



## **Town of Cromwell Planning and Zoning Commission**

***REGULAR MEETING  
7:00 P.M. TUESDAY NOVEMBER 21, 2023  
COUNCIL CHAMBERS CROMWELL TOWN HALL  
CROMWELL TOWN HALL  
41 WEST STREET***

### **Minutes and Record of Votes**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Ann Grasso, Nick Demetriades, Robert Donohue and Douglas Kalinowski

**Absent:** Brian Dufresne, Chris Cambareri, Paul Cordone, John Keithan and Ken Rozich

**Also present:** Zoning Compliance Officer Bruce Driska and Mayor James Demetriades

#### **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.

#### **3. Seating of Alternates**

A motion was made by Michael Cannata and seconded by Nick Demetriades to seat Robert Donohue and Doug Kalinowski 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. Development Compliance Officer Report:**

Mr. Driska said Texas Roadhouse construction at Cromwell Square is on schedule. He said

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paving and concrete is on the calendar within the next 2 weeks. Mr. Driska said that the GC states he will be done with the building by Jan 18, 2024 but a delay with the delivery of an Eversource transformer pushes the opening to Mar 18, 2024. He said when construction is completed shoppers should see an improvement to the traffic flow in the parking lot.

Mr. Driska said construction of the Goldfish Swim School at Cromwell Square is proceeding, but there is not a date set for opening. He said construction at Popeye's Chicken in the Stop & Shop plaza is rumored to begin after the new year. Mr. Driska said that the AutoZone has submitted paperwork for the demolition of the former Friendly's and construction is expected to begin shortly after the completion of demolition.

He said renovations at 28 Shunpike Road for Hartford Health Urgent Care are complete, but currently there is not a date set for opening. Mr. Driska explained that the site work at a new medical office building approved at 80 Shunpike Road has temporarily halted and it is unknown why work ceased or when construction will resume. He said that the Carrier Arbor Meadow development of 75 homes on Field Road is approaching its final phase with several homes currently under construction.

Mr. Driska said the Nostalgia Restaurant at 530 Main Street has opened according to owner Brian Bonneau and the former Well Restaurant at 546 Main Street is undergoing renovations and will reopen as the Hideaway Restaurant.

#### **6. Director of Planning and Development Report:**

Mr. Popper was not present to give a report.

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

- a. Application #23-40: Request for a Special Permit under Section 7.5.A of the Zoning Regulations to permit a full-service restaurant with the sales of alcoholic beverages at 55 Shunpike Road (Texas Roadhouse) in the Highway Business Zone District. Texas Roadhouse Holdings LLC is the Applicant and HBN-CSC LLC is the owner.

A motion was made by Michael Cannata and seconded by Ann Grasso to accept and schedule application #23-40 for a public hearing on December 19, 2023. All were in favor; the motion passed.

- b. Application #23-41: Request for a Site Plan Modification to install electric chargers at 34 Shunpike Road in the Highway Business Zone District. Scott Austin is the Applicant and MIHEL II LLC is the Owner.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to accept and schedule application #23-41 to be heard on December 5, 2023. All were in favor; the motion passed.

c. Application #23-42: Request for Site Plan Approval to construct athletic facilities improvements at Cromwell High School at 1 Donald Harris Road in the R-25 Residential Zone District. The Town of Cromwell is the Applicant and the Owner.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to accept and schedule application #23-42 to be heard on December 5, 2023. All were in favor; the motion passed.

## **8. New Business:**

None

## **9. Public Hearing**

- a. Application #23-34: Request for a Special Permit under Section 2.2.D.4 of the Zoning Regulations to allow for the conversion of a two-family house to a three-family house at 380 Main Street in the R-15 Zone District. Steven Nardiello is the Applicant and Paige L. Duprey is the Owner.

Chairman Kelly read the public hearing notice for application #23-34 dated November 21, 2023.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to open the public hearing for application #23-34. All were in favor; the motion passed.

Steve and Paige Nardiello, owners and residents of 380 Main Street introduced themselves and described their request to convert an existing two-family residence to a three-family residence. They stated the conversion is proposed within an existing third floor area and would require the addition of exterior stairs to comply with current building code requirements.

Mr. Cannata addressed the Applicants regarding staff comments by Town Engineer Jon Harriman and Zoning Compliance Officer Bruce Driska stating that since the proposed parking along Grace Lane was partially within the Town's right-of-way it could not be used to meet zoning's parking requirements. Mr. Cannata asked the Applicants if they had an architectural rendering of the proposed exterior stairs to which the Applicants stated they did not.

Chairman Kelly asked if there was anyone in the public who wanted to speak regarding application #23-34.

Harley Polverelli of 378 Main Street spoke in opposition to the proposal citing her concern of the effect a three-family residence may have among single family homes in the immediate area.

Jonathan Ives of 384 Main Street spoke in favor of the application and asked about the addition of proposed parking.

Mr. Cannata suggested to the Applicants that the Public Hearing be continued which would provide the Applicant an opportunity to obtain an architectural rendering of the proposed exterior

stairs. The Applicants agreed to continuing the Public Hearing. A motion was made by Michael Cannata to continue the Public Hearing, Mayor James Demetriades then shouted from the floor; "You have to close the Public Hearing". Mr. Cannata then motioned to close the Public Hearing, seconded by Robert Donohue. All were in favor; the motion passed. A motion was then made by Mr. Cannata to continue Application #23-38, seconded by Robert Donohue. All were in favor; the motion passed.

**10. Commissioner's Comments:**

There were no Commissioner comments.

**11. Adjourn:**

A motion was made by Michael Cannata to adjourn at 8:03pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Bruce E. Driska".

Bruce E. Driska  
Temporary Recording Clerk