town Council didn't want us using that entrance.

Mr. Kalinowski asked where the construction workers would park. Mr. DiMauro said they are asking the town if they can park at the Watrous Park parking lot. He said if not, they will have to squeeze into the softball field. Mr. Kalinowski asked about the job site hours and Mr. DiMauro said Monday through Friday 7:00am - 3:30pm.

A break was called at 9:39pm. The meeting was called back to order by Chairman Kelly at 9:43.

Chairman Kelly said the public hearing will be continued until July, 18, 2023. Ms. Glynn said you can send us any questions you want answered at that meeting in advance if it is helpful.

A motion was made by Michael Cannata and seconded by Robert Donohue to continue the public hearing for application #23-16 until July 18, 2023. All were in favor; the motion passed.

11. Commissioner's Comments:

12. Approval of Minutes:

- a. May 4, 2023 – tabled

b. May 23, 2023

A motion was made by Michael Cannata and seconded by Nick Demetriades to approve the minutes of May 23, 2023. All were in favor; the motion passed.

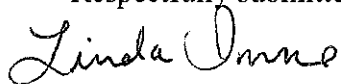
c. June 6, 2023

A motion was made by Michael Cannata and seconded by Nick Demetriades to approve the minutes of June 6, 2023. All were in favor; the motion passed.

13. Adjourn:

A motion was made by Michael Cannata and seconded by Nick Demetriades to adjourn at 9:47pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda Imme".

Linda Imme
Recording Clerk