

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY, MARCH 5, 2019  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Nicholas Demetriades, Chris Cambareri, Paul Cordone, Ken Rozich, David Fitzgerald (alternate), John Keithan (alternate)

**Absent:** Brian Dufresne, Ken Slade, Mo Islam (alternate)

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Council Liaison James Demetriades, Town Manager Anthony Salvatore

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7:03 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Michael Cannata made a motion to seat David Fitzgerald and John Keithan; Seconded by Jeremy Floryan. *All were in favor; motion passed.*
4. **Approval of Agenda:**

Mr. Popper added under New Business Accept and Schedule New Applications, Application #19-11, AVA Group, Site Plan Modification at 76 Berlin Road, and Application #19-02, Linh D. Truong, Request for an Extension of Time for the Commission to act on a Site Plan for 200 West Street. Mr. Popper said that the site plan application had been received in January but not acted upon. This extension of time, if granted, would give the Commission an additional sixty-five days to consider the application.

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

5. **Public Comments:** NONE

6. **Development Compliance Officer Report:** Mr. Driska asked if there were any questions or comments on his updated report.

Chris Cambareri thanked Mr. Driska for responding to his previous question via email. Nick Demetriades asked about the van with Pizza Pie advertising parked at the Nardelli's plaza along Berlin Road. Mr. Driska said that as long as the signage was a body detail and the vehicle could be driven, then it is legal. He said he would review the placement of where the van was parked. Nick Demetriades said he was worried about setting a precedent and thereby encouraging other businesses to follow suit.

Mr. Driska said that the TPC and ARCO warehouse projects were progressing on schedule. He said that the Dollar General's exterior trim was being worked on.

7. **Town Planner Report:** Mr. Popper said that ShopRite planned to open the first week of May and Marshalls opening a week after that. Mr. Popper said that he thought that the placement of ShopRite and Starbucks would help with filling vacancies in their respective plazas. He mentioned the Springhill Suites application for a site plan modification. He said that the change concerned three parking spaces to be relocated via easement with Liberty Bank. Mr. Popper confirmed that Barb's Pizza was continuing with its relocation.

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

- a. Application #19-07: Request to Amend the Zoning Regulations Section 7.5.B.1 of the Zoning Regulations Location Requirements and Limitations to permit the sale of beer at a retail outlet exceeding 50,000 square feet.

Michael Cannata made a motion to accept the application and to schedule it for a public hearing on March 19, 2019; Seconded by Paul Cordone. *All were in favor; motion passed.*

- b. Application #19-11: Application for Site Plan Modification. AVA Group is the Applicant and Cobblestone Associations, LLC is the Owner.

Michael Cannata made a motion to accept the application and to schedule it as a business item to be considered on March 19, 2019; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

- c. Application #19-02: Request for Extension of Time for Site Plan Approval for 200 West Street. Linh D. Truong is the Applicant.

Michael Cannata made a motion to grant the Commission an extension of time to consider the Site Plan application; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

**9. Public Hearing:**

- a. Application #19-04: Request for a Special Permit under Section 5.3.B.2 of the Zoning Regulations to install new electronic price signs at the Mobile Station at 176 West Street. Ready Imaging, Inc. is the Applicant and Global Montello Group Corp is the Owner.

Ken Rozich read the legal notice.

Michael Cannata made a motion to open the public hearing; Seconded by Ken Rozich. *All were in favor; motion passed.*

Al Whiting, Ready Imaging, Inc., said that this was an application to replace the existing manual price sign with an LED price sign. He said that there would be no change in the size, height, location, or square footage of the signage. Mr. Whiting said that the LED digits were controlled by a photocell and that it doesn't operate at capacity. He read a statement from the manufacturer, Able Applied Technologies, which stated that the photocell automatically dims, with the red LED at 85% full brightness during the day, and the green LED at 40%, and at 10-15% at night. Mr. Whiting said that these are the factory settings, but they can be manually adjusted as necessary.

Nick Demetriades asked if anything flashed and Mr. Whiting said no.

The hearing was opened to public comment. There were no comments.

Mr. Driska asked that there be a contact person in the event the local traffic authority deemed it a nuisance. Mr. Whiting said it would be him and he would provide his contact information.

Michael Cannata made a motion to close the public hearing; Seconded by John Keithan. *All were in favor; motion passed.*

Michael Cannata made a motion to approve Application #19-04: Request for a Special Permit under Section 5.3.B.2 of the Zoning Regulations to install new electronic price signs at the Mobile Station at 176 West Street, with the condition that the applicant provide the Zoning Enforcement Officer with contact information for the party responsible for the sign, in the event it is necessary to adjust the

settings; Seconded by Chris Cambareri. *All were in favor; motion passed.*

- b. Application #19-06: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant and Tournament Players Club of Connecticut, Inc, is the Owner.

Michael Cannata made a motion to open the public hearing; Seconded by Nick Demetriades. *All were in favor; motion passed.*

Attorney David DeBassio, Legal Council for the Hartford Community Foundation, introduced the application, saying they were requesting a Use Permit in order to operate the Traveler's Championship. He reviewed the charitable monies raised by the Tournament, saying that over \$40M had been raised for over 700 charities in the state. He also cited the numerous awards received by the tournament, including the Players Choice Award, which it has won since the award's inception.

Kevin Harrington, Senior Director of Operations, Travelers Championship, said that the tournament dates were June 17-23. He said that there were a number of changes resulting from the clubhouse project, including the relocation of the Patriots Outpost to the 18<sup>th</sup> tee, the Mohegan Sun Club to the 17<sup>th</sup> tee, the expanded merchandise facility to the practice facility and the catering to the gray lot near the First Tee building.

Mr. Harrington said that the construction schedule followed the same timeframe as last year, with the same start and end dates, but the sequencing was different. He said that the "Green lot" at the corner of Field Road and Golf Club Road was going to be used proactively as a parking lot, with a new ticketing area being added so people using that lot would have a shorter walk. He said that they were awaiting confirmation from the Board of Education about the use of the Woodside Intermediate School parking lot for their handicap accessible parking and shuttle service. Mr. Harrington said that they would be having entertainment on Friday and Saturday evenings.

Mr. Harrington said that the setup and cleanup schedules were the same as last year's, and that they were agreeable to all previously imposed conditions. He said that the construction schedule just needed to be updated to reflect 2019 dates.

Chairman Kelly asked about the letter from Barbara Gallo dated March 3, 2019. Mr. Harrington said that they have worked well together in the past and that he had shared his cell phone number

with her in the event of any problems. He said that they will turn off the air conditioning units at 9 or 10 p.m., and that they would be following the same timeframe as far as picking up the dumpsters.

Nick Demetriades asked about the construction schedule and was told it would be from 5 a.m. to 10 p.m. from June 17 to June 23. He asked that efforts be made to prevent deliveries and construction vehicles from using River Highlands Drive. Mr. Harrington said that they try to address it via signage and enforcement.

Chris Cambareri thanked Mr. Harrington for taking care of the residents in years past. Other Commission members echoed his sentiment.

The hearing was opened to public comment.

Fred Trabucchi, 4 Thainstone, thanked and complimented the tournament. He asked the Commission to consider setbacks, saying that not all areas on the property are equal for all activities.

Dave Walsh, 3 Thainstone, said he is closest to the access roadway, and commented on the noise level from construction throughout the tournament, especially truck noise occurring after 11 p.m.

Mr. Harrington said that they had an issue last year with a contractor working beyond the cut off time of 10 p.m. on the Monday and Tuesday. He said that he personally worked to address the issue. This year, the vendor will have additional filling trucks to ensure that they are done by 10 p.m.

Terence Brick, 4 Thistle Down, complimented the tournament, saying it was the town's Superbowl, if not the whole state's. He said that the types of issues raised tonight are part of operating a world-class tournament. He said that parking for the residents is an issue, and he would like to see that addressed during the kickoff meeting. He wanted to see the front lot on Field Road as a parking area for residents before it was offered to the general public.

Chairman Kelly said that the tournament was one of the greatest events Cromwell has each year and that it is top notch with the top players. She wanted to make sure that its scheduling allowed the best players to participate and said that she hopes there will be a women's tournament at some point.

Michael Cannata made a motion to close the public hearing; Seconded by Nick Demetriades. *All were in favor; motion passed.*

Mr. Popper said that the only condition of approval was the update to the dates as necessary.

Michael Cannata made a motion to approve Application #19-6, Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road, with the conditions contained in the previous approval letter dated April 9, 2018, to be updated to reflect this year's tournament dates and times; Seconded by Chris Cambareri. *All were in favor; motion passed.*

#### **10. Commissioner's Comments:**

Nick Demetriades commented on what he considered to be disparate treatment of the traffic reports as reviewed by the Commission during the Country Squire development application and the Court Street development application. He said he was concerned about the level of scrutiny, especially in light of one having service levels of Es and Fs, and the other having Bs and Cs.

Michael Cannata said that the Country Squire pre-development service levels were already low and the proposed development did not further degrade them. Ken Rozich said that the projects were considered as a whole, taking into account the zone, the location, and input from the neighbors.

There was a brief discussion regarding the Town's inventory of affordable housing and Chairman Kelly said she believed the Town to have a number of units well above the required affordable housing percentage based on rent, but that those units were not deed restricted and therefore did not qualify.

Paul Cordone said that he feels that traffic engineering studies can vary greatly based on the particular traffic flows of when they were conducted and that should factor in their evaluation.

#### **11. Approval of Minutes:**

a. February 5, 2019:

Michael Cannata made a motion to approve the minutes as presented, Seconded by Paul Cordone.

In favor: Chairman Alice Kelly, Michael Cannata, Jeremy Floryan, Nick Demetriades, Chris Cambareri, Paul Cordone, David Fitzgerald

Abstained: Ken Rozich, John Keithan

*Motion passed.*

- b. February 19, 2019: Nick Demetriades made a motion to approve the minutes as presented, Seconded by Jeremy Floryan.

In favor: Chairman Alice Kelly, Jeremy Floryan, Nick Demetriades, Chris Cambareri, Ken Rozich, Paul Cordone, David Fitzgerald

Abstained: Michael Cannata, John Keithan

*Motion passed.*

**12. Adjourn:** Michael Cannata made a motion to adjourn the meeting; Seconded by Paul Cordone. Meeting adjourned at 8:12 p.m.

Respectfully submitted,



Julie C. Petrella  
Recording Clerk