

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
7:00 PM TUESDAY APRIL 24, 2018  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Vice Chairman Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Cordone, Ken Slade, Ken Rozich, John Keithan (alternate)

**Absent:** Chairman Alice Kelly, Brian Dufresne, Nicholas Demetriades, David Fitzgerald (alternate)

**Also Present:** Director of Planning and Development Stuart Popper, Town Engineer Jon Harriman, Town Council Liaison James Demetriades

**1. Call To Order**

The meeting was called to order by Vice Chairman Cannata at 7:02 p.m.

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates**

Ken Slade made a motion to seat John Keithan; Seconded by Chris Cambareri. *All in favor; motion passed.*

**4. Approval of Agenda**

Ken Rozich made a motion to approve the agenda; Seconded by Ken Slade. *All in favor; motion passed.*

**5. Public Comments**

There were no public comments at this time.

**6. Development Compliance Officer**

Mr. Driska was not present. Mr. Popper offered to forward any Commissioner questions to Mr. Driska to answer at the next meeting scheduled for May 1, 2018. There were no questions.

## **7. Town Planner Report:**

There was no report.

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

- a. Application #18-14: Request for a Special Permit under Section 3.3.4 of the Zoning Regulations to permit the sale of Alcoholic beverages at 35 A Berlin Road. Joe's Filling Station, LLC is the Applicant and is River Grace Plaza LLC is the Owner.

Paul Cordone made a motion to accept the application and to schedule a public hearing for May 15, 2018; Seconded by Ken Rozich. *All in favor; motion passed.*

- b. Application #18-15: Request for a Site Plan Modification at WIS School to add a Scoreboard to the ballfield. Cromwell Little League is the Applicant and the Cromwell Board of Education is the Owner.

Jeremy Floryan made a motion to accept the application and to schedule it to be considered on May 15, 2018; Seconded by Ken Slade. *All in favor; motion passed.* (Ken Rozich abstained).

- c. Application#18-16: Request for Site Plan Modification to install a temporary office trailer at 1000 Corporate Row. GKN is the Applicant and BUHL Land East III LLC is the Owner.

Ken Rozich made a motion to accept the application and to schedule it to be considered on May 1, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

- d. Application #18-17: Request for Site Plan Modification to install temporary facilities at 674 Main Street (gravel parking lot at the First Tee) PGA Tour Inc. is the Applicant and Eversource Energy is the Owner.

Ken Rozich made a motion to accept the application and to schedule it to be considered on May 1, 2018; Seconded by Jeremy Floryan. *All in favor; motion passed.*

- e. Application #18-18: Request to amend Section 4.5.B. of the Zoning Regulations to increase the Maximum Building Height in the Institutional Zone District. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner.

Ken Rozich made a motion to accept the application and to schedule a public hearing for May 15, 2018; Seconded by Ken Slade. *All in favor; motion passed.*

- f. Application #18-19: Request for a Special Permit to amend the Master Plan for Covenant Village of Cromwell at 52 Missionary Road. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner.

Ken Rozich made a motion to accept the application and to schedule a public hearing for May 15, 2018; Seconded by Ken Slade. *All in favor; motion passed.*

- g. Application #18-20: Request for a Special Permit under Section 6.1.D of the Zoning Regulations to permit the importing of fill at 539 Main Street. Garrett Homes, LLC is the Applicant and P&D LLC is the Owner.

Ken Rozich made a motion to accept the application and to schedule it to be heard on May 15, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

- h. Application #18-21: Request for Site Plan Approval to construct a new retail building at 539 Main Street. Garrett Homes, LLC is the Applicant and P&D LLC is the Owner.

Ken Rozich made a motion to accept the application and to schedule it to be considered on May 15, 2018; Seconded by Ken Slade. *All in favor; motion passed.*

- i. Application #18-22: Request to revise Site Plan and requests a waiver for the landscape buffer at 6 Kirby Road. Luca & Sons Property Management is the Applicant and Owner.

Ken Rozich made a motion to accept the application and schedule it to be considered at the May 15, 2018 meeting; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Mr. Popper said that the applicant had submitted revised plans and the modifications requested were minor. He advised the Commission that the application may be handled administratively.

#### **9. Old Business:**

- a. Application #18-06: Request for Site Plan Approval for the Planned Residence Development Zone District at 76 Field Road. Carrier Group, Inc. is the Applicant and the Owner.

Attorney Joan Molloy, of the firm Loughlin Fitzgerald in Wallingford, Connecticut, asked that this item be combined with the two public hearings.

#### **10. Public Hearings:**

- a. Application #18-13: Request for a Special Permit under Section 6.1 of the Zoning Regulations for the proposed substantial filling (18,000 cubic yards over a 5+ year period) at 76 Field Road, 59R Nooks Hill Road and 10 South Ridge Road. Carrier Group, Inc. is the Applicant and the Owner.
- b. Application #18-05: Request for a Special Permit under Section 8.7 of the Zoning Regulations for the proposed Planned Residence Development at 76 Field Road. (public

hearing continued) Carrier Group, Inc. is the Applicant and the Owner.

Ken Rozich made a motion to open the public hearing; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Paul Cordone read the legal notice for Application #18-13.

Attorney Molloy stated that this was a continuation of the public hearing for Application #18-05. She said that the balance of the property would remain as a single family house lot. She said that the applicant had been waiting on the peer review study regarding the soil and traffic. The applicant submitted a new application, #18-13, to bring in topsoil. The required sign had been posted and the notice had been mailed. She submitted the sign affidavit and the certificates of mailing. She said that she had previously provided Mr. Popper with emailed copies.

Attorney Molloy said that they had completed an alternate analysis of the traffic, to include the southern intersection (Nooks Hill Road) as suggested by Freeman Companies and doing so had improved one intersection's service level from D to C. The applicant had met with the Police Chief to review the lighting plan. All construction traffic would use Golf Club Road and Field Road and the Police Chief had no further comments.

Attorney Molloy said that the property was zoned residential and the anticipated impacts would be the same, regardless of whether the property was developed traditionally or as a PRD. The applicant would install sidewalks in front of their property along Field Road. The plans had been revised to improve drainage along Field Road, per the Town Engineer, and the CWPCA and Cromwell Fire District comments had been addressed. The project would be completed in phases. She then reviewed the proposed number of trees to be installed (2.7 per home site, excluding the open space and those along Field Road).

She said that the applicant had proposed a land use restriction covenant for the house lot that would prohibit further development and the Town would have the power to enforce or modify that provision.

Mr. Popper said that the Commission needed time to review the soil peer study prior to the May 1, 2018 meeting.

Tom Daly, P.E., with Milone and MacBroom, discussed the need to import topsoil, stating that there was an insufficient amount for the desired landscaping. They planned to bring in enough for a 4-6 inch cover layer, about 19,000 cubic yards. It would be a "trickle operation", done in phases, with soil being brought in and stockpiled for five lots at a time. The topsoil would be bought screened and no processing or crushing done on site. They had not yet sourced the soil but would follow the Police Chief's directive regarding the truck route.

Mr. Daly then discussed the traffic analysis. He said that by including the additional intersection, there was more dispersal of traffic, lessening impacts, with no change in trip generation. He said that the Town Engineer had suggested drainage improvements along Field Road and so they had doubled the size of the catch basins, pulling in drainage from Field Road to the site.

Chris Camberari asked that there be additional consideration of the request to install to a stop sign at Greendale Avenue and Vincy Drive.

The hearing was opened to public comment.

Michael Millane, 34 Field Road, asked about the phase length, sidewalks and soil remediation.

Tom Daly responded that the project was market driven and John Carrier said that it was a five year project, with fifteen houses to be built per year. Mr. Daly briefly reviewed the soil plan. The plan for the proposed sidewalk was shown. Mr. Millane asked that sidewalks be extended along the curve of Field Road, for safety purposes.

There were no other public comments.

Ken Rozich made a motion to continue the two public hearings, #18-05 and #18-13 to May 1, 2018, Seconded by Paul Cordone. *All in favor; motion passed.*

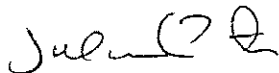
**11. Approval of Minutes: NO ACTION TAKEN**

- a. March 27, 2018
- b. April 3, 2018

**11. Commissioner's Comments: NONE**

**12. Adjourn:** A motion to adjourn was made by Jeremy Floryan. Meeting adjourned at 7:34 p.m.

Respectfully submitted,



Julie C. Petrella  
Recording Clerk