



## Town of Cromwell Planning and Zoning Commission

**REGULAR MEETING**  
**7:00 P.M. THURSDAY NOVEMBER 4, 2021**  
**COUNCIL CHAMBERS CROMWELL TOWN HALL 41 WEST STREET**  
**AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments**
6. **Development Compliance Officer Report:**
7. **Town Planner Report:**
8. **New Business: Accept and Schedule New Applications:**
  - a. Application #21-29: Request for Site Plan Modification at 97 Berlin Road to allow for new signage to be installed. Overhead Door of Middlesex County is the Applicant and CGS Properties LLC is the Owner.
  - b. Application #21-31: Request for Site Plan Modification at 60 Hicksville Road to allow for construction of parking spaces. Adelbrook, Inc is the Applicant and the Owner.
  - c. Application #21-32: Request to Create an 8 lot Subdivision at 20 Woodside Road. Reed Builders is the Applicant and Constance J. Scheu is the Owner.
  - d. Application #21-33: Request for a Special Permit to create a Rear Lot at 20 Woodside Road. Reed Builders is the Applicant and Constance J. Scheu is the Owner.
  - e. Application #21-34: Request for Site Plan Modification at 70 Commerce Drive to allow for construction of only one building at 70 Commerce Drive. Simonix USA, Inc is the Applicant and 70 Commerce Drive LLC is the Owner.
9. **New Business:**
  - a. Application #21-20: Request for Site Plan Modification at 51 Shunpike Road to allow for patio and façade improvements at Chicago Sam's. Archimage is the Applicant and HB Nitkin is the Owner.
10. **Commissioner's Comments:**
11. **Approval of Minutes:**
  - a. October 5, 2021
12. **Adjourn:**

RECEIVED FOR RECORD  
Oct 28, 2021 09:50A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

P&Z 2021 Permit Report							
Permit	Name of Applicant	Site Location	Type of Activity	Decision Date	Status		
21-01	Not used						
21-02	DFC of Cromwell	6 Piney Ridge Road	Install digital billboard in 100 year flood zone	Approved 3/2/2021	Awaiting Construct.		
21-03	Sara Frawley	4 Willowbrook	Change location from 80 Shunpike Road (Use Permit)	Approved by staff 2/5/21	Business open		
21-04	Kelly Maher	31 River Road	Addition of garage & breezeway	Approved 05/18/2021	Approved		
21-05	Padre Foundation	463 Main Street	Residential building addition	ZBA	Construct. In-process		
21-06	Orest Markiv	319 Main Street	Martial Arts Training (Use Permit)	Approved by staff 2/18/2021	Business open		
21-07	John Zaleski	West Street & Hicksville	Subdivision Vista Estates	Approved 05/18/2021	Closed		
21-08	John Zaleski	West Street & Hicksville	Special Permit to create Lot 2	Approved 05/18/2021	Closed		
21-09	John Zaleski	West Street & Hicksville	Special Permit to create Lot 10	App. Withdrawn	App. Withdrawn		
21-10	Paramount Construction	80R Geer Street	Material Storage Yard	Approved 3/16/2021	Business opened		
21-11	Café Fiore	134 Berlin Road	New restaurant (Use Permit)	Approved 3/2/21	Business opened		
21-12	A Little Imagination Cakes	322 Main Street	Bakery (Use Permit)	Approved 3/12/21	Business opened		
21-13	Tony's Flour Shop-Bakery	322 Main Street	(Use Permit)	Approved 4/6/21	Business opened		
21-14	Bozzuto Mgmt. Company	150 Country Squire Drive	Model Apts. (Use Permit)	Approved 4/19/21	Partial opening		
21-15	Walk by Faith Dog Bakery	317 C Main Street	Store (Use Permit)	Approved 4/1/21	Business opened		
21-16	Mias Salon	153 West Street	Hair Salon	Approved 5/17/21	Awaiting opening		
21-17	<i>WITHDRAWN</i>	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX		
21-18	Sean Flanagan SPT	45 Lincoln Street	Attached Garage >1000 sq ft	Scheduled 06/15	Awaiting construct.		
21-19	John Zaleski	Hicksville Road	Subdiv. Modification	Scheduled 06/15	Awaiting construct.		

21-20	Chicago Sam's Patio	51 Shunpike Road #14	Site Plan Modification	Scheduled 11/4/21/20	
21-21	Five Below	41 Shunpike Turnpike	Site Plan Modification (sign)	Approved 6/15/21	In Process
21-22	Edward Bartolotta	419 Main Street	Amend zoning text	Accept & Schedule	Approved
21-23	Knights of Columbus	573 Main Street	Site Plan modification	Approved	Awaiting construct.
21-24	ERD Remidy	14 Alcap Ridge	Site Plan modification	Accept & Schedule	Approved
21-25	Ruby Tuesday	43 Shunpike Road	App. For special permit	WITHDRAWN	WITHDRAWN
21-26	Hartsprings Foundation, Inc.	4 Alcap Ridge, Unit 3	(Use Permit) warehousing for used clothing & small household goods	Approved 8/12/21	WITHDRAWN
	James Demetriades	Pierson Park	Block Party: Craft Fair, Food Truck, Music	Approved 8//19/2021	Event complete
	Glen Johnson	309 Main Street	Republican Headquarters (Use Permit)	Approved 8/31/2021	In progress
21-27	Walmart #2299	161 Berlin Road	Site Plan Modification	Scheduled 10/05/2021	Awaiting construct.

2129

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN MODIFICATION

Name of Project: Pipe Frame Awning  
Street Address: 97 Berlin Road, Cromwell  
Volume/Page: 1483/165 PIN #: 00430000

Applicant Name: Craig Amell / Overhead Door of Middlesex  
Address: 88 Route 2A County  
Preston, CT 06365

Telephone: 860 889 3848 (day) 860 (evening)  
Email Address: craigamell@ohdct.com

Property Owner Name: CGS PROPERTIES LLC  
Address: 88 RT2A PRESTON CT 06365

Attached:

- Application fee.
- Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- |   |  |                                       |
|---|--|---------------------------------------|
| 1. Is <u>any part</u> of the site within 500' of an adjoining town?   | (Yes) <input type="radio"/>            | (No) <input checked="" type="radio"/> |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ?  | (Yes) <input type="radio"/>            | (No) <input checked="" type="radio"/> |
| if yes, have you obtained it?   | (Yes) <input type="radio"/>            | (No) <input checked="" type="radio"/> |
| 3. Will this project require a DEP <u>Stormwater Management Permit</u> ?  | (Yes) <input type="radio"/>            | (No) <input checked="" type="radio"/> |
| if yes, have you applied for it?  | (Yes) <input type="radio"/>            | (No) <input checked="" type="radio"/> |
| 4. Will this Project Require an <u>STC Permit</u> ?   | (Yes) <input type="radio"/>            | (No) <input checked="" type="radio"/> |
| if yes, have you submitted a copy of the plans to the STC?  | <input checked="" type="radio"/> (Yes) | (No) <input type="radio"/>            |
| 5. Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code? | <input checked="" type="radio"/> (Yes) | (No) <input type="radio"/>            |

I hereby certify that the information presented above is correct to the best of my knowledge.

  
Applicant Name and Signature

9/25/21  
Date



TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

**APPLICATION FOR SITE PLAN MODIFICATION**

Name of Project: Ädelbrook Parking Expansion  
Street Address: 60 Hicksville Road, Cromwell, CT 06416  
Volume/Page: 1473-35 PIN #: 00085100

Applicant Name: Ädelbrook, Inc (c/o: Jeff Swanson, Chief. Admin. Officer)  
Address: 60 Hicksville Road  
Cromwell, CT 06416  
Telephone: 860-635-6010 Ext.5812 (day) \_\_\_\_\_ (evening)  
Email Address: jswanson@adelbrook.org

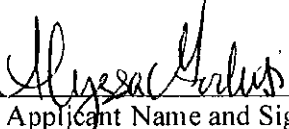
Property Owner Name: Ädelbrook, Inc.  
Address: 60 Hicksville Road  
Cromwell, CT 06416

Attached:

- Application fee.
- Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- 1. *Is any part of the site within 500' of an adjoining town?*  Yes  No
- 2. *Will this project require an Inland Wetlands Agency permit?  
if yes, have you obtained it?*  Yes  No  
 Yes  No
- 3. *Will this project require a DEP Stormwater Management Permit?  
if yes, have you applied for it?*  Yes  No  
 Yes  No
- 4. *Will this Project Require an STC Permit?  
if yes, have you submitted a copy of the plans to the STC?*  Yes  No  
 Yes  No
- 5. *Does the parking comply with the handicapped parking  
requirements as set forth in current version of the State Building Code?*  Yes  No

***I hereby certify that the information presented above is correct to the best of my knowledge.***

  
Applicant Name and Signature  
Alyssa Goduti,  
President and CEO

10/12/21  
Date

APPLICATION# 21-32

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

*APPLICATION FOR SUBDIVISION APPROVAL*

Name of Subdivision  
(if applicable): Scheu Farms

Street Address: 20 Woodside Road

Volume/Page: 974/274

Zoning District: R-15 PIN # 05056000

Applicant's Name: Reed Builders, LLC

Address: 73 Pebblebrook Drive  
Rocky Hill, CT 06067

Telephone: (860) 209-1138

Email Address: reedbuilders@att.net

Owner's Name: Constance J. Scheu

Address: 10 Woodside Road  
Cromwell, CT 06416

**Attached:**

- 1. Application fee in the amount of \$ 2,060.00 ;
- 2. Copy of Inland Wetlands and Watercourses Agency Permit, if applicable;
- 3. Evidence of Water Pollution Control Authority approval, if applicable;
- 4. Twenty-five copies of plans prepared in accordance with Article 403 and 404 of the Cromwell Subdivision Regulations.


*Incomplete applications may be rejected at the next scheduled meeting  
of the Planning and Zoning Commission*

Please answer the following questions:

- 1. Is any part of the site within 500' of an adjoining town?  Yes  No
- 2. Does any part of the site contain wetlands?  Yes  No
- 3. If you propose to disturb more than five acres, have you filed a Stormwater Management Plan with DEP?  Yes  No  N/A
- 4. If the subdivision will involve more than 100,000 sf of floor area or 199 parking spaces, have you applied for an STC Permit with DOT?  Yes  No  N/A
- 5. Is any portion of the site subject to any Conservation Restriction per Sec. 47-42d of the Connecticut General Statutes?  Yes  No

  
 \_\_\_\_\_  
 Applicant

10/21/21  
 \_\_\_\_\_  
 Date

\*  P.O.A.  
 \_\_\_\_\_  
 Owner

10/21/2021  
 \_\_\_\_\_  
 Date



### **REQUEST FOR PAYMENT IN LIEU OF OPEN SPACE**

The applicant is respectfully requesting to make payment to the Town in lieu of providing open space as required by Section 320a of the Subdivision Regulations.

Providing open space as part of this subdivision is not practical for a number of reasons. The parcel is relatively small and narrow, with 246' feet of frontage along Woodside Road, making any areas designated for open space small and without direct connection to any other open space or recreation areas and not readily accessible to the general public. Creating a subdivision without open space would not significantly impact the proposed residents as there are several parks, playgrounds and recreation areas in the surrounding vicinity that are available for public use, namely the ballfields and playgrounds at Woodside Intermediate School, Edna C. Stevens Elementary School, Cromwell Middle School, and Watrous Park.

### **REQUEST FOR WAIVER FROM SECTION 325 OF THE SUBDIVISION REGULATIONS**

The applicant is respectfully requesting a waiver from Section 325 of the Subdivision Regulations which states that "Intersections that are less than 400' apart shall require approval by  $\frac{3}{4}$  of the full Commission and are subject to acceptance by the Board of Selectman."

Because of the narrowness of the parcel, there is no way to position a roadway without it being within 400' feet of an existing intersection. The proposed roadway would be 205 feet from Leghorn Drive, a seven-lot subdivision. It has been positioned 414' feet from Newbury Road, which is as far as practical since that is a larger subdivision and more traveled roadway. Because of the small size of the affected subdivisions, the slow speed of the roadway (30 mph), and the presence of sidewalks, the applicant does not believe that the placement of this roadway within 400' of Leghorn Lane presents any significant safety issues.

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SPECIAL PERMIT**

Type of Activity: Rear Lot (as part of subdivision)  
(Per Section 6.6.E of the Cromwell Zoning Regulations)  
Street Address: 20 Woodside Road Zoning District: R-15  
Assessor's Parcel ID #: 05056000 Volume/Page: 974/274

Applicant's Name: Reed Builders, LLC  
Address: 73 Pebblebrook Drive, Rocky Hill, CT 06067  
Telephone Number (daytime): (860) 209-1138  
Email Address: reedbuilders@att.net

Property Owner's Name: Constance J. Scheu  
Address: 10 Woodside Road, Cromwell, CT 06416

Description of Proposed Activity:  
Proposing one (1) rear lot as part of a new 8-lot subdivision.  
\_\_\_\_\_  
\_\_\_\_\_

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting)*.

  
\_\_\_\_\_  
(applicant)

10/21/21  
\_\_\_\_\_  
(date)

## SPECIAL PERMIT CRITERIA SPECIFIC TO REAR LOTS

### 6.6.C General Requirements

1. No lot shall be divided into more than two (2) rear lots.

**Only one rear lot is being proposed.**

2. Each rear lot shall have double the minimum front yard setback required for that zone, measured from the lot line which intersects the accessway and is perpendicular to the accessway.

**The required front yard setback in the R-15 zone is 35 feet. The proposed rear lot has a 70' front yard setback, which is double what is required.**

3. Each rear lot shall have at least double the minimum size required for that zone.

**The minimum lot area required in the R-15 zone is 15,000 sq. ft. The proposed rear lot has an area of 30,479 sq. ft., exclusive of the accessway.**

4. Each rear lot shall contain a "buildable square" of not less than the minimum lot size for that zone. "Buildable square" is an area of roughly equal length and width which contains no wetlands or watercourses as defined in the Connecticut General Statutes Section 22a-38, as amended, and no slopes greater than 33 percent.

**The submitted plan details a buildable square containing 15,000 sq. ft., which meets the requirement of the R-15 zone. Said buildable square is 122.47' x 122.47' and does not contain any steep slopes, wetlands or watercourses.**

5. No portion of the lot between the street and the lot line which intersects the accessway shall be counted toward the minimum lot size.

**The lot area of 30,479 sq. ft. does not include any land between the street and the lot line which intersects the accessway.**

6. Each rear lot in a Residential District shall have an accessway which has a continuous width of at least 20 feet, which is owned in fee simple by the owner of the rear lot, and which has frontage on a street.

**The entire length of the accessway is 20' in width, it is a part of the rear lot and will be owned in fee simple by the owner of the rear lot, and it has 20 feet of frontage on the proposed roadway.**

7. Each rear lot in an Industrial District shall have an accessway which has a continuous width of at least 30 feet, which is owned in fee simple by the owner of the rear lot, and which has frontage on a street.

**This criteria is not applicable as the current zone is residential, not industrial.**

8. Each rear lot shall comply with all other lot and building requirements for the zone in which it is located.

**The proposed lot meets all bulk requirements of the R-15 zone.**

9. No two (2) rear lots shall have frontage on the same street any closer to each other than the minimum lot width for that zone, except that two contiguous rear lots may be approved sharing a common driveway, and the application for such rear lots shall include an Agreement specifying that the owners of said driveway will share responsibility for its maintenance.

**This criteria is not applicable as only one rear lot is proposed.**

10. The Planning and Zoning Commission may require that slope rights on an adjacent frontage lot be provided to accommodate driveway construction, and that a proposed rear lot share a common driveway with an adjacent frontage lot where appropriate.

**The topography of this parcel is mostly flat and this criteria does not appear to be applicable, but the applicant will defer to the judgment of the Commission.**

11. The owner of the proposed rear lot shall obtain a Special Permit before submitting an application for subdivision approval of a proposed rear lot.

**This application is for the initial creation of a rear lot as part of an overall subdivision so this criteria is not applicable.**

#### 6.6.D Special Considerations

The public benefit of rear lots is their potential to result in a subdivision with shorter roads and preserved natural or cultural resources. Therefore, the applicant shall show how each proposed rear lot in a subdivision of three (3) or more lots will enable one (1) or more of the following benefits:

1. Allow for the preservation of some existing natural or cultural resource of the Town;
2. Reduce the length of a new road, new sanitary sewer service, or other municipal infrastructure;
3. Provide some other benefit to the community.

**As part of the due diligence associated with this subdivision, two development plans were prepared. Both plans resulted in subdivisions containing eight (8) lots. The plan with all frontage lots resulted in a roadway length of 1,675.60 feet. The plan with seven frontage lots and one rear lot resulted in a roadway length of 1,570.49 feet, a difference of 105.11 feet. Developing the land with a rear lot will reduce the length of the roadway and the length of the new sanitary sewer and water service infrastructure.**

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

**APPLICATION FOR SITE PLAN MODIFICATION**

Name of Project: Simoniz USA, Inc.  
Street Address: 50 Commerce Drive; 70 Commerce Drive  
Volume/Page: 1712-240; 1709-71 PIN #: 10407100; 00192900

Applicant Name: Simoniz USA, Inc.  
Address: 201 Boston Turnpike  
Bolton, CT 06043  
Telephone: 860 646 0172 (day) Same (evening)  
Email Address: Evan Seeman (eseeman@rc.com), authorized agent

Property Owner Name: 70 Commerce Drive LLC  
Address: 510 Christian Lane  
Berlin, CT 06037

Attached:

- Application fee.
- Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

1. *Is any part of the site within 500' of an adjoining town?*  Yes  No
2. *Will this project require an Inland Wetlands Agency permit if yes, have you obtained it?*  Yes  No  
 Yes  No
3. *Will this project require a DEP Stormwater Management Permit if yes, have you applied for it?*  Yes  No  
 Yes  No
4. *Will this Project Require an STC Permit if yes, have you submitted a copy of the plans to the STC?*  Yes  No  
 Yes  No
5. *Does the parking comply with the handicapped parking requirements as set forth in current version of the State Building Code?*  Yes  No

***I hereby certify that the information presented above is correct to the best of my knowledge.***

*Evan Seeman*  
Applicant Name and Signature

October 22, 2021  
Date

## **HAND DELIVERY**

October 22, 2021

Town of Cromwell Planning & Zoning Commission  
Alice Kelly, Chair  
Town Hall  
41 West Street  
Cromwell, CT 06416

**Re: Simoniz USA, Inc. – Application to Modify Site Plan (the “Application”)  
50 and 70 Commerce Drive (Parcel ID Nos. 00192900 and 10407100)**

Dear Chair Kelly and Members of the Commission:

Our firm represents Simoniz USA, Inc. (“Simoniz” or “Applicant”), contract purchaser of real property known as 50 Commerce Drive and 70 Commerce Drive (the “Property”), located in Cromwell’s Industrial Zoning District and owned by 70 Commerce Drive, LLC. This Application is submitted pursuant to § 8.6 of the Town of Cromwell Zoning Regulations to modify a site plan that was approved for the Property in 2020.<sup>1</sup> This letter is written to provide a narrative of Simoniz’s proposed operation and to explain the moderate changes to the 2020 approval that are proposed. In short, Simoniz seeks to operate a manufacturing facility for car wash soaps and waxes and cleaning products. The products will generally be moved within 24-hours of production to an off-site warehouse facility for storage.

As explained below, the proposed modification for the development of 70 Commerce Drive will result in less building coverage, fewer parking spaces, and a reduction of encroachment into the upland review area than the site plan previously approved by the Commission for this Property in 2020. Simoniz has discussed its proposal with Stuart Popper, Director of Planning and Development, and has provided preliminary layout plans. Based on consultation with Mr. Popper, the proposed use is considered by the Department to be permitted as-of-right under the “assembling, manufacturing and processing facilities” use classification.

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<sup>1</sup> On June 23, 2020, the Commission approved site plan application (#20-28) to construct two 1-story 31,500 square foot industrial buildings and one 1-story 4,200 square foot office building and an associated 86-space parking lot.

# Robinson+Cole

Town of Cromwell Planning & Zoning Commission

October 22, 2021

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For the reasons described below, Simoniz's proposed operation will promote the public health, safety, comfort, convenience, prosperity, amenity and other aspects of the general welfare, and Simoniz is pleased to present this Application for the Commission's review.

## **I. THE SUBJECT PROPERTY**

The Property is currently undeveloped and is at the west end of the cul-de-sac on Commerce Drive. The Property is in the northern part of Town. It is surrounded by other properties in the Industrial zoning district, including 35 Commerce Drive (northeast); 40 Commerce Drive (southeast); 45 Commerce Drive (east); 231R Shunpike Road (south); 50, 60, 70, and 80 County Line Drive (north); and 100 County Line Drive (west). Simoniz's proposed use of the Property is appropriate for the area, as it is consistent with the mix of industrial and commercial uses in the vicinity. Some examples of other companies on Commerce Drive involved in manufacturing uses are NIC Systems Corporation immediately adjacent to this property, Sargis Associates Inc., The Computer Company Inc., and Act Group. Other uses include an Amazon fulfillment center, an auto body shop, manufacturing operations, and various business and office uses.

The layout of Simoniz's proposed use of the Property is in harmony with the surrounding commercial and industrial area and will contribute to its desirability and orderly development. Utilizing the Property as a manufacturing facility will serve to enhance the value of other properties in the area and provide additional tax revenue generation for the Town. Simoniz is committed to Cromwell and looks forward to operating this proposed facility.

## **II. 2020 SITE PLAN APPROVAL**

On June 23, 2020, the Commission approved site plan application #20-28 to develop the Property with two 1-story 31,500 square foot industrial buildings and one 1-story 4,200 square foot office building and an associated 86-space parking lot. The site was approved to be accessed by a private driveway to be developed across 50 Commerce Drive that would connect the Property to Commerce Drive. Attached as Exhibit A is the Commission's 2020 site plan approval.

## **III. 2020 IWWA APPROVAL**

There are wetlands on the northern and northwestern parts of the Property. On June 3, 2020, the prior development proposal also received approval from the Town's Inland Wetlands and Watercourses Agency ("IWWA") for activities within the 100-foot upland review area. The



IWWA issued wetlands permit #20-06 authorizing regulated activities within the upland review area (grading and constructing portions of a building, parking lot and retaining wall).

As discussed more below, Simoniz's Application to modify the 2020 approved site plan will reduce the square footage of development within the upland review area previously approved by the IWWA by almost 1,874 square feet. As will be confirmed by the Inland Wetlands Agent, no further wetlands review is required by the IWWA.

#### **IV. MODERATE CHANGES PROPOSED IN THIS APPLICATION**

Simoniz submits this Application to modify the 2020 Site Plan to develop the Property with its proposed manufacturing operation. As mentioned, Simoniz's proposed development of the Property will reduce the total building coverage, the number of parking spaces, and the encroachment into the upland review area on the northern part of the Property (from what was previously approved) as follows:

- Number of buildings reduced from 3 to 1;
- Building square footage reduced from 67,200 sq. ft. to 60,800 sq. ft. (a reduction in 6,400 sq. ft. of coverage);
- Parking spaces reduced from 86 to 31<sup>2</sup>;
- Development in upland review area reduced by 1,874 sq. ft.

As discussed below, Simoniz's proposed operation will not result in significant traffic, as the facility will not be open to the general public and there will be a limited number of vehicles on-site each day.

#### **V. SITE ACCESS, CIRCULATION AND PARKING**

There will be one access point from Commerce Drive to the Property, which is the same as that which was approved in 2020. A private driveway will be developed at the far western edge of the existing cul-de-sac (and across 50 Commerce Drive) to connect the Property with Commerce Drive and Shunpike Road (Route 3). This drive will provide ingress and egress to the Property, will provide adequate means of access for emergency vehicles, and will provide more than adequate traffic flow, circulation, and maneuverability for the 10-15 trucks per day that may

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<sup>2</sup> In addition to the 31 automobile spaces, ten (10) trailer storage spaces and nine (9) loading spaces are also proposed, located at the rear (west) of the Property.

be on-site. The facility will not be open to the public, so there will not be any vehicle traffic beyond the number of employee and anticipated truck trips (see below).

Simoniz proposes 31 automobile parking spaces (including 2 accessible parking spaces), which is more than what is required under the Town's Zoning Regulations.<sup>3</sup> This will be more than enough to accommodate the 12-15 employees (on average) who will be working at the facility at any one time. There are also 10 trailer storage spaces and 9 loading spaces, which are to be located at the rear (west) of the Property. In 2020, the Commission approved 86 parking spaces, including 4 accessible spaces. While the automobile spaces are roughly in the same location as that which was approved in 2020, the addition of trailer and loading spaces are located at the far western edge of the Property, screened from Shunpike Road by the proposed building and to the north and the east by existing vegetation.

## **VII. TRAFFIC**

Similar to the approved project in 2020, it is not anticipated that Simoniz's proposed use will impact traffic patterns in the surrounding area, nor will it disrupt the orderly movement of vehicles and pedestrians in the area. There will be only minimal traffic to and from the site each day that the operation is open (Simoniz's current plan is to be open 5 days per week). It is anticipated that there will be 30-45 vehicles travelling to and from the Property each day of operation. The 30-45 vehicles will consist of the 30 employees, on average, who will work at the facility (split between 2 shifts), along with the 10-15 box trucks/tractor trailers, on average, that will transport items to and from the Property. While there will be some truck deliveries to and from the Property, as well as employees working on-site, the Applicant believes that traffic in the area will not be materially impacted and will have even less impact than the plan which the Commission approved in 2020.

## **VIII. SIGNAGE**

There will be a new "Simoniz" sign on the eastern part of the Property adjacent to Commerce Drive, as shown on the site plans submitted with this Application. The sign will be a "monument sign." Code-compliant sign details will be submitted prior to construction.

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<sup>3</sup> For "Industrial and all other commercial uses," the minimum required parking is 1 space for every 4 employees on any 1 shift, which in this case equals 29 spaces required. There were 86 parking spaces approved in 2020.

## **IX. STORMWATER MANAGEMENT**

The Applicant's engineer has prepared a Stormwater Report for the modified project that indicates that there will be adequate capacity to convey the 25-year storm event. In addition, the outlet pipe from the proposed outlet control structure of the infiltration basin was sized with adequate capacity to convey the 100-year storm event.

## **X. LANDSCAPING / LIGHTING**

The northern and northwestern parts of the Property contain trees and wetlands, which will be preserved and remain undisturbed. Canopy trees are proposed in all landscaping islands in the parking area and a combination of different types of flowering bushes are proposed along the front of the building adjacent to the parking area. In addition, evergreen trees are proposed to be planted along the eastern side of the proposed building along the property line with 40 Commerce Drive. The remainder of the property is surrounded largely by wooded areas. Similar to the approved project in 2020, the northern/northwestern tree line will be slightly cut back to accommodate the new automobile parking area as well as the proposed Stormwater Basin #2; however, a strip of wooded area is to remain between the paved drive and the inland wetlands in the northern part of the Property. Finally, per Town requirements, 25% of the building's exterior wall will be landscaped which is achieved through the robust landscaping plan. See Sheet LS-1 which is the "Site Landscaping Plan."

In terms of lighting, sheet PH-1 constitutes the project's Site Photometrics Plan. All fixtures to be used are full cut off LED Dark Sky Compliant fixtures designed to produce zero light pollution to neighboring properties. Locations of light poles can be seen on the site plan. In general, the parking areas and drive will be sufficiently lit for safety and accessibility, but lighting will be sufficiently scaled and designed to harmonize with adjacent surroundings.

## **XI. BUILDING DESIGN**

The design of the proposed building is compatible with the overall physical appearance of the surrounding area. The proposed building is intended as a warehouse and manufacturing facility. The design will provide a fresh interpretation of the commercial and industrial aesthetic. It will compliment other buildings on Commerce Drive and in the area and will add to the value of properties within this industrial area. The design will match the horizontal banding of the adjacent NIC facility with a masonry base layer and metal siding above. There will also be stucco façade elements, similar to that of 25 Commerce Drive, to enhance the office area of the proposed building which faces the cul-de-sac. Finally, the design is intended to provide a "good

neighbor” response to the existing buildings on Commerce Drive by orienting the proposed administrative office areas near the existing cul-de-sac and the loading dock facilities near the existing material storage spaces on the adjacent lots. Taken together, these design elements will benefit the desirability for subsequent development in the area and serve to increase properties values in the area.

## **XII. TRASH MANAGEMENT**

Dumpsters (two) are proposed to be located to the north of the truck loading area adjacent to, and west of, the proposed building. No screening is proposed as the building itself and existing vegetation will act as a buffer from neighboring properties and Shunpike Road.

## **XIII. WATER SUPPLY AND SEWARAGE**

Adequate water and sewer facilities are available to serve the proposed project, which will protect and preserve the supply of potable drinking water and ensure effective sewer transport away from the Property. Public/municipal water will be used to serve the proposed project and a force pump and main will be used to connect into the existing town sewer system.

## **XIV. CONCLUSION**

As explained above, the proposed site plan modification for the development of the Property will result in less building coverage, fewer parking spaces, and a reduction of encroachment into the upland review area than the Site Plan previously approved by the Commission for this Property in 2020. The layout of Simoniz’s proposed use of the Property is in harmony with the surrounding commercial and industrial area and will contribute to its desirable and orderly development as envisioned. Utilizing the Property as a manufacturing facility will serve to enhance the value of other properties in the area and provide additional tax revenue generation for the Town.

Simoniz USA, Inc. is eager to begin operating in Cromwell and to become a valued member of the community. Simoniz respectfully requests that the Commission approve this Application at its next regularly scheduled meeting of November 4, 2021. Thank you for your consideration of this matter.

# Robinson+Cole

Town of Cromwell Planning & Zoning Commission  
October 22, 2021  
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Respectfully submitted,  
Simoniz USA, Inc.

By: *Evan Seeman*  
Evan J. Seeman, Esq.  
Robinson & Cole LLP  
Its Attorney and Authorized Agent

Attachment

Copy to: Stuart Popper, Director of Planning & Development  
Mark Kershaw, Simoniz USA, Inc.

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN MODIFICATION

Name of Project: Chicago Sam's Patio  
Street Address: 51 Shunpike Rd. #14  
Volume/Page: \_\_\_\_\_ PIN #: \_\_\_\_\_

Applicant Name: Michael Bezrudczyk  
Address: 555 Asylum Ave #404  
Hartford, CT 06105

Telephone: 860-727-0751 (day) \_\_\_\_\_ (evening)  
Email Address: Archimage@Comcast.net

Property Owner Name: H. B. Nitkin  
Address: 230 Mason St  
Greenwich, CT 06830

Attached:

- Application fee.
- Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- 1. *Is any part of the site within 500' of an adjoining town?*  Yes  No
- 2. *Will this project require an Inland Wetlands Agency permit?*  Yes  No  
*if yes, have you obtained it?*  Yes  No
- 3. *Will this project require a DEP Stormwater Management Permit?*  Yes  No  
*if yes, have you applied for it?*  Yes  No
- 4. *Will this Project Require an STC Permit?*  Yes  No  
*if yes, have you submitted a copy of the plans to the STC?*  Yes  No
- 5. *Does the parking comply with the handicapped parking requirements as set forth in current version of the State Building Code?*  Yes  No

I hereby certify that the information presented above is correct to the best of my knowledge.

Michael Bezrudczyk  
Applicant Name and Signature

6/11/21  
Date

Chicago Sam's  
15 Shunpike Road #14  
Cromwell, CT

## Project Narrative

A portion of the existing parking lot in front of Chicago Sam's Sports Bar will be converted to a pleasant outdoor dining patio. It will have masonry pavers for flooring, new trees and plantings, new light poles with banners and a low metal fence surround.

The existing building façade will not be altered, the existing doors and windows will remain.