



**Town of Cromwell  
Planning and Zoning Commission**

***SPECIAL MEETING***

***7:00 P.M. TUESDAY APRIL 24, 2018***

***ROOM 224 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 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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. .
  - 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.
  - 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.
  - 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.

**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.

**10. Public Hearing:**

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.

**11. Approval of Minutes:**

a. March 27, 2018

b. April 3, 2018

**11. Commissioner's Comments:**

**12. Adjourn**

P & Z 2018 Permit Report						
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
18-01	Coles Road Brewing LLC	14 Alcap Ridge	Manufacture and sale of beer	Approved 2/6/2018		
18-02	Joseph Moon	35A Berlin Road	Restaurant	Hasn't brought in application		
18-03	Matthew Zeiner	20 Pleasant Street	Park Storage Trailers	Denied 4/3/2018		
18-04	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Golf Tournament	Approved 3/27/2018		
18-05	Carrier Group, Inc.	76 Field Road	Special permit for Planned Residence Development	PH on 4/24/18		
18-06	Carrier Group, Inc.	76 Field Road	Site Plann approval for Planned Residence Development	Continued		
18-07	Prides Corner Farms	600 Main Street	Splitting comm. Bldg. into comm. & res. Zone	Approved by staff 2/28/18		
18-08	PAV LLC	2 Willowbrook Road	Site Plan Modification	Approved 3/3/18		
18-09	PAV LLC	2 Willowbrook Road	Ice cream Shop-window service only	Approved by staff 3/26/18		

18-10	AMG Retail I LLC	529 Main Street	Donation Bin	Cont. to 5/1/18 mtg.	
18-11	Catseye	100 Sebethe Drive	Office space, warehouse	Approved by staff 4/3/18	
18-12	Tom O'Rourke	Nike Site	Military Simulation	Approved by staff 3/29/18	
18-13	Carrier Group, Inc.	76 Field Rd/59R Nooks Hill/10 S. Ridge Rd	Substantial filling	PH on 4/24/18	
18-14	Joe's Filling Station LLC	35A Berlin Road	Permit to see Alcohol	Accept 4/24/18	
18-15	Cromwell Little League	WIS School ballfield	Add a scoreboard	Accept 4/24/18	
<b>Permit#</b>	<b>Name of Applicant</b>	<b>Site Location</b>	<b>Type of Activity</b>	<b>Decision Date</b>	<b>Status</b>
18-16	GKN	1000 Corporate Row	Install temp. office trailer	Accept 4/24/18	
18-17	PGA Tour, Inc.	674 Main Street	Gravel parking lot 1st tee	Accept 4/24/18	
18-18	Covenant Village	Missionary Road	Amend max bldg height zoning reg.	Accept 4/24/18	
18-19	Covenant Village	Missionary Road	Amend master plan for Covenant Village	Accept 4/24/18	
18-20	Garrett Homes, LLC	539 Main Street	Importing of fill	Accept 4/24/18	
18-21	Garrett Homes, LLC	539 Main Street	Construct retail bldg.	Accept 4/24/18	

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SPECIAL PERMIT

Type of Activity: Sale of Alcoholic Beverages Restaurant/Cafe/Tavern  
(Per Section \_\_\_\_\_ of the Cromwell Zoning Regulations)

Street Address: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Parcel ID #: \_\_\_\_\_ Volume/Page: \_\_\_\_\_

Applicant's Name: Joe's Filling Station, LLC

Address: 35-A Berlin Rd. Cromwell, CT 06416

Telephone Number (daytime): (860) 978-9561

Email Address: Joe@racespot.com

Property Owner's Name: Sylvia Miceli

Address: \_\_\_\_\_

Description of Proposed Activity:  
Sale of Alcoholic Beverages Restaurant/Cafe/Tavern  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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).**

Joe D. Moran  
(applicant)

4/5/2018  
(date)

18-15

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: W.I.S. Scoreboards

Street Address: 30 Woodside Rd Cromwell CT. 06416

Volume/Page: \_\_\_\_\_ PIN #: \_\_\_\_\_

Applicant Name: Jim Vinchetti Cromwell Little League

Address: P.O. Box 21

Cromwell CT 06416

Telephone: 860 398 3460 (day) \_\_\_\_\_ (evening)

Email Address: JVIN80@Hotmail.com

Property Owner Name: \_\_\_\_\_

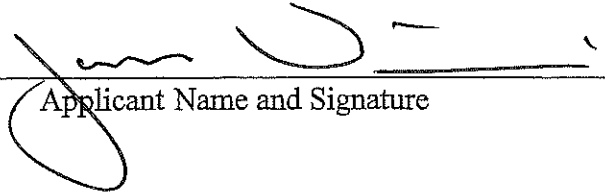
Address: \_\_\_\_\_  
\_\_\_\_\_

Attached:

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

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

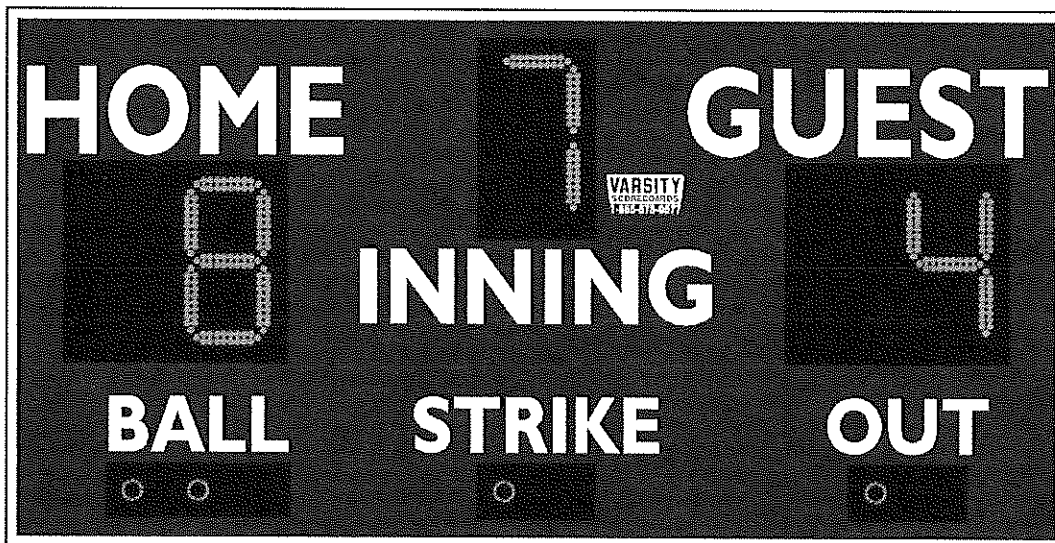
*I hereby certify that the information presented above is correct to the best of my knowledge.*

  
\_\_\_\_\_  
Applicant Name and Signature

4-9-18  
Date



*Red Scoreboards*  
**SCOREBOARD SPECIFICATIONS  
FOR**



**MODEL VSBX - 314**

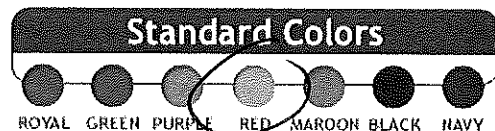
**[www.varsityscoreboards.com](http://www.varsityscoreboards.com)**

**VARSITY SCOREBOARDS**

106 Max Hurt Drive

Murray, KY 42071

Phone: 1-866-575-0577 Fax: 270-759-0004



TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
*Modification*  
APPLICATION FOR SITE PLAN APPROVAL

Name of Project: GRN AEROSPACE, Temporary Office Trailer.  
Street Address: 1000 CORPORATE ROW, Cromwell, CT-06416  
Volume/Page: 946/232 PIN #: 00102000

Applicant Name: GRN AEROSPACE  
Address: 1000 CORPORATE ROW  
CROMWELL CT-06416  
Telephone: 860-613-0236 <sup>\*129</sup> (day) \_\_\_\_\_ (evening)  
Email Address: NICK.SHAH@USA.GRNAEROSPACE.COM

Property Owner Name: BUHL LAND EAST III LLC  
Address: P.O. BOX 183A32  
SHELBY TOWNSHIP, MI 48318

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.*

Nick Shah, Plant Engineer 4/11/2018  
Applicant Name and Signature Date



TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: TPC River Highlands Golf Course Temporary Facilities  
Street Address: 674 Main Street (portion of property identified as gravel parking lot for First Tee)  
Volume/Page: 89/703 PIN #: \_\_\_\_\_

Applicant Name: Mr. James C. Triola  
Address: PGA TOUR Design and Construction Services, Inc.  
13000 Sawgrass Village Circle, Suite 16, Ponte Vedra Beach FL 32082

Telephone: 904-280-4882 (day) 904-704-2535 (evening)

Email Address: JamesTriola@pgatourhq.com

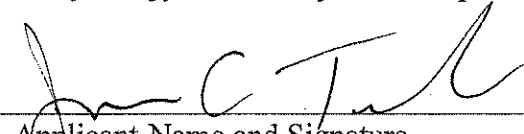
Property Owner Name: Connecticut Light and Power Company, d/b/a Eversource Energy  
Address: PO BOX 270  
Hartford, CT 06106

Attached:

- (x) Application fee.
- (x) Fifteen 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.

  
Applicant Name and Signature  
JAMES C. TRIOLA

4.11.2018  
Date

-18-18



**Town of Cromwell  
Planning and Zoning Commission**

**APPLICATION TO AMEND THE ZONING REGULATIONS**

Name: Covenant Home Inc. Covenant Village of Cromwell, by  
Address: 52 Missionary Road  
Cromwell, CT 06416  
Telephone: (860) 347-9987 Email: michael.dowley@dowleylaw.com

**A. Request to Change an Existing Regulation:**

- 1. Current Article Number: 4.5.B
- 2. Current Regulation wording (attach if necessary):  
Maximum building height 35 feet
- 3. Proposed Change wording (attach if necessary):  
Maximum building height

**B. Request to Create a New Regulation:**

- 1. Suggested Article Number: \_\_\_\_\_
- 2. Zoning District(s) to be Affected by New Regulation: \_\_\_\_\_
- 3. New Regulation wording (attach if necessary):  
\_\_\_\_\_  
\_\_\_\_\_

**C. Reason for Proposed Change or New Regulation:**

To bring current non-conforming buildings into compliance and allow new construction at Covenant Village

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



18-20

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

Type of Activity: SITE EXCAVATION (FILL)  
(Per Section 6.1.D EXCAVATION of the Cromwell Zoning Regulations)  
Street Address: 539 MAIN STREET Zoning District: LOCAL BUSINESS (LB)  
Assessor's Parcel ID #: 00180600 Volume/Page: 1317/44

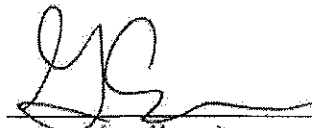
Applicant's Name: GARRETT HOMES, LLC  
Address: 6 WILLIAM WAY HARWINTON, CT 06791  
Telephone Number (daytime): (860)-307-5479  
Email Address: eucalittogary@gmail.com

Property Owner's Name: P & D LLC  
Address: 295 TWO ROAD HIGHWAY WETHERSFIELD, CT 06109

Description of Proposed Activity:

The improvements, covered under this special permit application, shall consist of importing ~1,350 CY of fill required to raise the FFE of a proposed 9,100 SF retail building. The FFE of this building is anticipated to match the elevation of the existing roadway. The total earthwork required for this development is approximately 650 CY (Cut) and 2,000 CY (Fill), resulting in a net total of 1,350 CY of imported fill.

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) GARY EUCALITTO 1-12-18  
(date)

18-21

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: PROPOSED RETAIL  
Street Address: 539 MAIN STREET CROMWELL, CT 06416  
Volume/Page: 1317/44 PIN #: \_\_\_\_\_

Applicant Name: GARRETT HOMES, LLC  
Address: 6 WILLIAM WAY HARWINTON, CT 06791

Telephone: (860)-307-5479 (day) \_\_\_\_\_ (evening) \_\_\_\_\_  
Email Address: eucalittogary@gmail.com

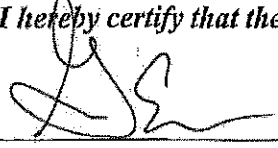
Property Owner Name: P & D LLC  
Address: 295 TWO ROAD HIGHWAY WETHERSFIELD, CT 06109

Attached:

- (X) Application fee.
- (X) 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.

  
GARY EUCALITTO  
Applicant Name and Signature

4-12-16  
Date

18-22

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: BARRICA SHOP & EMPORIUM  
Street Address: 6 KIRBY RD  
Volume/Page: 1589/287 PIN #: 00064900

Applicant Name: LUCA & SONS PROPERTY MANAGEMENT  
Address: 12 SAUAGES HILL RD

Telephone: 860-328-0700 (day) \_\_\_\_\_ (evening)

Email Address: LUCALANDSCAPING@GMAIL.COM

Property Owner Name: 6 KIRBY RD  
Address: SAME

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)            | <del>(No)</del> |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> if yes, have you obtained it?                                      | (Yes)            | <del>(No)</del> |
| 3. Will this project require a <u>DEP Stormwater Management Permit</u> if yes, have you applied for it?                                 | (Yes)            | <del>(No)</del> |
| 4. Will this Project Require an <u>STC Permit</u> if yes, have you submitted a copy of the plans to the STC?                            | (Yes)            | <del>(No)</del> |
| 5. Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code? | <del>(Yes)</del> | (No)            |

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

[Signature]  
Applicant Name and Signature

4/16/18  
Date

*FLYNN & CYR LAND SURVEYING*

1204 Farmington Avenue  
Berlin, CT 06037  
Phone: 860-828-7886  
Fax: 860-828-4996  
E Mail: [PflynnSumm@aol.com](mailto:PflynnSumm@aol.com)

April 16, 2018

Re: Property of

Luca & Sons  
6 Kirby Road  
Cromwell, Connecticut

Stuart Popper Director of Planning & Development  
Mr. Popper,

[spopper@cromwellct.com](mailto:spopper@cromwellct.com)

This letter serves to certify that our client wishes to revise the Site Plan for the above-mentioned property and requests a waiver for the landscape buffer in an effort to create a much smoother traffic flow around the lot as well as positioning the handicap parking space closer to the existing handicap ramp provided on the property.

We have provided the 15 small size copies of the plan as well as the 5 Full size copies.

Please feel free to call me if you have any questions.

Sincerely,

Kenneth Cyr  
CT Land Surveyor 70116  
FLYNN LAND SURVEYING

18-06

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Arbor Meadows

Street Address: 76 Field Road, 59R Nooks Hill Road, 10 South Ridge Lane

Volume/Page: 1580/42, 1580/42, 1580/74 PIN #: 00322300, 00323700, 00322000

Applicant Name: Carrier Group, Inc.

Address: 68A South Canal Street, Plainville, CT 06062  
attn: Patrick Carrier

Telephone: (860)793-6805 (day) \_\_\_\_\_ (evening)

Email Address: patrickc@bycarrier.com

Property Owner Name: Carrier Group, Inc.

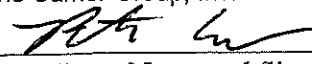
Address: 68A South Canal Street, Plainville, CT 06062

Attached:

- Application fee. (\$1435)
- 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)                                     | (No) <input checked="" type="checkbox"/> |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> if yes, have you obtained it?                                      | (Yes) <input checked="" type="checkbox"/> | (No) <input checked="" type="checkbox"/> |
| 3. Will this project require a DEP <u>Stormwater Management Permit</u> if yes, have you applied for it?                                 | (Yes) <input checked="" type="checkbox"/> | (No) <input checked="" type="checkbox"/> |
| 4. Will this Project Require an <u>STC Permit</u> if yes, have you submitted a copy of the plans to the STC?                            | (Yes) <input checked="" type="checkbox"/> | (No) <input checked="" type="checkbox"/> |
| 5. Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code? | (Yes)                                     | (No) N/A                                 |

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

The Carrier Group, Inc.  
by   
Applicant Name and Signature  
Its Vice President duly authorized

2-27-18  
Date



## Popper, Stuart

---

**From:** Chief Lamontagne  
**Sent:** Wednesday, April 11, 2018 10:33 AM  
**To:** Popper, Stuart  
**Subject:** RE: 76 Field Road Traffic Peer Review

Stuart,

In regards to 18-05, 18-06 and the Carrier Group, I met with John and Patrick Carrier April 9, 2018. Both were responsive to my concern of a street light near the exit/entrance to their development. They provided me with a lighting site plan and an existing street light is adjacent to the entrance/exit. Also discussed were possible issues with the construction equipment traveling on the Town roads. They assured me that construction equipment will be following the Golf Club Road to Field Road route.

I have no other comment regarding this application.

*Denise Lamontagne*

Chief of Police  
Cromwell Police Department  
860-635-2256 x.13  
860-613-2934 fax

---

**From:** Popper, Stuart  
**Sent:** Tuesday, April 3, 2018 1:43 PM  
**To:** Chief Lamontagne  
**Subject:** FW: 76 Field Road Traffic Peer Review

Hello Chief,

Attached is the peer review of the traffic study for:

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. Carrier Group, Inc. is the Applicant and the Owner.

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.

Please give me a call at your convenience.

Thanks,

Stuart

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**From:** Yuyang Lin [mailto:[ylin@freemancos.com](mailto:ylin@freemancos.com)]  
**Sent:** Wednesday, March 28, 2018 3:19 PM  
**To:** Harriman, Jon; Popper, Stuart

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday April 24, 2018 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. 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.

At this hearing interested persons may appear and be heard and written testimony received. This application is available for public inspection in the office of the Town Planner.

Alice Kelly  
Chairman

Dated in Cromwell, Connecticut this 10<sup>th</sup> day of April 2018.

18-13

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

Type of Activity: The import of topsoil over a 5+/- year period  
(Per Section 6.1 of the Cromwell Zoning Regulations)

Street Address: 76 Field Rd, 59R Nooks Hill Rd, 10 South Ridge Rd Zoning District: PRD

Assessor's Parcel ID #: 00322300, 00323700, 00322000 Volume/Page: 1580/42, 1580/42, 1580/74

Applicant's Name: Carrier Group, Inc.

Address: 68A South Canal Street, Plainville, CT 06062

Telephone Number (daytime): (860)793-6805

Email Address: patrickc@bycarrier.com

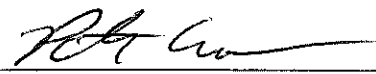
Property Owner's Name: Carrier Group, Inc.

Address: 68A South Canal Street, Plainville, CT 06062

Description of Proposed Activity:  
The import of approximately 18,800 cubic yards of topsoil over a 5+/- year period.  
\_\_\_\_\_  
\_\_\_\_\_

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).*

The Carrier Group, Inc.

by   
(applicant)

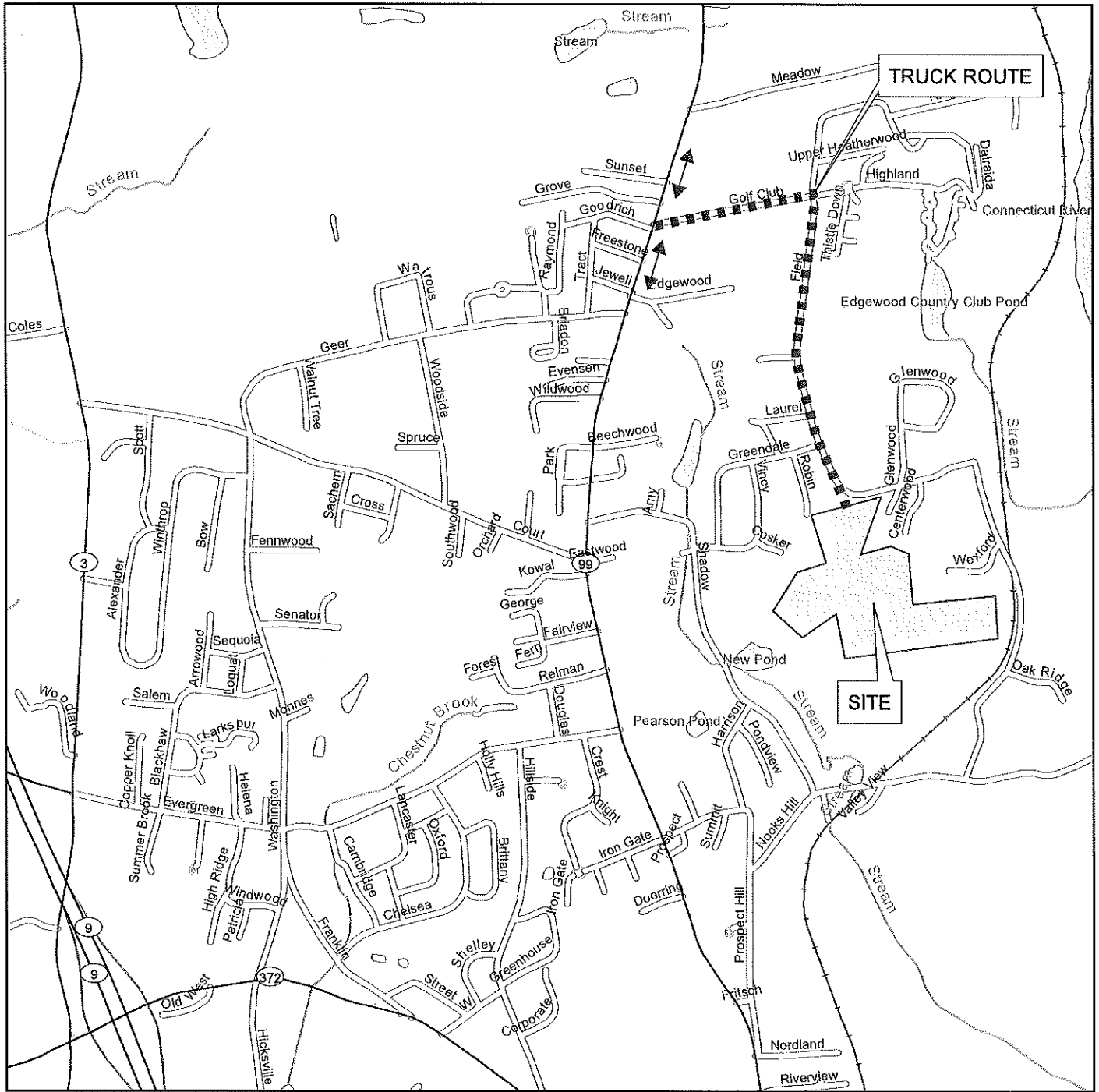
4-3-18  
(date)

Its Vice President duly authorized

EARTH EXCAVATION NARRATIVE – ARBOR MEADOWS, CROMWELL

April 3, 2018

The applicant is developing an approximately 106.5-acre parcel located at 76 Field Road in Cromwell for the construction of 75 single family homes. This property was formerly used as a plant nursery for many years. The relocation of the agricultural soil to the southern portion of the site will not result in any excess soil to be removed from the site. No processing of soil material or rock crushing is proposed. Topsoil will be imported over 5 +/- years as development of the site progresses and lots are completed. A truck route is provided with the application materials. The truck route was selected to be the most direct route and minimize traffic through residential streets. The estimated amount of topsoil to be imported is approximately 18,800 cubic yards. The typical thickness of topsoil to be placed is 6 inches +/- . The spreading of topsoil will not generate any noise beyond typical residential construction. The submission plan includes a detailed erosion control plan. The site plans show the landscaping and seeding plan for development.



**ANTICIPATED TRUCK ROUTE FOR  
CONSTRUCTION & IMPORT OF TOPSOIL**

**Proposed Residential Development  
76 Field Road  
Cromwell, Connecticut**

18-05

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

Type of Activity: Construction of 75 single family PRD and the associated roadway network.

(Per Section 4.7.E of the Cromwell Zoning Regulations)

Street Address: 76 Field Rd, 59R Nooks Hill Rd, 10 South Ridge Rd Zoning District: PRD

Assessor's Parcel ID #: 00322300, 00323700, 00322000 Volume/Page: 1580/42, 1580/42, 1580/74

Applicant's Name: Carrier Group, Inc.

Address: 68A South Canal Street, Plainville, CT 06062

Telephone Number (daytime): (860)793-6805

Email Address: patrickc@bycarrier.com

Property Owner's Name: Carrier Group, Inc.

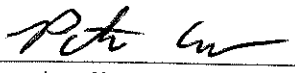
Address: 68A South Canal Street, Plainville, CT 06062

Description of Proposed Activity:

The proposed development consists of 75 single family homes in a planned residential development (PRD).  
PRD zone change for Master Plan approval was granted August 1, 2017.

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).*

The Carrier Group, Inc.

by   
(applicant)

2-27-18  
(date)

Its Vice President duly authorized



**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
7:00 PM TUESDAY MARCH 27, 2018  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Cordone, Brian Dufresne, Ken Rozich, David Fitzgerald (alternate)

**Absent:** Nicholas Demetriades, John Keithan (alternate)

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska

**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; Seconded by Brian Dufresne. *All in favor; motion passed.*

**4. Approval of Agenda**

Michael Cannata made a motion to approve the agenda; Seconded by Brian Dufresne. *All in favor; motion passed.*

**5. Public Comments**

There were no public comments at this time.

**6. Development Compliance Officer**

Mr. Driska referenced his report and offered to review any matters the Commission had questions on. He said that he anticipated receiving an application for a Special Permit for 35A Berlin Road so that a portion of the property could be used as a bar or café. Mr. Driska said that excavation work had begun at 11 Progress Drive and the retaining wall and foundation would be built next. Work at County Line Drive was still on hold until the OSTA permit was received by the developer, which was anticipated for May. Mr. Popper said that ShopRite was continuing its work and in discussions with some national tenants for the remaining 60,000 square feet of leasable space.

## 7. Town Planner Report:

Mr. Popper said that there was still some interest in developing hotel sites in town. He mentioned that the Radisson had changed its flag and was now a Red Lion ~~Inn~~ Hotel.

Mr. Popper said that the next Commission meeting was April 3, 2018, and two public hearings would be held. The April 17, 2018 meeting was cancelled and a Special Meeting would be held on April 24, 2018.

He said that the Carrier Corporation had received a permit from the Inland Wetlands and Watercourses Agency at a meeting held earlier tonight and that they had also received a permit to extend the sewer from the CWPCA. The peer review studies of the traffic report and proposed treatment of the polluted soils should be completed in time for the April 24, 2018 meeting.

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

### 9. Public Hearings:

- a. Application #18-04: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant; Tournament Players Club of Connecticut, Inc. is the Owner.

Mr. Popper read the Legal Notice.

Michael Cannata made a motion to open the public hearing; Seconded by Brian Dufresne. *All in favor; motion passed.*

Attorney David DeBassio introduced the application. He said that the applicant was excited about the field of players and looking to continue to grow the tournament as it seems to be well received by the participants, fans, the town, and the State of Connecticut.

Kevin Harrington, Senior Director of Operations, spoke about the specific request for a Special Permit to hold the tournament on June 18, 2018 to June 24, 2018, with several special events to be held at night. The onsite parking and traffic patterns would be the same as 2017, but they were still looking to locate an off-site handicapped parking area. He reviewed similar events and their set up and breakdown schedules, which were considerably longer than the requested 8 weeks of set up and 3 weeks of tear down. He said the additional week requested was necessary to meet the increased scale and expectations of the tournament. Sequencing would remain the same. He said that they agreed to all of the previous conditions with two corrections as listed on the "Summary of Tournament Request": that Condition #10 be updated to refer to the "2018 Tournament Construction Schedule" and that on Page 2, in the additional conditions section, Item 1 reference June 11, 2018 to June 27, 2018, with a timeframe of 5 a.m. to 10 p.m.



Chairman Kelly asked whether the temporary toilets and storage containers located adjacent to the residences on Glenwood Terrace would be removed by July 4, 2018, and Mr. Harrington said that he would work to make that happen. Chris Cambareri told the applicant that he appreciated their past efforts and was happy to see the Tournament return to Cromwell. Michael Cannata complimented the applicant as well.

Chris Cambareri asked the applicant to encourage the use of Cromwell hotels so that traffic could be routed through town. Michael Cannata suggested that the applicant approach Asia Market to discuss parking and Mr. Popper said that the grassy area adjacent to Liberty Bank could be used, if it was mowed.

Michael Cannata made a motion to approve Application #18-04: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant; Tournament Players Club of Connecticut, Inc. is the Owner, with the same conditions as previously imposed and contained in the March 2, 2017 approval letter from Planning and Zoning, and adhering to the 2018 construction schedule; Seconded by Chris Cambareri. *All in favor; motion passed.*

Michael Cannata made a motion to close the public hearing; Seconded by Chris Cambareri. *All in favor; motion passed.*

#### **10. Executive Session**

Michael Cannata made a motion to go into Executive Session at 7:45 p.m.; Seconded by Brian Dufresne.

Michael Cannata made a motion to end Executive Session with No Action Taken at 8:03 p.m.; Seconded by Ken Rozich.

#### **11. Commissioner Comments: NONE**

#### **12. Approval of Minutes:**

- a. March 6, 2018: Michael Cannata made a motion to approve the minutes as presented; Seconded by Jeremy Floryan. *All in favor; motion passed.* (Ken Rozich abstained).

#### **13. Adjourn:** A motion to adjourn was made by Michael Cannata. Meeting adjourned at 8:04 p.m.

Respectfully submitted,



Julie C. Petrella  
Recording Clerk

12

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY APRIL 3, 2018  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:**, Vice Chair Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Córdone, Brian Dufresne, David Fitzgerald (alternate)

**Absent:** Chairman Alice Kelly, Ken Rozich, Nicholas Demetriades, John Keithan (alternate)

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

**1. Call To Order**

The meeting was called to order by Vice Chair Cannata at 7:01 p.m.

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates**

Jeremy Floryan made a motion to seat David Fitzgerald; Seconded by Paul Cordone. *All in favor; motion passed.*

**4. Approval of Agenda**

Vice Chair Michael Cannata asked if there any amendments to the Agenda. Mr. Popper asked that the Commission to amend the agenda to add the acceptance and scheduling of two new applications:

Application # 18-10 Application: Request for a Site Plan Modication to add a clothing bin at 529 Main Street. AMG Retail LLC is the Applicant and the Owner. and

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.

Jeremy Floryan made a motion to amend the agenda; Seconded by Paul Cordone. *All in favor; motion passed.*

**5. Public Comments**

There were no public comments at this time.

**6. Development Compliance Officer**

Mr. Driska referenced his report included in the Commission’s packet and asked if there were any questions. The Commission did not have any questions.

**7. Town Planner Report**

Mr. Popper stated the Regular meeting of April 17, 2018 is cancelled. A Special Meeting is scheduled for April 24, 2018 at 7 PM in Room 224 of Town Hall.

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

A motion made to accept and schedule Application # 18-10 Application: Request for a Site Plan Modification to add a clothing bin at 529 Main Street. AMG Retail LLC is the Applicant and the Owner to be considered at the May 1, 2018 meeting.

Jeremy Floryan made a motion to accept the application and schedule it as a business item for the May 1, 2018 meeting; Seconded by Brian Dufresne.  
*All in favor; motion passed.*

A motion made to accept and schedule 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 to be heard at the April 24, 2018 public hearing.

The motion was made by Paul Cordone; Seconded by Chris Cambareri.  
*All in favor; motion passed.*

**9. Public Hearing:**

Stuart Popper read the legal notice.

- a. Application #18-03: Request for a Special Permit under Section 2.10.3 and 2.10.4 of the Zoning Regulations to allow for the parking of storage trailers in R-15 Zone District at 20 Pleasant Street. Matthew Zeiner is the Applicant and the Owner.

Jermy Floryan made a motion to open the public hearing; Seconded by Brian Dufresne. *All in favor; motion passed.*

Matt Zeiner of 20 Pleasant Street presented the application. He displayed an aerial image of his property commenting that the Pleasant Street lot had 500-ft. depth to River Road. Mr. Zeiner requested approval to keep three commercial trailers at his property in addition to one boat/trailer and one utility trailer. Mr. Zeiner stated two motor vehicles currently stored in plain view in the rear of his property will be removed in the immediate future. He stated he would plant 6-ft. to 8-ft. Arborvitae bushes as screening for neighbors as well as the River Road street view.

Barbara Spada, 15 Pleasant Street questioned traffic patterns and times of travel for the commercial trailers.

Mr. Popper read written comments in opposition received from Diane McBride on behalf of her mother, Marilyn Lord owner of 69 River Road and 14 Wall Street.

03/28/2018

Town of Cromwell Planning and Zoning

To whom this may concern,

I am writing this on behalf of Marilyn Lord, owner of 69 River Road and 14 Wall Street. This is regarding the application # 18-03 from applicant Matt Zeiner. My mother would prefer the 3 trailers not to be parked on the property. If they are allowed to be parked on the property, we would like the 3 trailers to be parked between the house and the garage.

Thank you, Marilyn Lord and Diane McBride, daughter

The Commission members and staff discussed the proposed application. Mr. Driska read Section 2.10.1 of the Zoning Regulations into the record noting that per the regulations by special permit the applicant could only have one additional commercial vehicle (i.e. one additional trailer in this case) not the three the applicant was requesting.

Paul Cordone made a motion to close the public hearing; Seconded by Brian Dufresne. *All in favor; motion passed.*

The Commission members discussed the application and the implications of the storage of these commercial trailers in a residential neighborhood.

Brian Dufresne made a motion to deny Application #18-03: Request for a Special Permit under Section 2.10.3 and 2.10.4 of the Zoning Regulations to allow for the parking of storage trailers in R-15 Zone District at 20 Pleasant Street. Matthew Zeiner is the Applicant and the Owner. Seconded by Jeremy Floryan. *All in favor; motion passed.*

- 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. Carrier Group, Inc. is the Applicant and the Owner. 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.

Paul Cordone made a motion to open the public hearing; Seconded by Brian Dufresne.  
*All in favor; motion passed.*

Attorney Joan Molloy with the law firm of Loughlin & Fitzgerald discussed the previously submitted and approved PRD Zone Change application and concept plan. Attorney Molloy presented an overview of the proposed Special Permit Application and the Site Plan Application and how they complied with Section 8.7 of the Zoning Regulations.

Mr. Tom Daley, P.E. with the firm Milone & McBroom provided specifics associated with the development of the site, utilities and over all layout of the plan.

Mr. Scott Driscoll, Licensed Environmental Professional discussed the history of the use of pesticides at the site. He then discussed the plan to remediate the site and relocate the polluted soils on site.

Nathan Peck, P.E. & Traffic Engineer discussed the traffic study prepared in conjunction with the application and reviewed the traffic intersections around the site.

The Commission members and Mr. Peck discussed the traffic study and the various intersections noted in the study. Mr. Cannatta raised concerns about residents heading south to Middletown using Nooks Hill Road and asked the Engineers to take a second look at that area and the implications to traffic.

Mr. John Carrier of the Carrier Group discussed the history of the family owned business and showed a PowerPoint presentation about the business. He also showed a brief video about one of the Carrier Group's more recent developments.

The Commission members and the applicant's representatives and the applicants discussed the Special Permit and Site Plan applications in general.

Vice Chair Michael Cannata opened the public hearing to the members of the public.

Mr. Michael Millane of 34 Field Road Cromwell addressed the Commission. He had concerns regarding the future traffic in the neighborhood. Mr. Millane also discussed in depth the history of pesticide use at the site.

Mr. Michael Camilleri of 14 Centerwood Drive Cromwell addressed the Commission. He complimented the developer's efforts to work with the neighborhood. Mr. Camilleri had positive comments on the site plan and buffer. He also had concerns about the traffic and asked the town to look at ways to mitigate its impact.

Mr. Bob Fuller of 7 Wexford Lane Cromwell addressed the Commission. He also had concerns regarding the traffic to be generated by the development and its impact on the already busy streets in the neighborhood.

Ms. Julie Schmidt of 54 Field Road Cromwell addressed the Commission. She was very concerned about the existing traffic in the neighborhood and was very concerned about the impact of the additional traffic will have upon the safety of the current and future residents of the neighborhood.

Mr. Nick DiBattista of 71 Field Road Cromwell addressed the Commission. He also had concerns about the safety of all the people walking on Field Road. Mr. DiBattista discussed previous traffic accidents in the neighborhood and noted the need to do something to control the additional traffic that will be associated with the new development.

Vice Chair Michael Cannata asked for any other members that wished to address the Commission. There being none he asked for a motion to continue the public hearing.

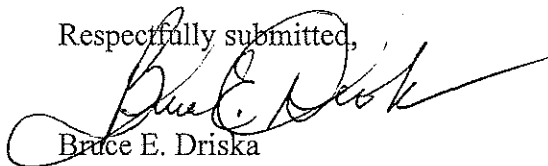
Paul Cordone made a motion to continue the public hearing to April 24, 2018; Seconded by Brian Dufresne. *All in favor; motion passed*

11. **Commissioner's Comments:** There were no comments.

12. **Adjourn:**

A motion to adjourn was made by Paul Cordone; Seconded by Brian Dufresne.  
Meeting adjourned at 9:24 p.m.

Respectfully submitted,



Bruce E. Driska  
Zoning & Wetlands Enforcement Officer  
Acting Recording Clerk