



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

***REGULAR MEETING  
7:00 P.M. TUESDAY DECEMBER 5, 2023  
COUNCIL CHAMBERS  
CROMWELL TOWN HALL  
41 WEST STREET***

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

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

**Absent:** Brian Dufresne, Paul Cordone, Ken Rozich, Robert Donohue

**Also present:** Zoning Compliance Officer Bruce Driska, Director of Planning and Development Stuart Popper, Town Engineer Jon Harriman, Town Council Liaison Julie Aurigemma

#### **1. Call to Order**

The meeting was called to order at 7:02pm 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 Ann Grasso to seat Doug 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 Nick Demetriades to approve the agenda with the amendment of adding a mandatory 8-24 referral for the athletic facilities improvement at Cromwell High School to be heard with application #23-42, site plan approval. All were in favor; the motion passed.

#### **5. Development Compliance Officer Report:**

Mr. Driska said my report is in the package. Mr. Cannata said that application #23-34 has been withdrawn but you show pending. He said it was withdrawn due to the public hearing ending.

Mr. Driska said a motion was passed to close the public hearing then a motion was passed to continue the public hearing but the first motion supersedes the second. Mr. Popper said we have to be more careful in the future. He said the applicant will have to send certified mailings to abutters again and post the sign again and the town will have to advertise the public hearing again.

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

Mr. Popper said the new Hartford Healthcare Urgent Care is opening soon and other new uses such as a massage therapist are coming into the same plaza. He said the Texas Road House and the Goldfish Swim school continue construction on their buildings and the old Friendly's will be demolished soon. Mr. Cannata said the old Horton Brass sold. Mr. Popper said there are limited vacancies around town and he conducted a survey and the result was ten vacant commercial properties and those listings were held by two different real estate companies. Mr. Popper also said there has been no movement on either cannabis stores and the special permit is good for 5 years and it can be transferred. He said the draft POCD was submitted to the Town Council and we need to draft a motion to approve the draft version of the POCD and to schedule a public hearing for the second meeting in February. Mr. Popper said both the River COG and the Town Council received a copy of the draft. He said the zoning regulations have been revised into a new, more user-friendly format and Bruce and I are reviewing the new regulations. Mr. Popper stated the new format is much easier to use and we will be presenting them to the Commission in the winter.

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

- a. Application #23-43: Request for a Special Permit for the PGA Tour Event (aka the Travelers Championship) at 1 Golf Club Road in the R-25 Residential Zone District. Greater Hartford Community Foundation is the Applicant and Tournament Players Club of CT, Inc. is the Owner.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to accept and schedule application #23-43 for a public hearing to be held on January 16, 2023. All were in favor; the motion passed.

**8. New Business:**

- a. Approval of 2024 Meeting Calendar

A motion was made by Michael Cannata and seconded by Doug Kalinowski to approve the 2024 meeting calendar as presented. 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. Scot Austin is the Applicant and MICHEL II LLC is the Owner.

Mr. Popper said that we require EV chargers to be similar to gas pumps that have prices posted. He said the pricing for EV chargers is done through an app so if this application is approved you

will need to waive the pricing information requirements on the actual units and we will amend the regulations.

Mr. Scott Austin, Tesla said they are looking to install a supercharger station with 12 stalls at 34 Shunpike Road. He said we believe this to be a good site for vehicle charging stations. He said the chargers will be fast and reliable and open to both Tesla cars and non-Tesla cars. Mr. Austin showed the area on a map and imposed the rendering of the station onto the map. He said we are 75% sure this is the utility transformer unit that we will use. Mr. Austin showed where the utility transformer would be and the 12 positions including an ADA position. He said cars will be able to charge the battery to 80% in about 25 minutes. Mr. Cannata asked about landscaping around the units and Mr. Popper said they will have appropriate screening and you can allow them to work with town staff to come up with the plan.

Chairman Kelly asked if they have been in touch with Eversource and Mr. Austin said yes, we have requirements to meet with them in order to make the project happen. Mr. Popper asked if there was a trash can in the rendering and Mr. Austin said yes, we find if there is not a trash can then litter is left behind. Mr. Popper asked if the shopping center was going to take care of the trash and Mr. Austin said yes. Mr. Driska said he has issue with the trash receptacle and Mr. Cannata said we can make it a condition that it is maintained daily.

A motion was made by Michael Cannata and seconded by Ann Grasso to approve application #23-41 with the following conditions: 1) waive the posted pricing requirements as stated in Section 5.2.P.2 of the zoning regulations, 2) the applicant will work with staff on the landscaping plan, 3) the conditions of Mr. Egan's memo dated November 28, 2023 are adhered to and 4) the applicant will provide a 24/7 contact for maintenance of the trash receptacles. 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.

Mr. Jon Harriman, Town Engineer, said the citizens of Cromwell requested that the Town Council fund a study for improvements to the athletic fields at the high school. He said these plans are for a new multi-purpose synthetic field and a new track. He said they would move the tennis courts and construct more parking where they are now since the site already lacks sufficient parking and some students park on the neighboring streets. Mr. Harriman said they have already received the wetlands permit to construct the tennis courts. Mr. Popper said the next steps after the study would be to develop construction plans and that the project hasn't been funded yet beyond the design phase. He said there is a committee looking for grant opportunities but the big step would be a referendum since it is not likely they would receive enough grants to cover the project.

Chairman Kelly asked how the football field and improvements at Pierson Park interplays into this field. Mr. Harriman said the CIAC told the Board of Education that there cannot be any more playoffs games at the existing football facility until they meet certain requirements for hosting games there. He said the project at the high school will not go away if football is

approved downtown since football is just one component of the use of the high school field. Chairman Kelly said there are a lot of tax payers' dollars involved here.

Mr. Mike Noonan, CHA Consulting described the location of Cromwell high school and the project location which is north of the existing parking lot. He said the new track and field will be located in the same location as the existing track and field. Mr. Noonan said the proposed plan also includes bleachers, press box, support buildings and 6 new tennis courts west of the existing field. He said we have received an inland wetland permit for the location of the new tennis courts within the upland review area. He explained there is a drive that runs through the site for maintenance vehicles. Mr. Noonan showed the ambulance access area, ADA parking spaces and the landscaping plans. He said there will be a facility with bathrooms and a concession stand with a full kitchen. He said there will be referee changing rooms as well. Mr. Noonan said we are ready to address any staff comments that have been received. Mr. Popper said the lighting/photometrics plans is the biggest concern and all lights will need to be shielded. Mr. Noonan said we have the photometric for the multiuse track and field but not the parking lot.

Chairman Kelly asked if they would have to come back after the referendum and Mr. Popper said no, this application is for the site plan approval and they wouldn't need to come back. The commission members had some general questions about the maintenance road and Mr. Harriman said the gates to the road would be closed as they are now.

Mr. Popper said it seemed best to ask for the revised plans addressing staff comments and the specific lighting plans and to continue this until the next meeting. Mr. Harriman asked if he could come back alone to do that and Chairman Kelly said if you can explain the lighting that was fine.

Chairman Kelly asked if this was a conservation space and Mr. Harriman said it is an open space with no restrictions.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to continue application #23-42 as a business item at the next meeting on December 19, 2023. All were in favor; the motion passed.

d. Mandatory Section 8-24 referral for application #23-42

A motion was made by Michael Cannata and seconded by Doug Kalinowski to issue a positive 8-24 referral for application #23-42. All were in favor; the motion passed.

Mr. Demetriades said he is not 100% ok with issuing that and Mr. Cannata said but the use is not contrary to any restrictions or uses of the land.

e. Date for POCD public hearing

A motion was made by Michael Cannata and seconded by Doug Kalinowski to set the public hearing for the POCD for February 20, 2024.

**9. Approval of Minutes:**

a. November 9, 2023

A motion was made by Michael Cannata and seconded by Doug Kalinowski to approve the minutes of November 9, 2023. All were in favor; the motion passed.

**10. Commissioner's Comments:**

**11. Adjourn:**

A motion was made by Michael Cannata and seconded by Ann Grasso to adjourn at 8:12pm. All were in favor; the motion passed.

Respectfully submitted,

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

Linda Imme  
Recording Clerk