



Town of Cromwell Planning and Zoning Commission

***REGULAR MEETING
7:00 P.M. TUESDAY AUGUST 15, 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, Brian Dufresne

Absent: Nick Demetriades, Douglas Kalinowski, Ken Rozich, John Keithan, Robert Donohue, Paul Cordone

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

1. Call to Order

The meeting was called to order at 7:01pm by Chairman Kelly.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Brian Dufresne to approve the agenda with the addition of adding items:

8b. Application #23-25, Request for a special permit under Section 3.3.C.4., 6.5 and 8.7 of the zoning regulations to construct a restaurant with a drive thru window at 195 West Street in the Highway Business Zone District. Cromwell Chicken LLC is the Applicant and the NL Grocery II DST is the owner,

8c. Application #23-26, Request for a site plan approval to construct a restaurant at 195 West Street in the Highway Business Zone District. Cromwell Chicken LLC is the applicant and the NL Grocery II DST is the owner and item

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Sep 27, 2023 01:44P
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8d. Application #23-27, Request for a site plan modification to allow for the relocation of a portion of the cart path and associated improvement at 100 Golf Club Road in the residence 25 zone District. The PGA Tour is the applicant and the Tournament Players club of Connecticut, Inc. is the owner.

All were in favor; the motion passed.

5. Public Comments - none

6. Development Compliance Officer Report:

Mr. Driska said his report is in the package and asked if there were any questions. Mr. Cannata asked about the storage containers behind the hotel opposite 100 Berlin Road. Mr. Driska said there is one back there for mattresses and we have allowed them to keep that there. He said they deal with bed bug issues often and need a place to store mattresses.

7. Director of Planning and Development Report:

Mr. Popper said the old Lord Cromwell site is still working out tax issues and it is hopefully almost settled. He said he is hoping they will be in front of the Town Council next month.

8. New Business: Accept and Schedule New Applications:

- a. Application #23-24: Request for a Site Plan Modification to install temporary trailers for outside storage at the Walmart Store at 161 Berlin Road. Walmart #2299 is the Applicant and Infinity Cromwell Properties Limited Partnership is the Owner.

A motion was made by Michael Cannata and seconded by Brian Dufresne to accept and hear application #23-24 tonight. All were in favor; the motion passed.

- b. Application #23-25, Request for a special permit under Section 3.3.C.4.,6.5 and 8.7 of the zoning regulations to construct a restaurant with a drive thru window at 195 West Street in the Highway Business Zone District. Cromwell Chicken LLC is the Applicant and The NL Grocery II DST is the owner.

A motion was made by Michael Cannata and seconded by Ann Grasso to accept application #23-25 and schedule the Public Hearing for September 19, 2023. All were in favor; the motion passed.

- c. Application #23-26, Request for a site plan approval to construct a restaurant at 195 West Street in the Highway Business Zone District. Cromwell Chicken LLC is the applicant and The NL Grocery II DST is the owner.

A motion was made by Michael Cannata and seconded by Ann Grasso to accept application #23-26 and schedule to be heard for September 19, 2023. All were in favor; the motion passed.

- d. Application #23-27, Request for a Site plan modification to allow for the relocation of a

portion of the cart path and associated improvement at 100 Golf Club Road in the residence 25 zone District. The PGA Tour is the applicant and the Tournament Players club of Connecticut, Inc. is the owner.

Mr. Popper said this application is to make minor changes to the course. He said they would like to move some cart paths away from the resident's home and move them to the other side. He said only one of these changes are not in the upland review area so they will be heard at the Inland Wetlands Commission meeting first. Mr. Cannata asked if these changes can be reviewed at the staff level. Mr. Popper and Mr. Driska said yes, they thought that would be possible.

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept application #23-27 for staff review. All were in favor; the motion passed.

9. New Business:

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

Mr. Popper said this is the former Ripley Company and the changes are minor and all good. He said they have been good corporate citizens and we are happy with these changes.

Craig Tucker, Business Unit Manager with Hubbell (formerly Ripley Tools), 46 Nooks Hill Road, Cromwell said he had some slides to show the changes to the parking area and entrance.

Mr. Tucker said we are going to resurface the entire parking lot and in the upper parking lot change the number of parking spaces from 24 to 15 and will add a handicap spot. He said the rest of that area will become green space resulting in a reduction of 1,320 square feet of impervious surfaces. He said there will also be more lighting and some signage changes. Mr. Tucker said we will add more spaces in the lower lot and move the dumpsters. He said we will add a small outbuilding for yard equipment. Mr. Popper said that town staff reviewed this and there are no outstanding issues. Mr. Cannata asked if the new storage building would be up against the residences and Mr. Tucker said no, it is closer to our property. He said we are also avoiding the jet fuel lines. Chairman Kelly asked about the outbuilding and Mr. Tucker said it is the size of a 2 car garage on skids, there is not a foundation. Chairman Kelly asked if the lights would affect the neighbors and Mr. Tucker said they will be photometric and all downlights so there will not be any bleed over.

A motion was made by Michael Cannata and seconded by Brian Dufresne to approve application #23-24. All were in favor; the motion passed.

b. Application #23-24: Request for a Site Plan Modification to install temporary trailers for outside storage at the Walmart Store at 161 Berlin Road. Walmart #2299 is the Applicant and Infinity Cromwell Properties Limited Partnership is the Owner.

Mr. Popper said last year the Commission approved 9 trailers from November 1 through January 15. He said this year they are asking for October 1 through January 15.

Mr. Bruce Vanbrakle, Manager at the Cromwell Walmart, 161 Berlin Road, Cromwell said we are asking for the same plan as last year since we still have supply chain issues and need to get freight in as early as we can to ensure we have the stock.

Mr. Richard Webster, General Manager of Walmart, 161 Berlin Road, Cromwell said we will have more toys and housewares this year.

Mr. Popper said the Town Staff has reviewed and addressed all comments. He said the trailers are not on the easements. Mr. Cambareri said the garden center seems to be an overflow area and asked if they could utilize that area instead. Mr. Vanbrakle said the garden area is still a sales area. He said we do use the right side for a stock room now but our entire Christmas shop is set up out there and that is the customer pick up area as well.

Chairman Kelly asked if other Walmart stores use trailers for storage and Mr. Vanbrakle said yes, to my knowledge. Mr. Webster said Wallingford uses 20-25 and Rocky Hill has 9 or 10 and they do half the volume that Cromwell does. Chairman Kelly asked why Walmart can't add on to the store. She said the trailers look shoddy. She asked how much the trailers cost and Mr. Webster said I can't speak to those specifics.

Mr. Driska said for background information on the site that these two managers have arranged for landscaping in excess of what the plan requires and they have removed the homeless tent area. He said they make continued improvements including plans for restriping the parking lot.

Mr. Cannata said he went there this evening and, in the area, where the proposed trailers would go, there are 250 wooden pallets and 30-50 bales of soaked cardboard. He said it's a dump back there. Mr. Cannata said I acknowledge that they have cleaned up the front area but the back is a mess. He said this time period is two weeks short of a third of the operating year. He said Walmart needs to build a 3,000 square foot storage facility or rent some space across the street. He said I can't support this any longer and something needs to be done. He said maybe denying the application would open corporate's eyes.

Ms. Grasso said I don't like that there is cardboard and other garbage around and I expect that to be cleaned up. She said I do like business to run efficiently and this is out of the public view. Ms. Grasso said this is short term and the use doesn't really require a permanent building. Mr. Cannata said there is not a single other business that needs storage trailers. He said it is on the side and is visible to the public. He said we need to send a message to Corporate. Mr. Dufresne said that Apple Rehab used to complain about it. He said we have been saying for years that this has to end and I'm not sure who else we would let do this. Mr. Popper said this is a site plan modification for temporary outside storage. Mr. Cannata said they are dodging a tax bill for a 3,000 square foot building. He said this is not good for Cromwell and maybe we will approve with a condition that is the last time. Chairman Kelly said she agrees this should be the last year.

Mr. Vanbrakle said we will forward your concerns to Corporate. He said we like Cromwell and try to keep the grounds nice. Mr. Vanbrakle said this is the third time we have been before you.

Mr. Webster said we will try to remove the trailers by December 1, 2023.

Chairman Kelly asked Mr. Popper for his thoughts on this. Mr. Popper said it doesn't seem to affect the public and most people don't see it. He said it is nice to have inside storage but this is just for the seasonal rush and I don't consider it a major issue. Mr. Driska said I agree, and I have never received a complaint about it. He said this is less of a carbon footprint than a permanent building.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-24 with the trailers allowed from October 1, 2012 to December 15, 2023. Chairman Kelly, Chris Cambareri, Ann Grasso, Brian Dufresne approved, Michael Cannata denied. The motion passed.

10. Public Hearings:

- a. Application #23-15: Request to create a two-lot resubdivision at 84 Hicksville Road in the Residence 25 Zone District. Adelbrook Behavioral & Development Services, Inc. is the Applicant and Adelbrook, Inc. is the Owner.

Chairman Kelly reads the public hearing dated July 28, 2023.

A motion was made by Michael Cannata and seconded by Brian Dufresne to open the public hearing for application #23-15. All were in favor; the motion passed.

Richard Carella, Attorney with Updike, Kelly and Spellacy said the public sign has been posted and handed Mr. Popper the receipts for the mailing sent to abutters.

Attorney Carella said this is a 3 lot parcel which Adelbrook acquired 3 years ago.

Alyssa Goduti, President and CEO of Adelbrook said they were deeded the hilltop building, church and parsonage. She explained that the property was previously donated to them and they allowed the church to use it but the deed stipulates that the property reverts back to Adelbrook if the church doesn't continue there. She said they are going to turn the church into a training academy for their staff and for first responders training to raise awareness for autism. She said they would like to subdivide the parcel and keep one residential parsonage and make improvements to the church.

Attorney Carella said this application will create a two lot subdivision and the lots will meet all the zoning requirements. He said right now there is one sanitary sewer line that crosses the easement but we will install a new independent water line and each parcel will have their own sewer and water. Attorney Carella said they have addressed all staff comments.

Ms. Goduti said they will continue to run the daycare which has 46 kids enrolled. Ms. Grasso asked if there would be full time training at the facility and Ms. Goduti said not every day and Ms. Grasso said there are nonprofits looking for a place to hold meetings all of the time.

There were no members of the public in attendance.

A motion was made by Michael Cannata and seconded by Brian Dufresne to close the public hearing for application #23-15. All were in favor; the motion passed

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-15. All were in favor; the motion passed.

11. Commissioner's Comments:

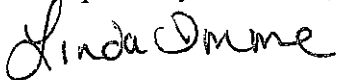
12. Approval of Minutes:

- a. May 4, 2023 - tabled
- b. June 20, 2023 - tabled
- c. July 6, 2023 - tabled

13. Adjourn:

A motion was made by Michael Cannata and seconded by Ann Grasso to adjourn at 8:15pm. All were in favor; the motion passed.

Respectfully submitted,

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

Linda Imme
Recording Clerk