



Town of Cromwell Planning and Zoning Commission

***REGULAR MEETING
7:00 P.M. TUESDAY JULY 18, 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, Douglas Kalinowski

Absent: Nick Demetriades, Brian Dufresne, Ken Rozich, John Keithan, Robert Donohue, Paul Cordone

Also present: Director of Planning and Development Stuart Popper, Zoning Compliance Officer Bruce Driska, Town Council liaison Jim Demetriades

1. Call to Order

The meeting was called to order at 7:02pm by Chairman Kelly.

RECEIVED FOR RECORD
AUG 15, 2023 10:31A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT *pl*

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

A motion was made by Michael Cannata and seconded by Ann Grasso to seat Douglas Kalinowski as an alternate. All were in favor; the motion passed.

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve the agenda with the addition of items 8a. Accept and schedule application #23-24, 161 Berlin Road, Walmart annual seasonal storage and 8b. Accept and schedule application #23-15, 84 Hicksville Road subdivision. All were in favor; the motion passed.

5. Public Comments

Jim Demetriades, 272 Skyview Drive said he will bring up the issue of the audio visual issues in this room at the next Town Council meeting. He said I've heard your concerns and requests for a

6. Development Compliance Officer Report:

Mr. Driska said his report is in the package and asked if there were any questions. Mr. Cannata and Mr. Kalinowski asked if Texas Roadhouse could move the fencing back in the parking lot since it is creating a lot of confusion in the parking lot. Mr. Driska said they claim they can't since they will be bringing large machines in there.

7. Director of Planning and Development Report:

8. New Business: Accept and Schedule New Applications:

a. Application #23-24: Walmart Seasonal Storage at 161 Berlin Road

A motion was made by Michael Cannata and seconded by Ann Grasso to accept and schedule application #23-24 for August 15, 2023. All were in favor; the motion passed.

b. Application #23-15 Subdivision at 84 Hicksville Road.

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept and schedule application #23-15 for a public hearing on August 15, 2023. All were in favor; the motion passed.

9. New Business:

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 Doug Kalinowski to table application #23-23. All were in favor; the motion passed.

b. 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.

10. Public Hearings:

a. 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, (continued from 7/6/2023 public hearing).

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

Mr. Driska handed out copies of a map.

Joe Colutta, Perkins Eastman, 677 Washington Boulevard, Stamford, CT said we have updated the site plan, drainage plan and traffic plan.

Cynthia Jensen, Richter and Cegan, 8 Canal Court, Avon, CT said they incorporated new comments into the landscape plan and she showed where 5 interior islands will be removed and where other tree removal will occur in order to facilitate snow maintenance. She also showed where some curb cuts would be placed. Ms. Jensen said they have moved the emergency access as requested by the Fire Marshall

Rock Emond, SLR, 90 Realty Drive, Cheshire, CT said they looked at borings and found water at low points and they worked with the Town Engineer to give us some separation. He said we have adjusted the watersheds to expand it. He said there will not be any overtopping in any storm and they will use a single 18 inch pipe for maintenance purposes.

Tom DiMauro, Newfield Construction, 225 Newfield Street, Hartford, CT said they will use Herbert Porter Road to access the site during the construction period. He said they will turn over the new building in August of 2025 and the bus parent loop will be the same route for a while. He said in Winter of 2025 the bus entrance will be on James Mann Drive. Ms. Grasso asked how long the bus and parent loop would be the same and Mr. DiMauro said from the start of school until December 1st or so. He said we will have jersey barriers to separate buses and cars.

Chairman Kelly said that Herbert Porter Road will have lots of heavy equipment use and she asked how they know it will hold up. Mr. DiMauro said I have been told it is a regular road. He said we plan on asking for permission for our employees to park in the Watrous Park activity parking lot.

Rosanna Glynn, 28 Sovereign Ridge, Cromwell, Chair of the CMS building committee said that in the summer those employees can park in the school parking lot.

Chairman Kelly asked where they put port a potties for the construction employees and Mr. DiMauro said near the building or in the outdoor storage area. Mr. Cambareri said they should make sure not to put them near any residences.

David Sullivan, SLR, 195 Church Street, New Haven, CT said there will be a pedestrian route for employees and they will assign certain spaces for construction employees in the parking area. Chairman Kelly asked Mr. Driska to work with them to make sure that the parking lot is safe for both school kids and for residents near the tennis courts. She said many signs directing people would be helpful.

There was a discussion on the stockpile storage and Mr. Edmond's said they will put erosion control bedding on top of the stockpile and it will eventually adhere to the soil and grass will grow. Chairman Kelly said there cannot be dust in people's homes and Mr. Driska said they will work with them to ensure they practice best management practices.

Mr. Cambareri asked if they will rebuild the softball area after it is used for a staging area and Mr. Colutto said yes, we will rebuild it by reorienting it. He said it will also have new dugouts

and backstop.

Chairman Kelly asked about the slatted fence and Ms. Jensen said that their intent is to add slat fencing to the chain link fence. Chairman Kelly said the privacy fence starts to look horrible after a while and it needs to be replaced every so often. Ms. Glynn said we don't have to add it if you don't want us to. The Commissioners agreed it was not necessary.

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

Phyllis Becker, 71 Geer Street said she was concerned that the aquaphor almost runs under the current middle school. She said that many people do use the park to hike, bike, walk dogs and to play tennis. Ms. Becker said that there should be a temporary walkway on the side of the street for people to walk. She said Geer Street is very busy and it is a connector from Main Street to the other side of town.

Patricia Jepson, 46R Geer Street asked if the expectation was that any trees that are removed are to be replaced to keep the canopy cover. She asked who the tree warden was in Cromwell. She said that Herbert Porter Road is used for walking by residents during the day.

Ms. Jensen showed the area where they need to remove trees for the drainage system and said we can't replant there. She said there will be about 150 more trees in total and they will be placed around the areas where they are being removed.

Ms. Glynn said maybe there should be jersey barriers on Herbert Porter Road since it isn't a great road to begin with. Chairman Kelly asked Mr. Driska if he could work with them to ensure safe access. Mr. Driska said yes, along with the public works department. Mr. Driska said the tree warden is the public works director and he handed Ms. Jensen a paper with the name of the director.

Mr. Emond showed the aquaphor protection area and said there is about 20 feet between the building and the protection line.

Mr. Driska read a letter about the Cromwell Middle School traffic on Geer Street that was given to Chairman Kelly.

David Sullivan said they will look at all roads and signage. He said that pavement marking will help as well. Mr. Driska said it is a step in the right direction and they can also look at it in more depth with the public works and parks departments. He said the Commission could consider forming a condition surrounding this idea.

Mr. Cambareri said he would be interested in learning if there was a vulnerability study done for safety and security and if there were any weaknesses in the design. He said this could be done by the police chief. Mr. Cambareri said he doesn't want to take away anything that could create a safety issue. Ms. Glynn said they have collaborated with local police and they have a state of the art facility in terms of security. She said they will be invited to review everything during the

entire process. Chairman Kelly said she is concerned that the project has not gone to bid yet. Mr. Cannata asked when they received the last bid and Ms. Glynn said it was around April. Ms. Glynn said we have a priority list. She said the central office is about 55,000 square feet and the budget for that is about \$4.2 million of the total cost with about \$75,000 for fixtures, furniture and equipment.

A break was called at 8:24pm. Chairman Kelly called the meeting back to order at 8.27pm.

Ms. Glynn said the budget for the amphitheater is about \$212,000. Mr. Cannata said the site plan includes the amphitheater so if anything shown on the site plan changes you have to come to this board for approval of a revised site plan. He said this would also include any changes to the basins or the size of the building. He said the trees can be adjusted at the staff level.

Chairman Kelly asked for any last comments from the public. No one came forward.

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

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-17. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to approve application #23-16 with the following conditions: 1. construction parking and traffic flow in and out of the site to be modified by town staff as needed; 2. any construction changes that impact security to be considered and reviewed by the Board of Education; 3. police traffic control if necessary at the request of the Board of Education; 4. memos from town staff are part of the conditions of approval and should be adhered to; 5. fencing to be vinyl coated without privacy slats. All were in favor; the motion passed.

11. Commissioner's Comments:

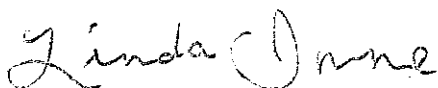
12. Approval of Minutes:

a. May 4, 2023- tabled

13. Adjourn:

A motion was made by Michael Cannata and seconded by Chris Cambareri to adjourn at 8:37pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk