



**Town of Cromwell
Planning and Zoning Commission**

***SPECIAL MEETING
5:30 P.M. TUESDAY DECEMBER 12, 2017
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:
 - a. Application #17-53: Request for Site Plan Approval to construct a 403,000 square foot warehouse at 120 County Line Drive ARCO National Construction is the Applicant and Gardener's Nursery and the Town of Cromwell are the Owners.
 - b. Section 8-24 Mandatory Referral for the Exchange of Properties at 100 and 120 County Line Drive and 161 Coles Road.
 - c. Section 8-24 Mandatory Referral for the Acceptance of Fawn Run and Bucks Crossing as Town Roads.
9. Commissioner's Comments:
10. Approval of Minutes:
 - a. December 5, 2017

14. Adjourn

RECEIVED FOR FILING
12/7 2017 at 1:00 P.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Gloria Brendergast, Asst.
TOWN CLERK

19-53

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Proposed Warehouse
Street Address: 120 County Line Drive, (100 County Line Drive, 161 Coles Road)
Volume/Page: 86/609, (166/281, 727/15) PIN #: 00189500,00114100,00065700

Applicant Name: ARCO National Construction
Address: 900 North Rock Hill Road
St. Louis, MO 63119
Telephone: 314-963-0715 (day) _____ (evening)
Email Address: jgrant@arco1.com


Property Owner Name: Gardners Nurseries, (Town of Cromwell)
Address: Brook Street, Rocky Hill CT 06067
(259 Shunpike Road, Cromwell, CT 06416)
(41 West Street, Cromwell, CT 06416)

Attached:

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

- 1. *Is any part of the site within 500' of an adjoining town?* (Yes) (No)
- 2. *Will this project require an Inland Wetlands Agency permit?
if yes, have you obtained it?* (Yes) (No)
- 3. *Will this project require a DEP Stormwater Management Permit?
if yes, have you applied for it?* (Yes) (No)
- 4. *Will this Project Require an STC Permit?
if yes, have you submitted a copy of the plans to the STC?* (Yes) (No)
- 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.

 PROJECT MANAGER
Applicant Name and Signature

09/30/17
Date

To: Planning and Zoning Commission

From: Stuart B. Popper Director of Planning and Development

Date: December 6, 2017

Re: Section 8-24 Mandatory Referral for the Exchange of Properties at 100 and 120 County Line Drive and 161 Coles Road.

As part of the development of the 403,000 square foot warehouse at 120 County Line Drive the developer is requesting that the Town of Cromwell and the developer exchange properties. The purpose of the exchange is to provide the developer with additional land on which to construct a larger builder with more parking and larger drainage structures than were initially proposed. Attached is a map showing the parcels of land to be exchanged.

The exchange of properties will provide the Town of Cromwell with additional space on which to expand the existing transfer station and for future development of the town property.

The Town of Cromwell will be providing the developer with two parcels of land. The first piece is located immediately south of 120 County Line Drive and is a portion of 161 Coles Road. This piece is 6.25 acres portions of which are steeply sloped and contain wetlands and the 100 foot upland review area. It is important to note that this parcel is inaccessible from and is separated from the rest of 161 Coles Road by the Coles Brook and adjacent wetlands. The second piece is .30 acres which is gently sloped and is on the west side of the Transfer Station.

The developer will be providing the town with two parcels of land containing .88 acres located immediately north west and west of the transfer station. These parcels will provide land needed to expand the existing transfer station and for future development of the town property.