



**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY AUGUST 21, 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 New Applications:**
9. **New Business:**
 - a. Application #18-41: Request to modify the Site Plan to add additional parking spaces at 135 Berlin Road (the Cromwell Diner). Christopher Plummer is the Applicant and SAAD Associates LLC is the Owner.
 - b. Application #18-46: Request for Site Plan Approval for a Planned Multifamily Residential Development at 50 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.
10. **Public Hearings:**
 - a. Application #18-42: Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to permit a restaurant with the accessory sales of alcoholic beverages at 51 Shunpike Road. David Trembly is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner.
 - b. Application #18-51: Request for a Special Permit under Section 3.3.C.4 and 6.11 of the Zoning Regulations to permit the operation of Marijuana Dispensary at 4 Willowbrook Road. Curaleaf is the Applicant and Willowbrook Plaza LTD Partnership is the Owner.
 - c. Application #18-43: Request for a Special Permit under Section 8.7 of the Zoning Regulations to amend the Master Plan for 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.
 - d. Application #18-44: Request for a Special Permit under Sections 4.7.E and 8.7 of the Zoning Regulations for a Planned Multifamily Residential Development at 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.
 - e. Application #18-45: Request for a Special Permit under Section 6.1 of the Zoning Regulations for Removal of Earth Material at 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.

- 11. Approval of Minutes:**
 - a. August 7, 2018
- 12. Commissioner's Comments:**
- 13. Adjourn**

		P&Z 2018 Permit	Report		
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
18-17	PGA Tour, Inc.	674 Main Street	Gravel parking lot 1st tee	Accept 4/24/18	Site improvements underway
18-18	Covenant Village	Missionary Road	Amend max bldg height zoning reg.	Approved 5/15/18	Awaiting Construction
18-19	Covenant Village	Missionary Road	Amend master plan for Covenant Village	Accept 4/24/18	Awaiting Construction
18-20	Garrett Homes, LLC	539 Main Street	Importing of fill	Approved 6/19/18	Awaiting Construction
18-21	Garrett Homes, LLC	539 Main Street	Construct retail bldg.	Approved 6/19/18	Awaiting Construction
18-26	Ed Bartolotta	New Lane & Hillside Rd	Car Show	Approved by staff 4/30/18	Event Completed
18-27	Kemal Cecunjamin	35 Berlin Road	Restaurant	App with/cond. 6/5/18	Renovations Underway
18-28	Town of Cromwell	41 West Street	Library Expansion	Approved 5/15/18	Awaiting construction
18-29	Town of Cromwell	204 Main Street	Transfer materials and grading	Approved 6/5/18	Awaiting Construction
18-31	The Well LLC	540 Main Street	Amend zoning reg. To permit café/tavern	Withdrawn	

		P&Z 2018 Permit	Report		
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
18-32	Town of Cromwell	Highway Bus. Zone Dist.	Amend zoning reg to increase max bldg height	Continued	Approved 7/17/18
18-33	Dennis King	14 North Ridge Drive	Addition to East side of existing accessory bldg	Withdrawn	Withdrawn
18-34	Bill Chen	136 Berlin Rd. Unit#115	K.K. Hibachi & Sushi Rest	Use Permit Approved by staff 5/31/18	Awaiting Renovations
18-35	Curaleaf CT Retail LLC		Amend 3.3.C.2 zoning reg	Scheduled for 7/17/18	Approved 7/17/18
18-36	Linden Landscape Arch.	60 Hicksville Road	Adelbrook Additional Parking	Approved 6/19/18	Awaiting Construction
18-37	Robert Gallitto	150 Sebethe Drive	Top soil processing facility	Approved 6/19/18	IWWA Approved 07/12/18
18-38	Leticia Martinez	161 Berlin Road	Walmart 2299 Remodel Signs	Approved by 7/17/18	Awaiting Installation
18-39	Kemal Cecunjanin	35 Berlin Road	Café Luna Restaurant	Approved by staff 7/8/18	Renovations in progress
18-40	ECS/WIS PTO	Pierson Park	Trick or Trunk Event	Approved by staff 7/8/18	Awaiting event date

18-41	Christopher Plummer	135 Berlin Road Cromwell Diner	Modify site plan to add additional parking spaces	Scheduled for 8/21/18	Awaiting PZC meeting
18-42	David Trembley	51 Shunpike Road	Special permit for restaurant with sale of alcoholic beverages	rescheduled for 8/21/18	Awaiting PZC meeting
		P&Z 2018 Permit Report			
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
18-43	Cromwell Village Assoc	150 Country Squire Dr.	Amend Master Plan	PH on 8/21/18	Awaiting PZC meeting
18-44	Cromwell Village Assoc	150 Country Squire Dr.	Planned Multifamily Residential Development	PH on 8/21/18	Awaiting PZC meeting
18-45	Cromwell Village Assoc	150 Country Squire Dr.	Removal of Earth Material	PH on 8/21/18	Awaiting PZC meeting
18-46	Cromwell Village Assoc	150 Country Squire Dr.	Site Plan Approval for Planned Multifamily Residential Development	PH on 8/21/18	Awaiting PZC meeting
18-47	David Tremblay	51 Shunpike Road	Sit down restaurant with alcoholic beverages	07/11/18	Use Permit approved
18-48	William Chen	136 Berlin Road	Permit for restaurant with alcoholic beverages	Approved 8/7/18	Renovations in progress

Memo

To: Planning and Zoning Commission

**From: Stuart B. Popper, AICP
Director of Planning and Development**

Date: August 14, 2018

Re: Comments for the August 21, 2018 Meeting Agenda

9. New Business: Accept and Schedule New Applications:

a. Application #18-41: Request to modify the Site Plan to add additional parking spaces at 135 Berlin Road (the Cromwell Diner). Christopher Plummer is the Applicant and SAAD Associates LLC is the Owner. *The 1.21 acre site contains the existing 13,099 square foot Cromwell Diner and is located on the south side of Berlin Road in the Highway Business Zone. The applicant is proposing remove some landscaping to install additional parking spaces in the rear of the building.*

b. Application #18-46: Request for Site Plan Approval for a Planned Multifamily Residential Development at 50 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner. *The 8.75 acre site (former Nike Site) is located at the end of Country Squire Drive in a Planned Residential Development Zone. The applicant is proposing to construct 160 multifamily units with 246 parking spaces.*

10. Public Hearing:

a. Application #18-42: Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to permit a restaurant with the accessory sales of alcoholic beverages at 51 Shunpike Road. David Trembly is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner. *The applicant is proposing to open a full service restaurant in the vacant space located in the corner of the former KMART shopping center in the area adjacent to the Dollar Store.*

b. Application #18-51: Request for a Special Permit under Section 3.3.C.4 and 6.11 of the Zoning Regulations to permit the operation of Marijuana Dispensary at 4 Willowbrook Road. Curaleaf is the Applicant and Willowbrook Plaza LTD Partnership is the Owner. *The .26 acre parcel contains the existing 2,575 square foot single story former Infinity building on the east side of Willowbrook Road in the Highway Business Zone District.*

c. Application #18-43: Request for a Special Permit under Section 8.7 of the Zoning Regulations to amend the Master Plan for 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner. *The applicant is proposing to amend the previously approved Master Plan for the Planned Multifamily Residential Development at the former*

Nike site. The 8.75 acre site (former Nike Site) is located at the end of Country Squire Drive in a Planned Residential Development Zone. The applicant is proposing to construct 160 multifamily units with 246 parking spaces.

d. Application #18-44: Request for a Special Permit under Sections 4.7.E and 8.7 of the Zoning Regulations for a Planned Multifamily Residential Development at 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner. *The 8.75 acre site (former Nike Site) is located at the end of Country Squire Drive in a Planned Residential Development Zone. The applicant is proposing to construct 160 multifamily units with 246 parking spaces.*

e. Application #18-45: Request for a Special Permit under Section 6.1 of the Zoning Regulations to Removal of Earth Material at 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner. *The 8.75 acre site (former Nike Site) is located at the end of Country Squire Drive in a Planned Residential Development Zone. The applicant is proposing to construct 160 multifamily units with 246 parking spaces.*

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL *Modification*

Name of Project: Cromwell Diner
Street Address: 135 Berlin Rd
Volume/Page: _____ PIN #: _____

Applicant Name: Christian Plummer
Address: 224 Shunpike Rd
Cromwell

Telephone: 860-398-0101 (day) _____ (evening)
Email Address: christian.c.plummer@landscaping.com


Property Owner Name: SAAD Associates, LLC
Address: 135 Berlin 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?* (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.

 Christian Plummer 7-10-18
Applicant Name and Signature Date

15-18-46

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL



Name of Project: Planned Multifamily Residential Development
Street Address: 150 Country Squire Drive
Volume/Page: 1486-142 PIN #: 00336000

Applicant Name: Cromwell Village Associates, LLC
Address: c/o Joseph P. Williams, Esq., Shipman & Goodwin LLP,
One Constitution Plaza, Hartford, CT 06103-1919
Telephone: 860-251-5127 (day) _____ (evening)
Email Address: jwilliams@goodwin.com

Property
Owner Name: Country Squire Site LLC
Address: 10 Sachem Drive
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?* (Yes) (No)
if yes, have you obtained it? (Yes) (No) (submitted)
- 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.

Joseph P. Williams
Applicant Name and Signature

July 10, 2018
Date

By: Joseph P. Williams, Esq.
Attorney for Applicant



Project Narrative

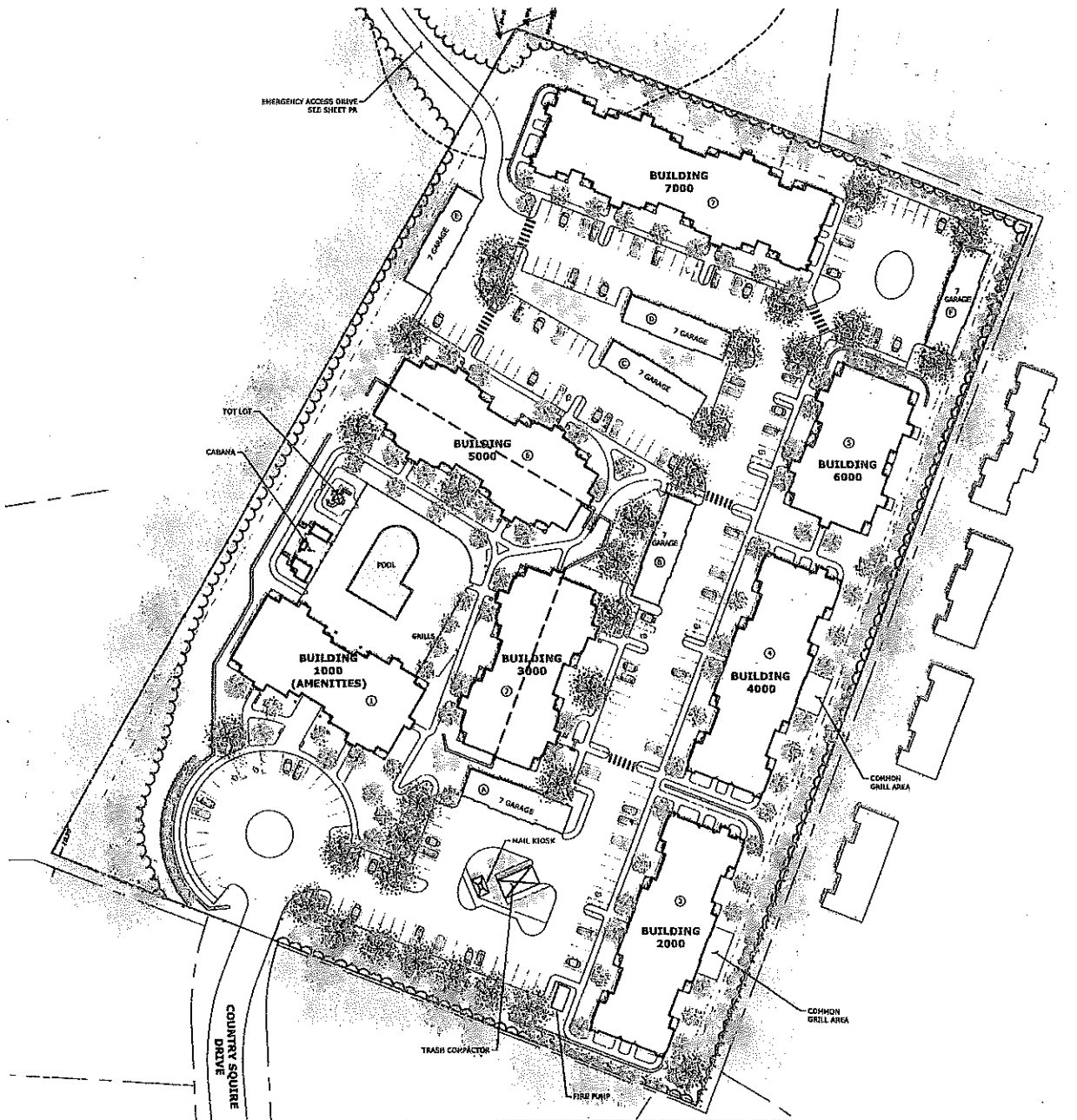
PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT 150 COUNTRY SQUIRE DRIVE CROMWELL, CONNECTICUT

**July 6, 2018
MMI #2398-07-09**

This narrative has been prepared in support of a site plan application for a proposed multifamily residential development to be located at the existing terminus of Country Squire Drive in the town of Cromwell, Connecticut. The site is a former Nike missile control facility that ceased operations more than 50 years ago. The project site is located in the western portion of Cromwell and has an approximate area of 8.75 acres. The property is situated in an area surrounded by Country Squire Condominiums to the south, Fox Meadows Condominiums to the east and north, residential development along Cedar Drive to the southwest, and Town of Cromwell property to the northwest.



A Planned Residential Development (PRD) zone change and Master Plan approval was granted on November 9, 2017. As part of this application, seven buildings are proposed to accommodate 160 rental apartment units in a community that will also include a swimming pool and amenities such as a leasing office and a clubhouse. Parking will be provided throughout the new community by surface parking spaces and six detached garages. A total of 246 parking spaces have been provided. As part of this project, improvements will be made to Country Squire Drive including widening to 28 feet, storm drainage, and sidewalks. An emergency access drive will be provided from the northwest corner and will tie into the Evergreen Active Adult Community.



The new buildings will be served by public water service and sanitary sewer. A new gravity sanitary sewer main will be constructed through the community with a proposed connection to the existing sewer main located in Country Squire Drive. An extension of the public water main in Country Squire Drive is proposed to serve the site. All other utilities servicing the project such as telephone, electric, and cable will connect to nearby existing utilities and shall be located underground.

There are abandoned buildings and overgrown vegetation on site, and the perimeter is wooded. No inland wetlands or watercourses were identified on the property; however, an isolated off-site wetland pocket was found on the adjacent property to the north. Elevations range from 152 feet to 216 feet National Geodetic Vertical Datum. The site sits at the top of a hill; therefore, stormwater runoff drains off

in several directions under existing conditions. A topographic ridge line generally bisects the site in a north-south direction. Those two main watersheds are then further divided into smaller subwatersheds based on the existing topography. Runoff sheet flows off the site to the abutting properties and ultimately discharges to the Mattabeset River located south of State Route 372.

The entire project site is located within the Mattabeset River watershed. According to the current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Middlesex County, there is no Special Flood Hazard Area (SFHA) that extends onto the property. Furthermore, the site is not located within an aquifer protection zone. The Connecticut Department of Energy & Environmental Protection (CTDEEP) Natural Diversity Data Base (NDDDB) areas of endangered, threatened, or special concern species do not extend onto this parcel.

The stormwater management system will utilize four new underground detention systems to attenuate proposed peak runoff rates in order to prevent increases in the predevelopment peak runoff rates from the site. The underground storage areas consist of multiple rows of plastic chamber units laying over a crushed stone bed. The final discharge from the detention systems will be connected to an extension of the municipal drainage system in Country Squire Drive. Prior to the site's final discharge, a water quality chamber will be employed and sized to meet water quality standards from the CTDEEP *2004 Stormwater Quality Manual*. Proposed water quality measures also include catch basins with deep sumps and isolator rows integrated with the underground detention systems. The isolator row consists of a row of chambers where stormwater is further treated prior to entering the storage chamber system, thus enhancing total suspended solids (TSS) removal and protecting the storage chambers from sediment accumulation.

A detailed Sediment and Erosion (S&E) Control Plan has been developed to mitigate the short-term impacts of the development during construction. The S&E Control Plan includes descriptive specifications concerning land grading, topsoiling, temporary and permanent vegetative cover, vegetative cover selection and mulching, and erosion checks. Details have been provided for all erosion controls with corresponding labels on the erosion control site plan.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday August 21, 2018 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #18-42: Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to permit a restaurant with the accessory sales of alcoholic beverages at 51 Shunpike Road. David Trembly is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner.
2. Application #18-51: Request for a Special Permit under Section 3.3.C.4 and 6.11 of the Zoning Regulations to permit the operation of Marijuana Dispensary at 4 Willowbrook Road. Curaleaf is the Applicant and Willowbrook Plaza LTD Partnership is the Owner.
3. Application #18-43: Request for a Special Permit under Section 8.7 of the Zoning Regulations to amend the Master Plan for 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.
4. Application #18-44: Request for a Special Permit under Sections 4.7.E and 8.7 of the Zoning Regulations for a Planned Multifamily Residential Development at 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.
5. Application #18-45: Request for a Special Permit under Section 6.1 of the Zoning Regulations for Removal of Earth Material at 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is 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 the 7th day of August 2018.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: RESTAURANT, SIT DOWN, WITH ACCESSORY SALE OF ALCOHOLIC BEVERAGES
(Per Section 3.2.C.4 of the Cromwell Zoning Regulations)
Street Address: 51 SHAIN PIKE Zoning District: LOCAL BUSINESS
Assessor's Parcel ID #: 00107900 Volume/Page: 1613/209

Applicant's Name: David Tremblay
Address: 105 Fisk Dr Newington
Telephone Number (daytime): 860-371-5757
Email Address: dtremblay189@yahoo.com

Property Owner's Name: Craig Way
Address: 230 mason st W Greenwich CT 06830

Description of Proposed Activity:
Fit out for a Barbs Pizza Restaurant

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)*.

[Signature]
(applicant)

7-9-18
(date)

18-51

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Operation of a marijuana dispensary.
(Per Section 3.3.C.4's 6.11 of the Cromwell Zoning Regulations)
Street Address: 4 Willowbrook Rd Zoning District: HB
Assessor's Parcel ID #: 00343600 Volume/Page: 542/104

Applicant's Name: CuraLeaf CT Retail, LLC
Address: 100 Grist Mill Lane, Simsbury CT 06070
Telephone Number (daytime): (860) 559-0361
Email Address: greg@curealeaf.com

Property Owner's Name: Willowbrook Plaza LTD Partnership
Address: 2 Willowbrook Rd, Cromwell, CT 06416

Description of Proposed Activity:
Operation of a marijuana dispensary

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).

x Gregory Chau
(applicant)
CURALEAF CT RETAIL LLC

August 6, 2018
(date)

Special Permit Application
For a Marijuana Dispensary at 4 Willowbrook Road, Cromwell
Application #18-51
Curaleaf CT Retail, LLC, applicant

Previous Uses

The site at 4 Willowbrook Road, Cromwell, was previously used as a bank and then more recently by Xfinity as a customer service center.

Proposed Use:

The applicant is proposing to use the site as a licensed Marijuana Dispensary for the dispensing of medicinal marijuana products. This type of use is subject to the regulations of the State of Connecticut Department of Consumer Protection. The facility would be staffed by a licensed pharmacist, who would consult with patients and dispense medicine. Patients would have to show their identification card, which certifies that they have a qualifying medical condition, to enter the premises. All medicines are stored in locked areas, not visible to patients. The building would also be staffed by a security guard. Patients are limited in the quantities of medicine that they can obtain per month. All use is required to be off-premises. Medicine is dispensed in childproof packaging only.

Prerequisites:

Site plan / special permit approval from the Cromwell Planning and Zoning Commission is required before the Department of Consumer Protection can decide whether to award a license to the applicant.

Traffic Impact Statement

There is no separate category for a marijuana dispensary listed in the ITE Trip Generation Manual. Rather, this type of use is considered a retail use. The site was previously used as both a bank and utility customer service center, which generated a similar amount of traffic to that of a retail use. Therefore, the applicant is requesting that the Planning and Zoning Commission waive the requirement of a traffic study as no significant change to traffic is anticipated.

Special Permit Application
For a Marijuana Dispensary at 4 Willowbrook Road, Cromwell
Application #18-51
Curaleaf CT Retail, LLC, applicant

Statement Regarding Special Permit Criteria of Section 8.7E

1. Compatibility with the Plan of Conservation and Development.

The proposed use of the site as a marijuana dispensary is consistent with the current Cromwell Plan of Conservation and Development. The use of an already developed site, instead of an undeveloped vacant parcel, meets the objectives of Goal 1 – Coordinate growth and development in a manner that protects the natural environment and promotes sound land use practices. This proposal also meets Goal 6 – Expand Cromwell’s economic base to better serve residents, businesses and visitors. If granted, this use would be the only of its type in Middlesex County and would largely draw its patient base from the surrounding towns. In doing so, local area businesses would benefit from the increased exposure, thus meeting the goals of Objective 11 – to enhance the economic environment for existing businesses.

2. Suitable Location for Use.

The proposed site at 4 Willowbrook Road is suitable for use as a marijuana dispensary. The site is located in the Highway Business Zone, which allows both medical office and retail use. The site is adequate in size for the proposed use. This type of site, containing a one-story, standalone building, with separate entrance and parking area, is most preferred by the applicant for this use, for patient privacy and for security purposes. The use will generate about 50 to 60 patients a day, similar or lesser in intensity as the nearby dental offices, and have similar hours. The existing building is adequately setback from the access road, that being Willowbrook Road.

3. Appropriate Improvements.

(1) Only minor site improvements are proposed, such as the removal of the drive-through lane and window associated with the previous use as a bank. No major renovations to the building façade are proposed and the building will remain, for the most part, in its present form. Therefore, the site will remain attractive and suitable in relation to the site characteristics and the style of the other buildings in the immediate area. This use, as a marijuana dispensary, will be both carefully regulated by both the State of Connecticut

Department of Consumer Protection, as well as carefully operated by applicant, thus preserving the character of the neighborhood.

- (2) No major changes to the buildings or landscaping are proposed, and no fences or walls are planned.
- (3) No exposes artificial lights, colored lights of any nature, flashing lights, loudspeakers or other noisemaking devices are associated with this type of use. The only proposed signage will be as allowed by the Zoning Regulations.
- (4) The site and building can safely accommodate the proposed use. The standalone building and separate parking make the site easier to monitor for security. Patients will need identification cards in order to enter the building, which shall be monitored by a security officer. Only certain amounts of the medicine can be obtained over the course of a month. All use must be off-site. These safeguards will ensure that the public health and safety is protected.

4. Suitable Transportation Conditions

- (1) This use has a limited customer base and only 50 to 60 patients are anticipated per day. This use will not unreasonably increase traffic congestion. No changes are proposed to the driveway, or to Willowbrook Road, or to the adjacent sidewalks. Therefore, there should be no impact or interference with the pattern of pedestrian, bicycle or vehicular circulation in a way that would cause unsafe traffic conditions.
- (2) The parking area is at the front of the building, and screened by the building from the adjoining residential uses located to the rear of the site. The entrance and exit drives will remain in their current layout.
- (3) No changes to Willowbrook Road or the accessway are proposed. The previous use as a bank, and later as a utility service center, was likely more intense in terms of daily visitors. This site was suitable for those uses and will be suitable for this less intense use.

5. Adequate Public Utilities and Services

- (1) Public water and sewer are available. There are no changes proposed to the existing drainage system. This use will not unduly burden those utility services.
- (2) There are no major changes proposed for the site layout. It will continue to be easily accessible by fire apparatus and police protection.

6. Environmental Protection and Conservation

This site is already fully developed. There are no natural, scenic, historic, or unique resources to be conserved. The applicant is proposing to use an existing building, rather than impacting vacant, undeveloped land.

7. Long-Term Viability

The applicant is proposing a long term use of the site. The need for this type of facility is growing, as more patients with qualifying medical conditions seek this type of treatment. The applicant has been operating its production and processing facility in Simsbury since 2014 and is part of a subsidiary that currently operates 23 dispensaries in nine states. The applicant is looking to make a long-term investment in the site and in the community itself.

18-43

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

RECEIVED
7/11/18 JPD

Type of Activity: Special Permit to Amend Master Plan
(Per Section 8.7 of the Cromwell Zoning Regulations)
Street Address: 150 Country Squire Drive Zoning District: PRD
Assessor's Parcel ID #: 00336000 Volume/Page: 1486/142
Cromwell Village Associates, LLC
Applicant's Name: c/o Joseph P. Williams, Esq., Shipman & Goodwin LLP,
Address: One Constitution Plaza, Hartford, CT 06103-1919
Telephone Number (daytime): 860-251-5127
Email Address: jwilliams@goodwin.com

Property Owner's Name: Country Squire Site LLC
Address: 10 Sachem Drive, Cromwell, CT 06416

Description of Proposed Activity:
Amendment to Master Plan to make minor changes, to shift unit types between buildings, and to reduce the height of the buildings abutting neighboring condominiums. The number of buildings and units will not change and the footprints and layout will remain substantially the same.

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)*.

Joseph P. Williams
(applicant)
By: Joseph P. Williams, Esq.
Attorney for Applicant

7/10/18
(date)

September 12, 2017

Planned Residential Development

Cromwell Village Impact Statement
Country Squire Drive, Cromwell, Connecticut
In support of a Zone Change Application
Revised: July 5, 2018



 **MILONE & MACBROOM**

In association with

Hallisey, Pearson & Cassidy

Introduction

This report serves as a community impact statement for a residential development proposed at the terminus of Country Squire Road in Cromwell, Connecticut, per Section 4.7.E of the Cromwell Zoning Regulations. Originally prepared September 12, 2017, this July 5, 2018 revision incorporates supplemental information from the addendum, dated October 30, 2017, and provides updates that address revisions to site design, but does not change the overall development program for the site. This updated community impact statement is being submitted in support of an application for Special Permit and Site Plan Approval in accordance with the approved Master Plan for the site rezoning to Planned Residential Development (PRD).

The analysis covers the impact of a proposed 160 unit luxury apartment community will have on the surrounding community based on industry standards and best practices along with community data sampled from federal, state and local sources. It relies on conservative estimates of financial, housing, and demographic projections to ascertain the potential impact of the proposed development.

Site Description

The project site ~~is at~~ Lot 9, Block 6, Map 14, located off of Country Squire Drive, ~~located~~ in the southwestern section of Cromwell. It is located at the terminus of Country Squire Drive which is connected to Route 372 (Berlin Road). It was the former site of a Nike Base which has remained undeveloped since the base was shut down more than 50 years ago. This specific site was used as a radar base and did not contain any form of large scale fire arms as other sites did in the state. Residential properties abut the site on most sides of the property. To the north and east is the Fox Meadows ~~Multifamily~~ multifamily development, to the South is the Country Squire Condominiums. Cedar Drive, a single family residential street is located to the southwest of the site. Town-owned land borders the property to the west. The project site lies within the Connecticut River watershed, identified as Regional Mattabesset River Sub basin 4600-00-3 on the Connecticut Department of Energy & Environmental Protection (CTDEEP) *Atlas of Public Water Supply Sources and Drainage Basins*. This is part of the Connecticut River Major Basin. According to the current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the area, there is no Special Flood Hazard Area (SFHA) that extends onto the property. The CT DEEP Natural Diversity Data Base (NDDDB) Areas of endangered, threatened or special concern species does not extend onto this parcel.

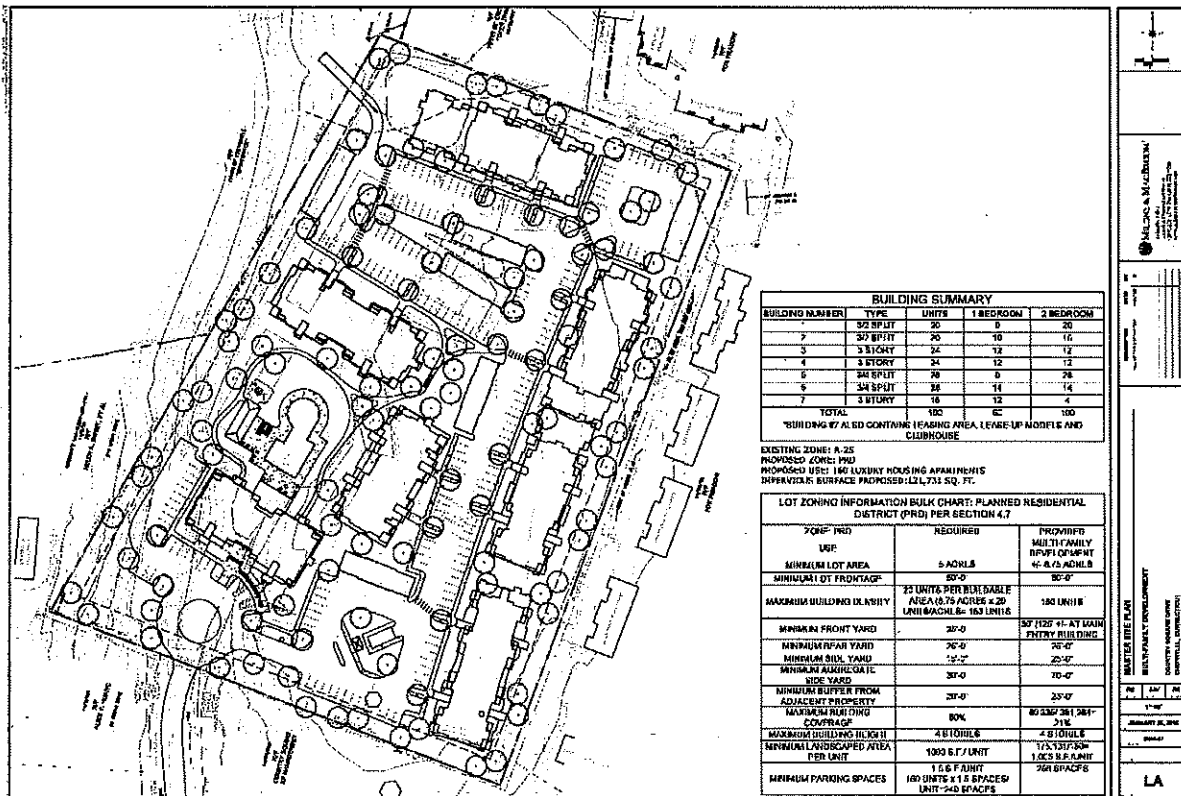
Project Description

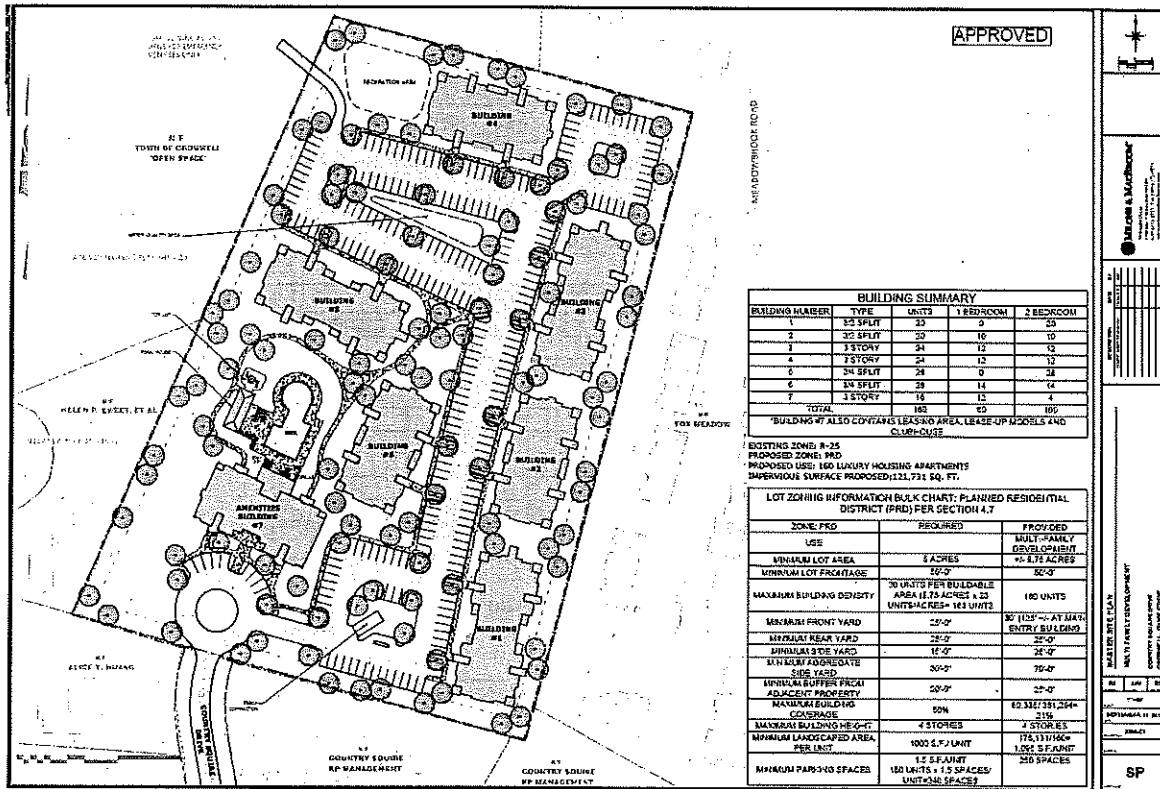
The applicant proposes to develop 160 Class A luxury apartment homes in a multi-building planned residential development and associated roadway network off of the existing public right of way in Cromwell, CT. The property is located at Lot 9, Block 6, and Map 14 off of Country Squire Drive and is 8.75 acres (381,150 Sq. ft.) in size. This project corresponds to the Master Plan for the PRD district, which the Planning & Zoning Commission approved as a zone change from the site's former R-25 designation on November 9, 2017. This project proposes changing the current site zoning from R-25 to Planned Residential Development (PRD). The proposed development will be served by extending water and sewer mains to the property. All other utilities such as electric, telephone, cable, and gas service will be provided by the existing utility services adjacent to the project site and shall be located primarily underground.

Site Plan

Since the October 2017 addendum to the community impact statement was submitted, the Site Plan has been slightly modified to achieve two purposes. First, the revised plan shows rearrangement of some site elements to reduce the potential visual impacts to neighbors on the east. Second, as design work has progressed efforts have been made to minimize the removal of material from the site.

Previously Submitted Site Plan (in red), with Amendments (in black)





Amended Site Plan

The following are the specific changes:

1. On the east side of the site, density and building heights have been reduced. Buildings 1 and 2 were originally conceived as 2-3-story split buildings. In order to reduce visual impacts, both buildings are now two stories. As a result, a total of eight units have been relocated from Buildings 1 and 2 to Building 4, and the heights of Buildings 1 and 2 have been reduced, but the lengths of the buildings are slightly longer. Buildings 1 and 2 have also been moved slightly closer to the interior road.
2. A landscaped area is incorporated on the east side of the property as an additional buffer to the neighbors on the east.
3. The elevation of the road closest to the property frontage has been lowered.
4. Parking has been adjusted to total 246 spaces, including both accessible and garage spaces. Garages were also added. Parking supply exceeds the requirements for 240 spaces on the site.
5. After meeting with the Water Department, looping the water system was determined to not be feasible, and has been replaced with on-site pumps.

6. Amenities around the pool are further delineated.

The following updated zoning table reflects the changes to the site layout and design. Overall, the number of dwelling units has not changed, but units have been shifted from Buildings 1 and 2 to Building 4 in order to reduce the massing and scale when viewed from the east. The east side yard has been slightly increased and additional screening through a landscaped berm has been added. In order to balance the massing of the buildings, the building coverage has slightly increased to 23.5% of the lot area, well below the permitted 50% maximum coverage.

BUILDING SUMMARY				
BUILDING NUMBER	TYPE	UNITS	1 BEDROOM	2 BEDROOM
1	2 STORY	16	0	16
2	2 STORY	16	0	16
3	3 STORY	24	24	0
4	3 STORY	32	10	22
5	3/4 SPLIT	28	0	28
6	3/4 SPLIT	28	14	14
7	3 STORY	16	12	4
TOTAL		160	60	100
*BUILDING #7 ALSO CONTAINS LEASING AREA, LEASE-UP MODELS AND CLUBHOUSE				

ZONE: PRD
 PROPOSED USE: 160 LUXURY HOUSING APARTMENTS
 IMPERVIOUS SURFACE PROPOSED: 129,808 SQ.FT.

LOT ZONING INFORMATION BULK CHART: PLANNED RESIDENTIAL DISTRICT (PRD) PER SECTION 4.7			
ZONE: PRD	REQUIRED	APPROVED	AMENDED
USE		MULTI-FAMILY DEVELOPMENT	MULTI-FAMILY DEVELOPMENT
MINIMUM LOT AREA	5 ACRES	+/- 8.75 ACRES	8.76 ACRES
MINIMUM LOT FRONTAGE	50'-0"	50'-0"	50'-0"
MAXIMUM BUILDING DENSITY	20 UNITS PER BUILDABLE AREA (8.75 ACRES x 20 UNITS/ACRES= 163 UNITS)	160 UNITS	160 UNITS OR 18.3 UNITS/ACRE
MINIMUM FRONT YARD	25'-0"	30' (125' +/- AT MAIN ENTRY BUILDING)	25' (125' +/- AT MAIN ENTRY BUILDING)
MINIMUM REAR YARD	25'-0"	25'-0"	25'-0"
MINIMUM SIDE YARD	15'-0"	25'-0"	15'-0"
MINIMUM AGGREGATE SIDE YARD (PRINCIPAL)	30'-0"	70'-0"	70'-0"
MINIMUM AGGREGATE SIDE YARD (ACCESSORY)			30'-0"
MINIMUM BUFFER FROM ADJACENT PROPERTY	20'-0"	25'-0"	20'-0"
MAXIMUM BUILDING COVERAGE	50%	80,335/381,284= 21%	80,520/381,284= 23.5%
MAXIMUM BUILDING HEIGHT	4 STORIES	4 STORIES	4 STORIES
MINIMUM LANDSCAPED AREA PER UNIT	1000 S.F./ UNIT	175,131/160= 1,095 S.F./UNIT	241,277/160= 1,508 S.F./UNIT
MINIMUM PARKING SPACES	1.5 S.F./UNIT 160 UNITS x 1.5 SPACES/ UNIT=240 SPACES	260 SPACES	246 SPACES**

The following 2015-2018 Housing Profile compiled by the Partnership for Strong Communities details the current most recently prepared comprehensive summary available of housing stock and market conditions for the Town of Cromwell. As is evident from this data, Cromwell has less rental housing as a proportion of all housing than Middlesex County or the State of Connecticut. In addition, Cromwell's median household income lags behind that of the County or State. The proposed development would augment both the number of higher income households, and the overall number of rental units in Cromwell.

18-44

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Planned Multifamily Residential Development
(Per Section 4.7.E and 8.7 of the Cromwell Zoning Regulations)
Street Address: 150 Country Squire Drive Zoning District: PRD
Assessor's Parcel ID #: 00336000 Volume/Page: 1486/142

Cromwell Village Associates, LLC
Applicant's Name: c/o Joseph P. Williams, Esq., Shipman & Goodwin
Address: LLP, One Constitution Plaza, Hartford, CT 06103-1919
Telephone Number (daytime): 860-251-5127
Email Address: jwilliams@goodwin.com

Property Owner's Name: Country Squire Site LLC
Address: 10 Sachem Drive, Cromwell, CT 06416

Description of Proposed Activity:
The proposed project consists of building seven multifamily residential buildings (a total of 160 apartment homes) including an amenities building and a pool with associated site infrastructure.

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).*

Joseph P. Williams
(applicant)
By: Joseph P. Williams, Esq.
Attorney for Applicant

7/10/18
(date)



Joseph P. Williams
Phone: (860) 251-5127
Fax: (860) 251-5318
jwilliams@goodwin.com

July 10, 2018

VIA HAND DELIVERY

Ms. Alice Kelly, Chair
Planning and Zoning Commission
Town of Cromwell
41 West Street
Cromwell, CT 06416

RE: Application of Cromwell Village Associates, LLC for Special Permit
regarding Former Nike Missile Site, 150 Country Squire Drive, Cromwell,
Connecticut

Dear Ms. Kelly:

On behalf of Cromwell Village Associates, LLC (“Cromwell Village”), I am pleased to submit the enclosed application for special permit approval for the 8.75 acre parcel located at 150 Country Squire Drive in Cromwell, which parcel is also known as the former Nike missile site (the “Site”).

Cromwell Village, with the consent of the property owner, seeks to develop a luxury multi-family community on the Site. We believe that this development will offer an attractive alternative to existing Site conditions, while providing an appropriate transition to the nearby residential neighborhoods and an alternative luxury housing opportunity for the residents of Cromwell.

Cromwell Village’s application for a zoning map amendment with master plan to change the zoning designation of the Site from Residential-25 to the Planned Residential Development (“PRD”) zone was approved by the Planning and Zoning Commission (“Commission”) on November 9, 2017 (“Master Plan”). Applications to amend the Master Plan, for site plan approval and for a special permit for the filling and removal of

earth material in connection with the development of the Site are being submitted contemporaneously herewith.

Please accept this letter, together with the accompanying documentation, as the statement of the existing and proposed uses required by Section 8.7.B.3(1) of the Cromwell Zoning Regulations (“Regulations”) as well as the statement describing how the special permit criteria in Section 8.7E are addressed, as required by Section 8.7.B.3(2).

The Site

The Site is comprised of approximately 8.75 acres of land located at the end of Country Squire Drive, off of Route 372 (West Street-Berlin Road). The Site is zoned Planned Residential Development (“PRD”) and sits in a predominantly residential area, being surrounded by the Fox Meadows Condominiums to the north and east, the Country Squire Condominiums to the south, and a single-family residential development on Cedar Drive to the southwest. Town-owned open space abuts the Site to the north and west.

The Site was last used as the former Nike missile control site more than fifty years ago and has remained vacant since that time. The Site is currently overgrown and the buildings that remain from the Nike missile operation are in disrepair and have been the frequent subject of graffiti, drug use and loitering. Several fires have occurred at the Site.

Although no wetlands or watercourses exist on the Site, a forested depressional wetland exists off-site, to the northwest. A portion of one building and a part of the emergency access drive for the Site are proposed to be constructed within the upland review area. Accordingly, on May 30, 2018, Cromwell Village filed with the Cromwell Inland Wetlands and Watercourses Agency (“Agency”) an application to conduct regulated activity. On June 6, 2018, the Agency made a finding of “no significant activity.” We expect the Agency to vote on Cromwell Village’s regulated activity application at its July 12, 2018 meeting.

Our Proposal

Cromwell Village proposes to demolish the existing structures and construct a luxury rental community, comprised of 160 apartment homes in seven buildings. The community will provide residents with numerous amenities, including an in-ground pool, fitness center, yoga classes and clubroom. Being located less than a mile from several stops on the 906 Cromwell Express bus route, residents of the proposed community will have ample access to public transportation. Access to the Site will be from the extension of Country Squire Drive, with additional emergency access to Woodsboro Circle in the nearby Evergreen subdivision.

The proposed community will be generously landscaped and sensitively lighted in order to provide neighboring residential uses with ample screening and to avoid any adverse impacts. The stormwater management system will incorporate several best management practices (“BMPs”), in accordance with the Connecticut Department of Energy & Environmental Protection 2004 Stormwater Quality Manual, and will be designed to protect water quality and avoid any increase in flows leaving the Site. All other utilities, including electricity and telephone/cable service, will be provided by existing underground utility services adjacent to the Site. The proposed community complies with all remaining requirements of the PRD Regulation at Section 4.7.

Compliance with Zoning Regulations

As required by Section 8.7.D.3, Cromwell Village’s proposal is in harmony with the purposes and intent of these Regulations and complies with all applicable provisions of your Regulations. Accordingly, no relief is required. In addition, we respectfully submit that this proposal complies with the special permit criteria in Section 8.7.E of the Regulations:

1. Compatibility with the Plan of Conservation and Development (“POCD”): The Master Plan is consistent with many of the goals, objectives and policies stated in the POCD, including: coordinating growth and development in a manner that protects the natural environment and promotes sound land use practices (Goal 1); promoting housing choice and meeting the needs of potential residents from all socio-economic levels (Objective 15); protecting the residential character of existing neighborhoods (Policy 10); ensuring that areas with high density and mixed uses are served by public transportation (Policy 23); and providing alternative housing opportunities while protecting the character of Cromwell’s communities (Policy 54). The POCD also identifies the Site as a future residential district.
2. Suitable Location for Use: As noted above, the Site is located in a predominantly residential area, being surrounded by the Fox Meadows Condominiums to the north and east, the Country Squire Condominiums to the south, and a single-family residential development on Cedar Drive to the southwest. Town-owned open space abuts the Site to the north and west. The construction of a luxury rental community in place of the vacant, run-down buildings that currently exist will protect the public health, safety, and welfare and will improve the aesthetic of the surrounding neighborhood. The proposed community will also protect the property values of the neighboring residents, as further described in the Municipal Fiscal Impact portion of the Revised Impact Statement submitted contemporaneously

herewith as part of Cromwell Village's application for a special permit to amend the Master Plan.

3. Appropriate Improvements: The design of the proposed community will be attractive and suitable in relation to the Site, the style of other buildings in the area, and will enhance the existing/future character of the neighborhood. Specifically, the architecture for the proposed community draws much of its inspiration from the traditional New England style known as "saltbox", which style promotes the use of long, pitched roofs -- a design feature indicative of the historic buildings in Cromwell and New England, generally. The location, nature and height of the buildings, including the planned activities and landscaping on-Site, will not hinder or discourage the development or use of adjacent land or impair the value of the same. As noted above, the Site is located in a predominantly residential area. The improvements proposed for the Site, which has been vacant and in disrepair for years, will improve the aesthetics and value of the Site and that of the surrounding neighborhood as well. In addition, the proposed community will not have an adverse effect upon the neighboring area as a result of lighting or noise. In particular, all proposed site lighting provides for user safety without trespassing on adjacent properties.
4. Suitable Transportation Conditions: The proposed community will generate approximately 85 total new vehicle trips during the morning peak hour and 100 total new vehicle trips during the afternoon peak hour. With a few roadway improvements, including the ongoing Connecticut Department of Transportation ("DOT") roadway widening and signal improvement project at the intersection of Willowbrook Road and Route 372, nearby intersections are expected to operate at an acceptable level of service. The parking areas proposed for the Site exceed the number of parking spaces required by the Regulations (240 spaces required, 246 spaces provided), are appropriately screened from the nearby residential uses, and have been designed to prevent traffic hazards and nuisances.
5. Adequate Public Utilities and Services: Cromwell Village will incorporate a series of BMPs to treat stormwater on-Site. Accordingly, the proposed community will not have any adverse impacts to the stormwater quality or quantity to the Site or adjoining properties. The proposed community will be serviced by public water service and sanitary sewer. Both the Cromwell Fire District and the Water Pollution Control Authority have confirmed water service and sanitary sewer capacity, respectively, for the proposed community. Sanitary sewer connection was approved by the Water Pollution Control Authority on July 9, 2018. All other utilities, including telephone, electric and cable, will connect to nearby existing utilities and will be located underground. All utilities and services will conform to

accepted engineering practices and comply with all standards of the appropriate regulatory authority. Lastly, the Site has been designed to allow for easy accessibility and circulation for fire apparatus and other emergency services.

6. Environmental Protection and Conservation: The Site does not provide any notable vistas or features of local or regional significance that require preservation or protection; there are no cultural, archeological or historical resources on the Site. Further, the Site does not fall within an area that possesses state and federal listed species and/or significant natural communities. While there is a small pocket of wetlands soils to the north of the Site, the current proposal will have no direct impacts to the off-Site wetland, and the stormwater management and erosion control plans proposed for this Site will contain a series of BMPs to mitigate any indirect effects.
7. Long-Term Viability: Lastly, adequate provision has been made for the sustained maintenance of the proposed community. Cromwell Village is affiliated with Belfonti Companies, LLC, a successful real estate developer and property manager headquartered in Hamden, Connecticut. Since 1980, Belfonti Companies has successfully completed billions of dollars' worth of transactions both in and outside of Connecticut, including: residential communities in Litchfield, Groton and Windsor, Connecticut and Miami, Florida, and commercial properties in Hamden and Waterbury, Connecticut.

We trust you will find that all of the pertinent decision criteria have been satisfied. As requested by Town staff, we are submitting herewith twenty (20) copies of this letter; eighteen (18) plan sets at 11x17"; eight (8) full-size plan sets; three (3) drainage reports; one original and three (3) copies of the special permit application form; and \$210 for the filing fee.

Our team looks forward to presenting this proposal to you at your earliest possible public hearing. If you should need any further information from us in the interim, please do not hesitate to contact me. Thank you in advance for your consideration.

Very Truly Yours,



Joseph P. Williams

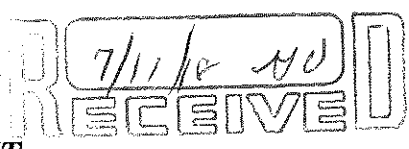
Ms. Alice Kelly, Chair
July 10, 2018
Page 6

cc: Mr. Michael Belfonti
Mr. Mark Forlenza
Mr. John Milone, P.E.
Mr. Tom Daly, P.E.

6726357v1

18-45

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT



Type of Activity: Filling and Removal of Earth Material
(Per Section 6.1 of the Cromwell Zoning Regulations)
Street Address: 150 Country Squire Drive Zoning District: PRD
Assessor's Parcel ID #: 00336000 Volume/Page: 1486/142
Cromwell Village Associates, LLC
Applicant's Name: c/o Joseph P. Williams, Esq., Shipman & Goodwin LLP,
Address: One Constitution Plaza, Hartford, CT 06103-1919
Telephone Number (daytime): 860-251-5127
Email Address: jwilliams@goodwin.com

Property Owner's Name: Country Squire Site LLC
Address: 10 Sachem Drive, Cromwell, CT 06416

Description of Proposed Activity:
The proposed project consists of building seven multifamily residential buildings (a total of 160 apartment homes) including an amenities building and a pool with associated site infrastructure. Approximately 25,000 cubic yards of material will be removed from the site for the construction of the project.

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).*

Joseph P. Williams
(applicant)
By: Joseph P. Williams, Esq.
Attorney for Applicant

7/10/18
(date)



Earth Excavation Narrative

**PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
150 COUNTRY SQUIRE DRIVE
CROMWELL, CONNECTICUT**

**July 10, 2018
MMI #2398-07-09**

The applicant is developing an approximately 8.75-acre parcel located at 150 Country Squire Drive in Cromwell for the construction of 160 apartment units. The site is a former Nike missile control facility that ceased operations more than 50 years ago. The existing on-site buildings will be demolished. The proposed development consists of seven residential multifamily buildings with six detached garages, paved parking and roadway, and a community pool.

The site sits on top of a hill, and the topography slopes gently to the west though the gradient increases toward the western property boundary. Soil parent materials are derived from lodgement till and urban fill material. The soil survey mapping is appended. The Natural Resources Conservation Service (NRCS) identifies two upland soil units (Wethersfield Urban land complex and Udorthents) on the property. No wetlands or watercourses exist on the subject parcel. However, a forested depression wetland exists off site to the northwest.

Site elevations range from 152 to 216 feet. Given the existing rolling topography of the site, the proposed development results in earth cuts of up to ± 15 feet below existing grades and filling upwards of ± 15 feet. The earthwork computations show that approximately 25,000 cubic yards of material will be removed from the site for the construction of this project (see attached plan). Considering the substantial amount of subsurface investigations completed prior to this date, the applicant believes that processing of soil material or rock crushing will not be needed. A truck route map is provided with the application materials. The truck route was selected to be the most direct route and to minimize traffic through residential streets. The portion of the access road within the area of operation shall be swept regularly as necessary. Proper measures shall be taken to minimize the nuisance of noise and dust.

It is expected that the equipment used to move this material will be two dozers, two excavators, one loader, and two off-road trucks on site and four triaxle trucks for off-site use. Assuming that four triaxle trucks work five 8-hour days, with a round trip taking approximately 1 hour, this would allow for 32 truck trips a day moving approximately 18 cubic yards per truck for a total of 576 cubic yards per day. Therefore, it is anticipated that it will take approximately 9 weeks to move the excess 25,000 cubic yards of material from the site. The contractor will schedule a preconstruction meeting with the town engineer, at which time a detailed schedule, including commencement and completion dates, will be provided. After erosion controls are installed, vegetation cleared, and topsoil stripped and stockpiled, earthwork will begin. Mass earthwork will be completed as a single phase of work with surplus material being trucked off site.

As a result of earthwork operations, site-generated traffic is not anticipated to significantly impact traffic volumes. Localized noise increases may also be expected from demolition and construction activities and from vehicles during the construction period, but vehicles will be those typically associated with construction. The level of noise impact varies depending on the equipment and activity involved. Construction activities would be limited to the hours of 7:00 a.m. to 6:00 p.m., Sundays and holidays excepted.

A Sediment and Erosion (S&E) control plan has been developed to mitigate the short-term impacts of the project during construction. The S&E control plan includes descriptive specifications concerning land grading, topsoiling, temporary vegetative cover, permanent vegetative cover, vegetative cover selection and mulching, and erosion checks. Details have been provided for all erosion control measures with corresponding labels on the S&E control plan. The S&E controls provided are in accordance with the *2002 Connecticut Guidelines for Soil Erosion and Sediment Control*.

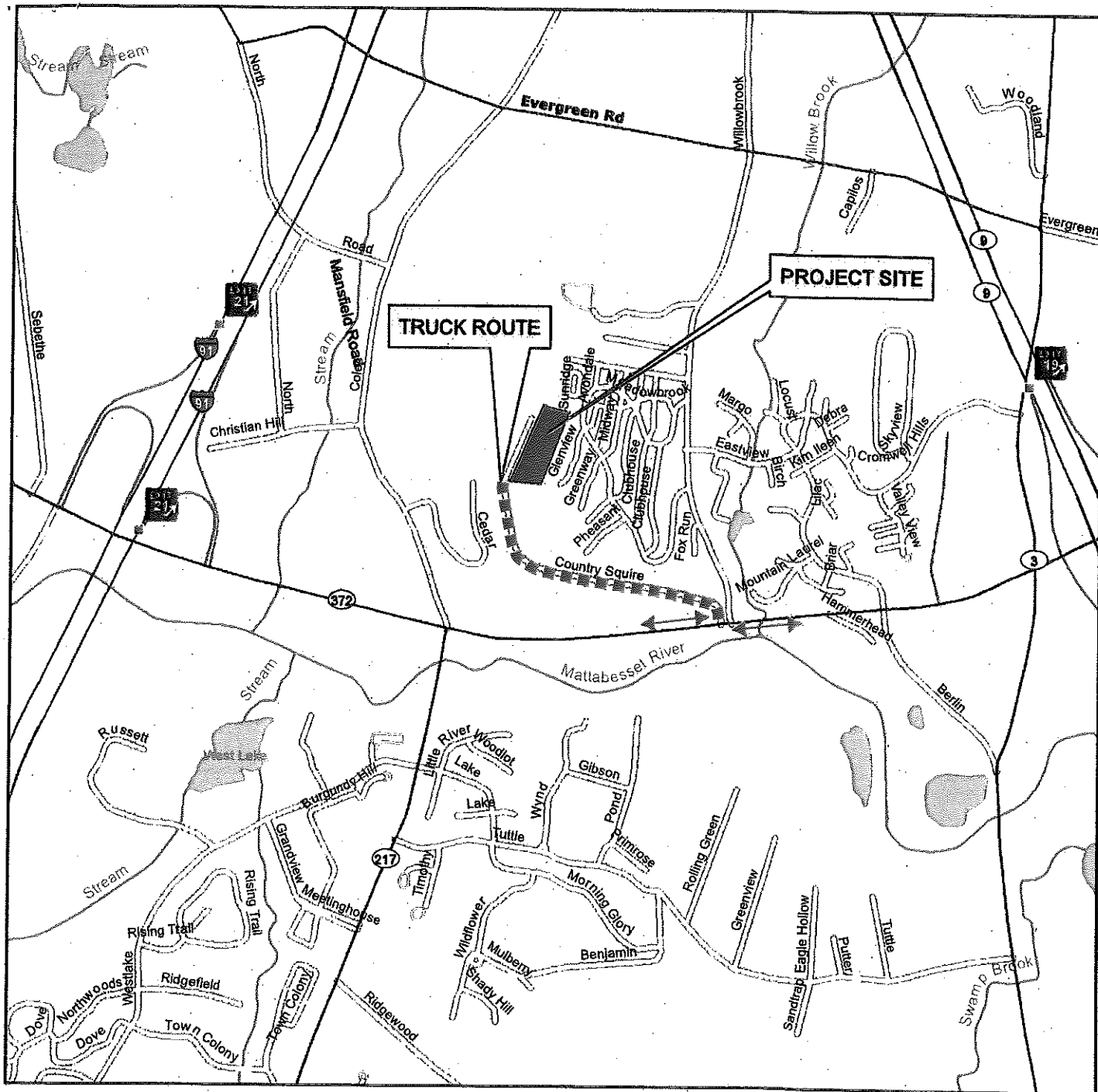
Temporary S&E controls will be employed during construction to help prevent sediment transport from the site until construction is complete and permanent cover is established. The construction areas are to be surrounded by geotextile sediment filter fence that will be fortified with staked hay bales or straw wattles upgradient of the off-site wetland pocket near the northwest corner of the property. A construction entrance has been provided at the site entrance on Country Squire Drive. Temporary topsoil stockpile areas have been provided throughout the project site, which will be encircled with sediment filter fencing. Inlet protection has been provided at each drainage inlet to trap and prevent sediment from entering the storm drainage system during construction. The S&E controls are to be modified by the contractor with the changing grades on site to ensure the protection of the surrounding areas.

The provided stormwater control measures include short-term erosion controls to be implemented during the construction phase and long-term total suspended solids removal from stormwater runoff for the completed project. These measures will serve to mitigate water quality impacts during construction and improve the quality of stormwater runoff from the site after the site is developed. The S&E Control Plan will provide protection of the existing receiving waters by limiting sediment transport to areas downgradient of the site during construction and until the site is permanently established. These measures, along with periodic maintenance, will serve to maintain the water quality of the stormwater runoff from the proposed project.

The proposed design includes measures to prevent hazards inherent to open excavation areas and steep slopes of loose earth. The site plans show the final landscaping and seeding plan for the development. Temporary vegetative cover shall be established on all unprotected areas where final grading has been completed and on areas where the estimated period of bare soil exposure is more than 30 days. The construction entrance shall be inspected each day and damages immediately repaired to reduce the tracking of sediment off site onto paved surfaces. The temporary soil stockpiles shall be surrounded by silt fence and inspected at the end of each workday and immediately repaired.

All earthwork activity shall be conducted in accordance with S&E control requirements in the Cromwell Zoning Regulations.

Attachments



**ANTICIPATED TRUCK ROUTE FOR CONSTRUCTION
& EARTHWORK OPERATIONS**

**Proposed Multi-Family Residential Development
150 Country Squire Drive
Cromwell, Connecticut**

RECEIVED FOR RECORD
Aug 10, 2018 08:52A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

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

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

Absent: Nicholas Demetriades, John Keithan (alternate)

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

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 Paul Cordone.
All in favor; motion passed.

4. Approval of Agenda

Michael Cannata made a motion to accept the amended agenda as presented; Seconded by Jeremy Floryan. *All in favor; motion passed.*

5. Public Comments

There were no public comments.

6. Development Compliance Officer

Mr. Driska referenced his report in the Commissioners' packets and asked if there were any questions or comments. He said that work at 120 County Line Drive was progressing, specifically the installation of infrastructure, stormwater management and stabilization mats. He said that work at 11 Progress Drive was progressing, as was construction at ShopRite. He said that the TPC project remained on schedule.

7. Town Planner Report:

Mr. Popper told the Commission that there were many new applications to accept and schedule. He said that the Wetlands Agency had approved the plan to rebuild Hoffman Pond as well as the application to relocate and expand the detention basin at Cromwell

Commons for the purposes of constructing a new Starbucks between Baci Grill and Burger King.

There was a brief discussion regarding whether sidewalks would be extended along Willowbrook Road as part of the pond project. Chris Cambareri and Chairman Kelly cited the need for them, saying it was a safety issue. Mr. Popper said they were looking for funding sources and Chairman Kelly said she had brought the issue to the Town Manager's attention.

Mr. Popper said that Covenant Village was continuing to work on modifying their master plan and he thought they might present an application to the Commission in September.

8. New Business: Accept and Schedule New Applications:

- a. Application #18-49: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to permit private garage facilities greater than 1000 square feet at 27 Fawn Run. Bryan Zerio is the Applicant and Elaine M. Zerio is the Owner.

Michael Cannata made a motion to accept Application #18-49 and schedule it for a public hearing on September 4, 2018; Seconded by Paul Cordone. *All in favor; motion passed.*

- b. Application #18-51: Request for a Special Permit under Section 3.3.C.4 and 6.11 of the Zoning Regulations to permit the operation of Marijuana Dispensary at 4 Willowbrook Road. Curaleaf is the Applicant and Willowbrook Plaza LTD Partnership is the Owner.

Chris Cambareri recused himself from considering Application #18-51.

Michael Cannata made a motion to accept Application #18-51 and schedule it for a public hearing on August 21, 2018; Seconded by Jeremy Floryan. *All in favor; motion passed (Chris Cambareri abstained).*

- c. Application #18-52: Request for a Resubdivision at 113 Berlin Road. Ganesha Hospitality LLC is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-52 and schedule it for a public hearing on September 18, 2018; Seconded by Jeremy Floryan. *All in favor; motion passed.*

- d. Application #18-53: Request to modify the Site Plan to add a Temporary construction office trailer, storage trailers and dumpsters at 161 Berlin Road. G.M. Crisalli & Associates is the Applicant and Infinity Cromwell Properties Limited Partnership is the Owners.

Michael Cannata made a motion to accept Application #18-53 and to consider it as a business item at tonight's meeting; Seconded by Ken Slade. *All in favor; motion passed.*

- e. Application #18-54: Request for a Special Permit under Section 3.3.C.4 Zoning Regulations to permit the construction of a 125 room hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.

Michael Cannata made a motion to accept Application #18-54 and schedule it for a public hearing on September 18, 2018; Seconded by Paul Cordone. *All in favor; motion passed.*

- f. Application #18-55: Request for a Site Plan approval for the construction of a 125 room hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.

Michael Cannata made a motion to accept Application #18-55 as a business item to be considered on September 18, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

- g. Application #18-56: Request to modify the existing Subdivision at Shady Lane. Shady Lane Farm LLC is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-56 as a business item to be considered on September 18, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

9. New Business:

- a. Application #18-41: Request to modify the Site Plan to add additional parking spaces at 135 Berlin Road (the Cromwell Diner). Christopher Plummer is the Applicant and SAAD Associates LLC is the Owner.

Mr. Popper asked the Commission to table Application #18-41 as he expected revised plans to be submitted in response to the Town Engineer's comments. He said the application would be considered on August 21, 2018 if the applicant was ready to proceed.

Michael Cannata made a motion to table Application #18-41; Seconded by Chris Cambareri. *All in favor; motion passed.*

- b. Application #18-53: Request to modify the Site Plan to add a Temporary construction office trailer, storage trailers and dumpsters at 161 Berlin Road. G.M. Crisalli & Associates is the Applicant and Infinity Cromwell Properties Limited Partnership is the Owners.

Todd Gerbsch, G. M. Crisalli & Associates, Inc., presented the application. He said that they were seeking approval to place storage trailers and a dumpster enclosure at the Wal-Mart property for use during the renovation. They were planning to remove the VCT flooring and then grind and polish the concrete. The dumpster area would have green screening around it. An office trailer would be located up against the garden center in order to supply power to it. He said that the work hours would be between 9 p.m. and 7 a.m. and would begin on August 19, 2018 and proceed for twelve weeks until November 8, 2018. The grand re-opening was slated for November 9, 2018.

Michael Cannata asked about the potential noise involved in dumping the construction debris, citing the abutting residential neighborhood to the rear. He said that a condition of approval should be authorizing town staff to address any noise complaints by modifying work hours as necessary. Mr. Gerbsch said debris would be removed from the store around 6 a.m. and showed the location of the dumpster, which was to the front of the building towards Berlin Road. He said the work was being done as part of the rebranding and re-signing of the store.

Mr. Popper said that the application for site plan modification allowed for enforcement in the event of problems via fines for violations. Mr. Driska said that the two Conex storage boxes by the Garden Center needed to be removed prior to beginning work, as a condition of approval. He also reviewed the parking schedule contained in his August 7, 2018 memorandum.

Michael Cannata made a motion to approve Application #18-53: Request to modify the Site Plan to add a Temporary construction office trailer, storage trailers and dumpsters at 161 Berlin Road, with the condition that work be completed and items removed by November 10, 2018, and that the two Conex boxes be removed prior to beginning work; Seconded by Chris Cambareri. *All in favor; motion passed.*

10. Public Hearings:

Chairman Kelly read the legal notice.

- a. Application #18-42: Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to permit a restaurant with the accessory sales of alcoholic beverages at 51 Shunpike Road. David Trembly is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner.

Mr. Popper said that the hearing would be rescheduled and re-noticed for August 21, 2018. No action taken.

- b. Application #18-48: Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to permit a restaurant with the accessory sales of alcoholic beverages at 136 Berlin Road. William Chen is the Applicant and TNO Cromwell LLC is the Owner.

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

William Chen presented the application for his new restaurant, Mizzu Asian Bistro and Hibachi, which was being located at the site of the former Oyama. The restaurant would feature Chinese, Japanese, and Thai cuisine. He said that he had restaurants in Connecticut and Massachusetts, two of which were in Wethersfield on the Silas Deane Highway. He was requesting a full liquor license. He planned some renovations to the interior and said the bar would be a separate from the dining room. The hours would be 11:30 a.m. to 10 p.m. Sunday through Thursday and 11:30 a.m. to 11 p.m. Friday and Saturday. He planned to open in mid September.

Mr. Popper said that Commission approval was needed before Mr. Chen could apply to the state for a liquor permit. He said that Mr. Chen's restaurant group was well known. Mr. Popper asked about signage and Mr. Chen said that the sign would be the same size and in the same location as the current sign, but he was not using the existing sign frame.

There were no public comments.

Michael Cannata complimented Mr. Chen's restaurant in Wethersfield.

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

Michael Cannata made a motion to approve Application #18-48: Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to permit a restaurant with the accessory sale of alcoholic beverages at 136 Berlin Road; Seconded by Ken Rozich. *All in favor; motion passed.*

11. Approval of Minutes:

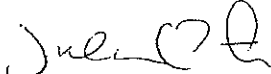
- a. April 3, 2018: Michael Cannata made a motion to accept the minutes as presented; Seconded by Brian Dufresne. In favor: Michael Cannata; Chris Cambareri, Jeremy Floryan, Paul Cordone, Brian Dufresne, David Fitzgerald. Abstained: Chairman Kelly, Ken Rozich. *Motion passed.*
- b. June 5, 2018: Michael Cannata made a motion to accept the minutes as presented; Seconded by Jeremy Floryan. In favor: Michael Cannata, Chris Cambareri, Jeremy Floryan, Ken Slade, David Fitzgerald. Abstained: Chairman Kelly, Ken Rozich, Brian Dufresne, Paul Cordone. *Motion passed.*

- c. June 19, 2018: Michael Cannata made a motion to accept the minutes as presented; Seconded by Brian Dufresne. In favor: Chairman Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Ken Slade. Abstained: Ken Rozich, Brian Dufresne, Paul Cordone, David Fitzgerald. *Motion passed.*
- d. July 17, 2018: Michael Cannata made a motion to accept the minutes as presented; Seconded by Jeremy Floryan. In favor: Chairman Kelly, Michael Cannata, Jeremy Floryan, Brian Dufresne, Paul Cordone, David Fitzgerald. Abstained: Chris Cambareri, Ken Slade, Ken Rozich. *Motion passed.*

12. Commissioner's Comments: Chris Cambareri complimented town staff as he had been told by various businesspeople that the Cromwell Planning and Development office was easy to work with. Chairman Kelly, Michael Cannata and Brian Dufresne said they had heard similar sentiments.

13. Adjourn: A motion to adjourn was made by Michael Cannata. Meeting adjourned at 7:51 p.m.

Respectfully submitted,


Julie C. Petrella
Recording Clerk