



**Town of Cromwell
Planning and Zoning Commission**

RECEIVED FOR RECORD
Dec 11, 2018 02:26P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

**REGULAR MEETING
7:00 P.M. TUESDAY DECEMBER 18, 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:**
 - a. Application # 18-77: Request for Site Plan Modification to Replace the Existing TPC Scoreboard adjacent to the new Clubhouse at 1 Golf Club Road. PGA Tour Design and Construction Services, Inc. is the Applicant and TPC of Connecticut Inc. is the Owner.
 - b. Application # 18-79: Request for Site Plan Modification to construct a new online grocery pickup area in the parking lot at 161 Berlin Road. Perry M. Petrillo Architects, P.C. is the Applicant and Infinity Cromwell Prop. LTD. Partner is the Owner.
 - c. Application # 18-80: Request for Site Plan Approval to construct new 11,925 +/- square foot building at 40 Commerce Drive. RDB Properties, LLC is the Applicant and CG Holdings II LLC is the Owner.
9. **New Business:**
 - a. Application #09-16: Request for a reduction in the Bond amounts at Northwood Estates. Northwood of Cromwell LLC is the Applicant and the Owner.
 - b. Section 8-24 Mandatory Referral for Acquisition of Property at 15R Christian Hill Road.
10. **Public Hearing:**
 - a. Application #18-62: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to permit a school for training in occupational skills Cortiva Institute (Formerly Connecticut Center For Massage Therapy) at 45 Shunpike Road. HBN-CSC LLC C/O HB Nitkin Group is the Applicant and the Owner.
11. **Approval of Minutes:**
 - a. November 8, 2018
12. **Commissioner's Comments:**
13. Adjourn

P & Z 2018 Permit Report						
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
18-01	Coles Road Brewing LLC	14 Alcap Ridge	Manufacture and sale of beer	Approved 2/6/2018	Awaiting renovations	
18-04	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Golf Tournament	Approved 3/27/2018	Event Complete	
18-05	Carrier Group, Inc.	76 Field Road	Special permit for Planned Residence Development	Approved 5/1/2018	Silt Fence installed, fill material arriving, Monitoring Wells installed	
18-06	Carrier Group, Inc.	76 Field Road	Site Plan approval for Planned Residence Development	Approved 5/1/2018	Silt Fence installed, fill material arriving, Monitoring Wells installed	
18-13	Carrier Group, Inc.	76 Field Rd/59R Nooks Hill/10 S. Ridge Rd	Substantial filling	Approved 5/1/2018	Silt Fence installed, fill material arriving, Monitoring Wells installed	
18-14	Joe's Filling Station LLC	35A Berlin Road	Permit to see Alcohol	Approved 5/15/18	Renovations in progress	
18-15	Cromwell Little League	W/S School ballfield	Add a scoreboard	Approved 5/15/18	Awaiting installation	
18-16	GKN Aerospace	100 Corporate Row	Temporary office trailer	Approved 5/1/18		

	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	Site Work in progress
18-21	Garrett Homes, LLC	539 Main Street	Construct retail bldg.	Approved 6/19/18	Site Work in progress
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	Site Work in progress
18-29	Town of Cromwell	204 Main Street	Transfer materials and grading	Approved 6/5/18	Construction underway
18-30	Michael Terenzio	105 Coles Road	CFD Flower Sale	App. 5/3/18	Event Complete

Permit#	Name of Applicant	P & Z 2018 Permit		Report		Decision Date	Status
		Site Location	Type of Activity	Type of Activity	Status		
18-31	The Well LLC	540 Main Street	Amend zoning reg.		Withdrawn		
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	Renovations underway	
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	Site in operation	
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	

Permit#	Name of Applicant	P&Z Permit Report Site Location	Type of Activity	Decision Date	Status
18-41	Christopher Plummer	135 Berlin Road Cromwell Diner	Modify site plan to add additional parking spaces	Tabled to 9/4/18	Tabled
18-42	David Trembley	51 Shunpike Road	Special permit for restaurant with sale of alcoholic beverages	Approved 8/21/18	Renovations in progress
18-43	Cromwell Village Assoc	150 Country Squire Dr.	Amend Master Plan	Approved 8/21/18	
18-44	Cromwell Village Assoc	150 Country Squire Dr.	Planned Multifamily Residential Development	Approved 9/4/18	
18-45	Cromwell Village Assoc	150 Country Squire Dr.	Removal of Earth Material	Approved 9/4/18	
18-46	Cromwell Village Assoc	150 Country Squire Dr.	Site Plan Approval for Planned Multifamily Residential Development	Approved 9/4/18	
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

Permit#	Name of Applicant	P&Z 2018 Permit		Report Type of Activity	Decision Date	Status
		Site Location				
18-49	Bryan Zerio	27 Fawn Run		Detached garage	Approved 9/20/18	
18-50	KC Brunini	Frisbee Park		Health & Wellness Event	Approved by Staff 9/25/18	Event Complete
18-51	Curaleaf	4 Willowbrook Road		Marijuana	Approved 8/21/18	Approved 8/21/18
18-52	Ganesha Hospitality	113 Berlin Road		Resubdivision	Approved 9/20/18	
18-53	G.M. Crisalli & Assoc.	161 Berlin Road		Modify site plan for construction to temp. trailers and dumpsters	Approved 8/7/18	Renovations begin 08/19/18
18-54	AVA Group	76 Berlin Road		Special Permit construction of hotel	Approved 9/20/18	
18-55	AVA Group	76 Berlin Road		SPA for construction of hotel	Approved 9/20/18	
18-56	Shady Lane Farm	Shady Lane		Modify existing Shady Lane Subdivision	Approved 9/20/18	
18-57	Curaleaf CT Retail LLC	4 Willowbrook Rd		Proposed marijuana dispensary	Approved	

Permit#	Name of Applicant	P&Z 2018 Permit		Report		Decision Date	Status
		Site Location		Type of Activity			
18-58	Joseph G. Moons	35A Berlin Road		Signs for Joe's Filling Station		Approved 10/2/18	
18-59	Covenant Home Inc.	52 Missionary Road		Planned multifamily residential development		Approved 11/8/18	
18-60	Scott Kieros, Rec. Dir. Town of Cromwell	Riverport Park		Food Festival		Approved by staff 9/11/18	Event Complete
18-61	HBN-CSC LLL c/o HB Nitkin Group	45 Shunpike Road		Facade and signage for new Marshall's Store		Approved 10/2/18	
18-62	HBN-CSC LLL c/o HB Nitkin Group	45 Shunpike Road		School for training occupational skills SPT		Scheduled for 12/18/18 mtg.	
18-63	Cromwell Growers, Inc	419 Main Street		Build new green house & loading dock addition		Approved 10/16/18	Awaiting Construction
18-64	Emmet Moore	43 Berlin Road		Jefferson Fry Company - Restaurant		Approved by staff 9/18/18	Renovations in progress
18-65	Daniel Sullivan	9 Rivercove Drive		Build accessory building		Approved 11/8/18	
18-66	Allan Spotts	309 Main Street		Election Headquarters		Approved by staff 10/4/18	Event complete
18-67	TNO Cromwell, LLC	136 Berlin Road		Starbucks w/drive-thru window		Approved 11/8/18	
18-68	TNO Cromwell, LLC	136 Berlin Road		Starbucks w/drive-thru window		Approved 11/8/18	

		P&Z 2018 Permit	Report		
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
18-69	TNO Cromwell, LLC	136 Berlin Road	Starbucks w/drive-thru window	Approved 11/8/18	
18-70	John Keithan	211 Shunpike Road	Pete's Cleaning Service warehouse	Approved by staff 10/10/18	
18-71	Myron Johnson	326 Main Street	Retail-Shovel/Rack	Approved by staff 10/17/18	
18-72	Tim Anderegg	201 Main Street	Bridgeview auto & truck repair	Approved by staff 10/13/18	
18-73	Carrier Group Inc.	76 Field Road	SPM Phasing Plan for Arbor Meadows	Approved 11/8/18	
18-74	Adam Annulli	45 Shunpike Road	Alterations/Marshall's	Approved by staff 10/24/18	
18-75	Scott Lamberson	323R Main Street	Election Headquarters	Approved by staff 10/30/18	Event complete
18-76	Garrett Homes	539 Main Street	Dollar General Store	Approved by staff 10/20/18	Construction in progress
18-77	PGA Tour Design & Construction	1 Golf Club Road	Replace Scoreboard	Scheduled for 12/18/18 mtg.	
18-78	Cromwell Fire Dept.	82 Court Street	Xmas tree sales	Approved by staff 11/5/18	

To: Planning and Zoning Commission

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

Date: December 11, 2018

Re: Comments for the December 18, 2018 Meeting Agenda

8. New Business Accept and Schedule New Applications:

a. Application # 18-77: Request for Site Plan Modification to Replace the Existing TPC Scoreboard adjacent to the new Clubhouse at 1 Golf Club Road. PGA Tour Design and Construction Services, Inc. is the Applicant and TPC of Connecticut Inc. is the Owner. *The Applicant is proposing to replace the previously existing PGA scoreboard. The proposed new scoreboard will be behind the new Club House and face the 18th Fairway. Attached is a plan of the proposed modification and staff comments. Staff is requesting that the Commission accept and schedule the application to be considered at the December 18, 2018 meeting.*

b. Application # 18-79: Request for Site Plan Modification to construct a new online grocery pickup area in the parking lot at 161 Berlin Road. Perry M. Petrillo Architects, P.C. is the Applicant and Infinity Cromwell Prop. LTD. Partner is the Owner. *The Applicant is seeking approval to modify parking, striping/markings and signage all related to a new pickup-delivery area located on the east side of the existing building commonly referred to as the Garden Center parking area. There will be no addition or deletion to existing parking stalls or vehicular aisles. Attached is a plan of the proposed modifications and staff comments. Staff is requesting that the Commission accept and schedule the application to be considered at the December 18, 2018 meeting.*

c. Application # 18-80: Request for Site Plan Approval to construct a new 11,925 square foot building at 40 Commerce Drive. RDB Properties, LLC is the Applicant and CG Holdings II LLC is the Owner. *The 2.2 acre undeveloped lot is located in the Industrial Zone District on the south side of Commerce Drive at the end of the cul-de-sac directly behind the Advanced Copy Technologies property. The applicant is proposing to build a new 11,925 square foot building with 31 parking spaces for NIC Systems Corporation. The building will contain 5,675 square feet of office space and 6,250 square feet of manufacturing space. Attached are plans, a description of NIC and the staff comments. Staff is requesting that the Commission accept and schedule the application to be considered at the December 18, 2018 meeting.*

9. New Business:

a. Application #09-16: Request for a reduction in the Bond amounts at Northwood Estates. Northwood of Cromwell LLC is the Applicant and the Owner. The Applicant will be

requesting release of all or portions of the Performance Bonds, the PZC Cash Bonds and the PZC Tree Bond. *Staff is requesting that the Commission accept and schedule the application to be considered at the December 18, 2018 meeting. Staff will present its recommendations at the meeting.*

b. Section 8-24 Mandatory Referral for the Acquisition 15 R Christian Hill Road. *The 3.703 acre undeveloped site is located in the R-25 Zone District on the south side of Christian Hill Road. The owner is proposing to give the land to the Town. Attached is a map showing the location of the property.*

10. Public Hearing:

a. Application #18-62: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to permit a school for training in occupational *skills* Cortiva Institute (Formerly Connecticut Center For Massage Therapy) at 45 Shunpike Road. HBN-CSC LLC C/O HB Nitkin Group is the Applicant and the Owner. *The 24.45 acre site is located in the Highway Business Zone District on the west side of Shunpike Road and north of Berlin Road and contains the former Kmart Shopping Center. The applicant is proposing to renovate a 19,000 square foot space in the south end of the existing building for the new school. Attached are plans, a description of the proposed school and some staff comments. We will distribute the remaining staff comments at the meeting.*

18-77

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: TPC River Highlands Golf Course Clubhouse - Replacement Scoreboard
Street Address: 1 Golf Club Road, Cromwell, CT
Volume/Page: 242/84 PIN #: 900457800

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: Tournament Players Club of Connecticut, Inc.
Address: 1 Golf Club Road
Cromwell, CT

Attached:

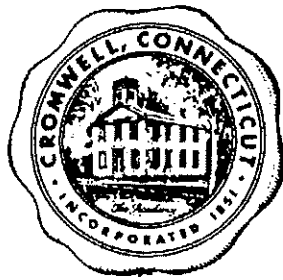
- (x) Application fee.
- (x) Fifteen copies of the Site Development Plan prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- 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

11-1-2018
Date



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
Date: November 14, 2018
Re: **Plan Review, PZC Application #18-77, TPC River Highlands**

BACKGROUND

A recent Site Plan approval was issued for a new Club House, Pro Shop and Restaurant at The Subject Property.

PROPOSAL

The Applicant is seeking approval to replace a PGA scoreboard behind the new Club House. The proposed scoreboard will face the 18th Fairway and will not be visible from public view.

COMMENTS

The proposal appears to be consistent with permitted uses.

**Engineering Department
Town of Cromwell
Cromwell, CT**

Memorandum

To: Planning & Zoning Commission

CC: Stuart Popper, Town Planner

From: Jon Harriman, P.E.

Date: 12/6/2018

Re: 18-77: TPC River Highlands – 1 Golf Club Road - Scoreboard

I have reviewed the plan entitled "TPC River Highlands Golf Course Clubhouse Redevelopment" dated revised November 18, 2018 by GZA GeoEnvironmental, Inc.

I have no comment on the plans detailing the construction of a scoreboard.

18-79

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL MODIFICATION

Name of Project: WALMART STORE: CULINE GROCERY PICKUP
Street Address: 161 BERUN ROAD, CROMWELL, CT
Volume/Page: _____ PIN #: _____

Applicant Name: PERRY M. PETRILLO ARCHITECTS, P.C.
Address: 9 PARK AVENUE
PARK RIDGE, NJ 07656
Telephone: 201-307-6153 (day) _____ (evening)
Email Address: cpetrillo@petrilloarchitects.com

Property Owner Name: WAL-MART B.E. BUS. TRUST
Address: 702 S.W. EIGHTH STREET
BENTONVILLE, AR 72716

Attached:

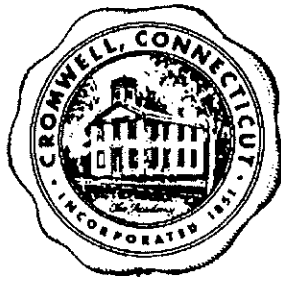
- Application fee.
- Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- 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.

Perry Petrillo
Applicant Name and Signature

11.13.18
Date



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development

From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer **BD**

Date: December 6, 2018

Re: **Plan Review, PZC Application #18-79, Site Plan Modification-
Walmart, 161 Berlin Road**

BACKGROUND

The Subject Property is the Cromwell Walmart.

PROPOSAL

The Applicant is seeking approval to modify parking, striping/markings and signage all related to a new pickup-delivery area located on the east side of the existing building commonly referred to as the Garden Center parking area. There will be no addition or deletion to existing parking stalls or vehicular aisles.

In addition to proposing pavement markings at 13 existing parking spaces, 13 steel sign poles embedded in concrete will bear non-illuminated signage guiding shoppers arriving for pickup.

COMMENTS

Cromwell Zoning Regulation §5.3.E (PUBLIC PURPOSE)* provides the use of site signage as proposed. However, the Applicant must comply with an overall height maximum of six (6) feet. The current proposal indicates an overall height of six feet and two inches (6'2").

**"Incidental non-illuminated signs, generally informational, that have a purpose secondary to the use of the property on which it is located, such as "no parking," "entrance," "loading" and other similar directives, subject to the approval of the Commission, on any lot provided no such sign shall be larger than two (2) square feet in sign area nor exceed a height of six (6) feet."*

**Engineering Department
Town of Cromwell
Cromwell, CT**

Memorandum

To: Stuart Popper

CC: Planning & Zoning Commission

From: Jon C. Harriman, P.E.

Date: 12/4/2018

Re: #18-79: 161 Berlin Road – Wal Mart

I have received a set of plans entitled; "Walmart Pickup LC," by Perry M. Petrillo Architects, PC, dated October 30, 2018.

The plans call for changes to the site signage, line striping and pavement markings to add a grocery pickup service to the existing facility. There are no changes to impervious surface or grades, so this department has no comments on the application.

Popper, Stuart

From: Chief Lamontagne
Sent: Wednesday, November 28, 2018 2:45 PM
To: Popper, Stuart
Subject: 18-79

Stuart,

I have no comments on this application.

Denise Lamontagne

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

Popper, Stuart

From: Michael Terenzio <mterenzio@cromwellfd.com>
Sent: Wednesday, November 28, 2018 4:36 PM
To: Popper, Stuart; Todd Gagnon
Cc: Lisa Pandolfini
Subject: P&Z application 18-79 and 18-80

Hello Mr. Popper,

I would like to provide you with a response regarding a site plan review of the applications for 161 Berlin Rd., Wal-Mart (18-79) and 40 Commerce Drive (18-80). This response is from the fire department operational aspects related to the projects and not the Fire Marshal's review for Code Compliance. After a review of the site plans there were no challenges to fire department operations that were noticed on the submitted drawings. Fire department access for manning and equipment did not appear to be impeded.

Thank you.

Michael Terenzio; B.S. EM; FO IV, FSI II
Fire Chief

Cromwell Fire Department
82 Court St
Cromwell, CT 06416
Phone: 860-635-6155 x1320
Cell: 860-471-1450
Fax: 860-632-1599
Email: mterenzio@cromwellfd.com / www.cromwellfd.com



18-80

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Site Plan Application
Street Address: 40 Commerce Drive, Cromwell, Connecticut
Volume/Page: 1506/155 PIN #: 11700100

Applicant Name: RDB Properties, LLC
Address: 13 Oakridge Drive
Cromwell, CT 06416
Telephone: 860-384-1334 (day) (evening)
Email Address: rberggren@nicssystems.com

Property Owner Name: C G Holding II LLC
Address: Captains Walk
Essex, CT 06426

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) n/a
- 3. Will this project require a DEP Stormwater Management Permit? (Yes) (No)
- if yes, have you applied for it? will apply after town approval (Yes) (No)
- 4. Will this Project Require an STC Permit? existing OSTA permit (Yes) (No)
- if yes, have you submitted a copy of the plans to the STC? (Yes) (No) n/a
- 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.

RONALD A. BERGGREN [Signature] 11-15-2018
Applicant Name and Signature Date



SYSTEMS CORPORATION

Control Systems Integrators

51 Belamose Avenue - Rocky Hill, CT 06067
Ph: (860) 529-0110 Fax: (860) 529-0105

Company Profile

NIC Systems Corporation (NIC) has been in the Control Systems Integration business for over 30 years. One actively employed owner privately owns the S Corporation. The company employs fifteen full time and two part time staff members of which twelve are engineers. Over the past five years the average sales have been \$5 million per year. NIC's 10,000 square foot facility is located in Rocky Hill CT. At this central CT facility NIC conducts all of its engineering, system fabrication and system support services. NIC has customers in a wide variety of commercial and industrial environments utilizing its diverse Systems Integration capabilities. Water Filtration and Distribution, Waste Water Treatment and Collection, Pharmaceutical Facilities, Aerospace Technology, Machine Tool Control and Injection Molding Systems are some of the fields that make up NIC's most prominent customer base. Supervisory Control And Data Acquisition (SCADA) systems provided by NIC are controlling automated systems throughout the world.

Control Panel Design and Assembly



NIC designs and fabricates all of our Control System Panels in our UL-508 Certified shop using the latest Programmable Logic Controllers

Software Design and Testing

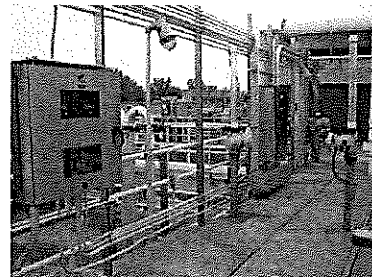
Custom software programs are developed for the specific process control requirements for each project

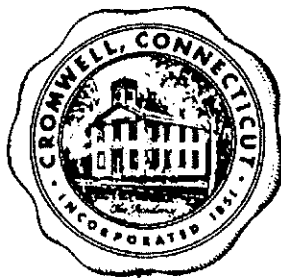


Extensive factory testing with validation documentation is provided for systems prior to being shipped to project site

Field Commissioning and Training

Post installation commissioning and on-site operator and maintenance personnel training completes the turnkey SCADA System
(Photo- Mattabassett WPCF)





MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
 From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer **BD**
 Date: December 3, 2018
 Re: **Plan Review, PZC Application #18-80- 40 Commerce Drive
 RDB Properties, LLC**

BACKGROUND

The Subject Property is located on Commerce Drive within the Industrial Zone.

PROPOSAL

The Applicant is seeking approval to construct a 11,925 SF manufacturing building.

COMMENTS

The below table reflects my review of the proposal:

<i>Item</i>	<i>Zoning Requirements</i>	<i>Proposed</i>
Lot Area	21,780 SF	96,244 SF
Minimum Front Yard	30'	60'+
Minimum Side Yard	10', 25' Aggregate	10',25'
Minimum Rear Yard	50'	50'
Maximum Building Coverage	75%	12.4%
Minimum Lot Frontage	125'	163.91'
Maximum Building Height	70'	<70'
Parking Spaces	24	31
Landscaping	Trees	4
	Shrub/Bush	184.5'
Lighting (Height, type and coverage)	-----	Complies
Signage	Monument- Maximum 25 SF	-Monuments sign complies
	Wall- Not to exceed 200 SF	-No Wall signs proposed
	Illumination- Allowed	-Sign Illumination not provided
Developer's Erosion Bond Estimate	Required by §8.6. B. 3.	NOT PROVIDED

Popper, Stuart

From: Peck, Rich
Sent: Wednesday, November 28, 2018 2:34 PM
To: Popper, Stuart
Subject: Application #18-80 at 40 Commerce Drive

Stuart,

There is no formal approval needed by the CWPCA.

The proposed new commercial building at 40 Commerce Drive will be able to connect to the sanitary sewer lateral coming off of Commerce Drive.

RDB Properties, LLC will be required to pay a Sewer Connection Fee (Outlet Fee) based on building square footage at the time of pulling a Drain Layer Permit from the Sewer Department.

Sincerely,

Richard A. Peck
Sewer Administrator, CWPCA
Town of Cromwell
860-632-3430
rpeck@cromwellct.com

Popper, Stuart

From: Chief Lamontagne
Sent: Wednesday, November 28, 2018 2:45 PM
To: Popper, Stuart
Subject: 18-80

Stuart,
I have no comments on this application.

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

Popper, Stuart

From: Michael Terenzio <mterenzio@cromwellfd.com>
Sent: Wednesday, November 28, 2018 4:36 PM
To: Popper, Stuart; Todd Gagnon
Cc: Lisa Pandolfini
Subject: P&Z application 18-79 and 18-80

Hello Mr. Popper,

I would like to provide you with a response regarding a site plan review of the applications for 161 Berlin Rd., Wal-Mart (18-79) and 40 Commerce Drive (18-80). This response is from the fire department operational aspects related to the projects and not the Fire Marshal's review for Code Compliance. After a review of the site plans there were no challenges to fire department operations that were noticed on the submitted drawings. Fire department access for manning and equipment did not appear to be impeded.

Thank you.

Michael Terenzio; B.S. EM; FO IV, FSI II
Fire Chief

Cromwell Fire Department
82 Court St
Cromwell, CT 06416
Phone: 860-635-6155 x1320
Cell: 860-471-1450
Fax: 860-632-1599
Email: mterenzio@cromwellfd.com / www.cromwellfd.com



Northwoods of Cromwell, LLC
370 Deming Road
Kensington, CT 06037
Phone: (860) 828-3512 Fax: (860) 828-0549
Email: nadeaufoundations@yahoo.com

December 7, 2018

RE: Maintenance Bond Release for Northwoods of Cromwell, LLC

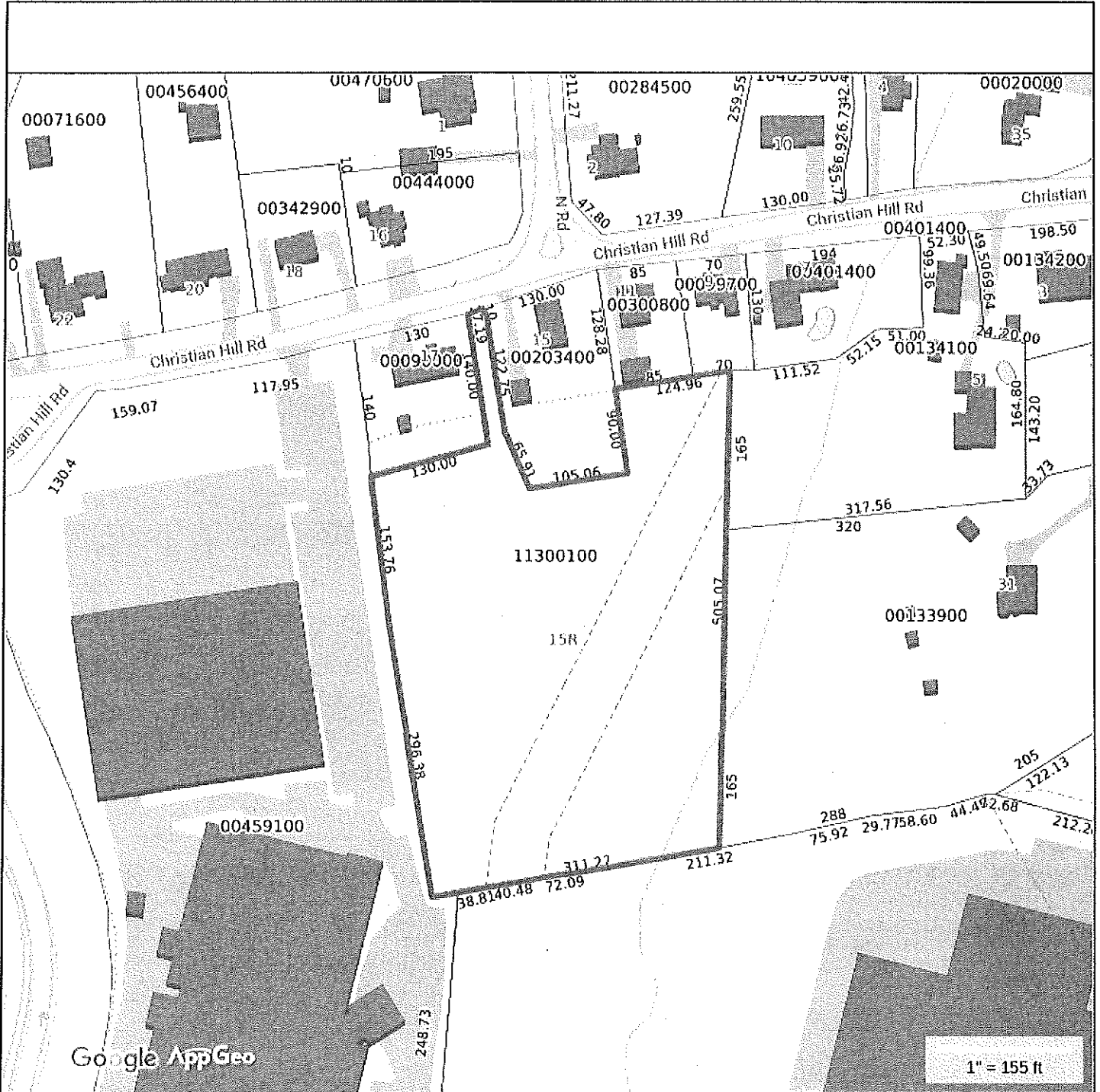
Town of Cromwell
Planning and Zoning
Attn: Stuart Popper
2nd Floor
41 West St
Cromwell, CT 06416

To Whom It May Concern:

This letter is to request the release of the Maintenance Bond at Northwoods of Cromwell.

Sincerely,

Norman Nadeau
Owner



Property Information

Property ID 11300100
 Location 15R CHRISTIAN HILL ROAD
 Owner GUARANTEED MAINTENANCE AND DEV



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/1/2018
 Data updated 11/18/2018

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday December 18, 2018 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #18-62: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to permit a school for training in occupational skills at 45 Shunpike Road. HBN-CSC LLC C/O HB Nitkin Group 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 the 4th day of December 2018.



18-62

Town of Cromwell
Planning and Zoning Commission

APPLICATION FOR SPECIAL PERMIT

Type of Activity: School for Training in Occupational Skills
(Per Section 3.3.C.4 of the Cromwell Zoning Regulations)
Street Address: 45 Shunpike Road Zoning District: HB
Parcel ID #: _____ Volume/Page: _____

Applicant: HBN-CSC, LLC dba HB NITKIN
Address: 230 Mason Street, Greenwich, CT 06830
Telephone Number (daytime): 203-861-9000
Email Address: PCWAY@HBNITKIN.COM

Property Owner: HBN-CSC, LLC
Address: 230 Mason Street, Greenwich, CT 06830

Description of Proposed Activity:

Seek Approval for new tenant Cortiva Institute
Massage Therapy & Skin Care Schools in a
portion of the former K-Mart store.


"I have read and I am familiar with the Cromwell Zoning Regulations Article 8.7 ("Special Permit Application Procedures"), Article 8.10.G ("Notification of Abutting Property Owners") and Article 8.10.H ("Public Hearing Sign Posting Requirements"). An "Impact Statement" per Section 9.4.A is attached."

[Signature] 9/13/18
(Signature of Owner or Designated Agent) (date)
Craig Way, Vice President, HB NITKIN
(printed name of signer)



The HB Nitkin Group

Real Estate Investment, Development and Management

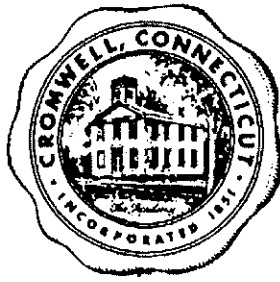
To: Cromwell Planning & Zoning
From: Craig Way, Vice President, HB Nitkin 
Re: Cortiva Institute new tenant for Cromwell Square
Dated: December 11, 2018

Cortiva Institute is wholly-owned by Steiner Leisure Limited, a private corporation established in 1999. Steiner owns many different educational company brands including Cortiva Institute.

Cortiva Institute is the nation's largest dedicated massage therapy and skin care education service provider with 30 campuses in 13 states. Cortiva has served students since 1973 and currently has over 3,500 students and over 100,000 alumni. In Connecticut, they have 3 campuses and those campuses generate approximately \$10 million in annual revenues. They have been doing business in Connecticut for over 10 years. They are accredited by the Department of Education and the business has never defaulted on a lease.

The space in Cromwell they will be occupying is approximately 19,000 square feet of usable space. The exterior of their building will have double storefront entrance doors and exterior masonry concrete block material that will be surfaced with a textured paint. A cantilever canopy is designed on the rendering as well as Cortiva Institute exterior building signage. They also plan to have directional signage at three (3) locations within the parking lot to direct their students to the school (please see attached). There will be plentiful parking in front of the Cortiva Institute entrance encompassing 75 parking spaces (42 new spaces planned).

Cortiva's hours of operation are expected to be M-F 8:30am – 6:30pm (admin only) as well as M-F 8:30am – 10 pm, Sat-Sun 8:30am – 5:30 pm (classes). They plan to have 45 total employees (approximately 30 at any one time) and 145-225 total students (depending on enrollments and approximately 75 at any one time).



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer BD
Date: December 11, 2018
Re: **Plan Review, PZC Application #18-62, 45 Shunpike Road- Cortiva Institute**

BACKGROUND

The Subject Property is located at the Cromwell Square Shopping Center (specifically the former K-Mart store).

PROPOSAL

The Applicant is seeking approval for a 19,000 SF private school providing massage therapy training. The proposed school would occupy the rear portion of the former K-Mart store along the south side of the shopping center. Forty-two (42) new parking spaces are proposed adjacent to 33 existing spaces along the former K-Mart garden center area.

COMMENTS

The ShopRite Site Plan was approved with a total of 1,076 parking spaces. The proposal of 42 additional spaces would total 1,118 spaces. An inventory of the overall parking at Cromwell Square is attached.

PARKING INVENTORY 45/51 SHUNPIKE ROAD, "CROMWELL SQUARE"

<u>NAME</u>	<u>CLASSIFICATION</u>	<u>PARKING per ZONING REGS</u>	<u>SQ FT</u>	<u>REQUIRED</u>
Vacant-remaining K Mart	Retail	3 spaces/1,000 SF	47,712	143
ShopRite	Retail	2.5 spaces /1,000 SF building area	73,350	183
Marshall's	Retail	3 spaces /1,000 SF building area	24,500	74
Chicago Sams Restaurant	Restaurant, Sit Down	1 space/ 4 seats (400)	10,059	30
Ruby Tuesdays	Restaurant, Sit Down	1 space/4 seats (244)	5,519	61
Dairy Queen	Fast Food Restaurant	1 space /50 SF building area	2,900	58
Xin Hua Chinese Take Out	Fast Food Restaurant	1 space /50 SF building area	1,200	24
Subway Sandwiches	Fast Food Restaurant	1 space /50 SF building area	792	16
Barb's Pizza Restaurant	Restaurant, Sit Down	1 space/ 4 seats (100)	3,620	25
Vacant- former pizza	Fast Food Restaurant	1 space /50 SF building area	1,536	31
Payless Footwear	Retail	4 spaces /1,000 SF building area	2304	9
Vacant- former L&S Communication	Retail	4 spaces /1,000 SF building area	1,536	6
Vacant- former Suburban	Retail	4 spaces /1,000 SF building area	4,120	16
Vacant-former Gloria Perry	Retail	4 spaces /1,000 SF building area	781	3
Weight Watchers	Retail	4 spaces /1,000 SF building area	1,533	6
Sally's Beauty Supply	Retail	4 spaces /1,000 SF building area	2,000	8
Pet Value	Retail	4 spaces /1,000 SF building area	4,000	16
Vacant- former European Wax	Retail	4 spaces /1,000 SF building area	1,666	7
Vacant- Go Health Urgent Care	Retail, Similar Use	4 spaces /1,000 SF building area	2,402	10
Cromwell Square Liquors	Retail	4 spaces /1,000 SF building area	3,000	10
H&R Block Advisors	Retail, Similar Use	4 spaces /1,000 SF building area	1,500	6
Super Hair & Tan	Retail, Similar Use	4 spaces /1,000 SF building area	1,500	6
GNC	Retail	4 spaces /1,000 SF building area	1,500	6
Weight Watchers	Retail, Similar Use	4 spaces /1,000 SF building area	2,000	8
Vacant, former Sugar Cube Café	Retail	4 spaces /1,000 SF building area	1,500	6
Vacant- former Imperial Restaurant	Retail	4 spaces /1,000 SF building area	1,500	6
Anytime Fitness	Retail, Similar Use	4 spaces /1,000 SF building area	5,500	22
Massage Envy	Retail, Similar Use	4 spaces /1,000 SF building area	3,500	14
Vacant- former A-Z	Retail	4 spaces /1,000 SF building area	2,534	10
Dollar Tree	Retail	4 spaces /1,000 SF building area	9,600	38

PARKING INVENTORY 45/51 SHUNPIKE ROAD, "CROMWELL SQUARE"

<u>NAME</u>	<u>CLASSIFICATION</u>	<u>PARKING per ZONING REGS</u>	<u>SQ FT</u>	<u>REQUIRED</u>
Vacant- former Radio Shack	Retail	4 spaces /1,000 SF building area	2,000	8
Fancy Nails	Retail, Similar Use	4 spaces /1,000 SF building area	1,200	5
Vacant- former Mr. Cigar	Retail	4 spaces /1,000 SF building area	1,400	6
T Mobile	Retail	4 spaces /1,000 SF building area	2,000	8
Vacant- former Fantastic Sam's	Retail	4 spaces /1,000 SF building area	1,600	6
TOTAL REQUIRED PARKING=				891
TOTAL AVAILABLE PARKING=				1,071

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM THURSDAY, NOVEMBER 8, 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, Paul Cordone, David Fitzgerald (alternate), Mo Islam (alternate)

Absent: Ken Slade, Ken Rozich, Nicholas Demetriades, Brian Dufresne, 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 Mo Islam and David Fitzgerald, Seconded by Jeremy Floryan. *All in favor; motion passed.*
4. **Approval of Agenda:** Mr. Popper said that Application #18-59 would be heard after Application #18-65. He also added Application #18-77, PGA Tour Design and Construction, 1 Golf Club Road, a request to replace the scoreboard. He asked that the application be accepted tonight and be scheduled for consideration at the December 4, 2018 meeting.

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

5. **Public Comments:** None
6. **Development Compliance Officer Report:** Mr. Driska asked if there were any questions or comments on his report. Chairman Kelly asked about the Carrier Group project (#18-05). Mr. Driska said that the infrastructure was beginning to go in, specifically the sewer and water lines and preliminary roadways.

He also said that the main structure at the TPC may be done this winter, that the Adelbrook parking project was still ongoing, and that the site work at the Dollar General at 539 Main Street is underway. Mr. Popper said that the Cromwell Diner application had been withdrawn.

Chris Cambareri asked if the Zoning Regulations need to be revised to address pop up shops. Mr. Popper said that the Town doesn't regulate timeframes. Depending upon the zone, a shop can go in as a matter of right, provided that they obtain a zoning permit, and those applications can be handled at the staff level.

7. **Town Planner Report:** Mr. Popper said that the Town Council granted Marriott's requested tax abatement. The developer was now addressing the issue of the easements with the abutting property owner. They expected to begin construction in March. Mr. Popper said he anticipated more applications to be submitted for December, but nothing was pending at this time for the November 20, 2018 meeting. He suggested that it be cancelled.

Michael Cannata made a motion to cancel the meeting scheduled for November 20, 2018, with all business deferred to December 4, 2018, Seconded by Paul Cordone. *All in favor; motion passed.*

8. **New Business:**

- a. Approval of 2019 Meeting Calendar: Michael Cannata made a motion to approve the calendar; Seconded by Jeremy Floryan. *All in favor; motion passed.*

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

- a. Application #18-77: PGA Tour Design and Construction, 1 Golf Club Road, for a replacement scoreboard.

Michael Cannata made a motion to accept Application #18-77 and to consider it at the December 4, 2018 meeting; Seconded by Chris Cambareri. *All in favor; motion passed.*

- b. Application #18-73: Request for a Site Plan Modification (Phasing Plan for Arbor Meadows) at 76 Field Road. Carrier Group Inc. is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-73 and to consider it at tonight's meeting; Seconded by Paul Cordone. *All in favor; motion passed.*

Mr. Popper said that the proposed phasing plan was as follows: 16 units in Phase 1, 11 in Phase 2, 15 in Phase 3, 19 in Phase 4 and 14 in Phase 5, for a total of 75 units. This proposal was based on the schedule of the Cromwell Water Pollution Control Authority and the financing of the utility improvements.

Michael Cannata made a motion to accept the phasing plan; Seconded by Chris Cambareri. *All in favor; motion passed.*

10. New Business:

- a. Application #18-68: Request for Site Plan Approval to construct a Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

This item will be considered during the public hearing for Applications #18-67 and #18-69.

11. Public Hearings:

Chairman Kelly read the legal notices for the public hearings scheduled for tonight.

- a. Application #18-65: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to permit garage facilities greater than 1000 square feet at 9 Rivercove Drive. Daniel P. Sullivan is the Applicant and the Owner.

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

Mr. Popper said that this is a typical application because of the zoning restrictions for accessory/garage facilities. The addition is 24 X 24 feet, 576 square feet in size, and 18 feet high.

Dan Sullivan, 9 Rivercove Drive, submitted the architectural elevation of the proposed building. Mr. Popper referenced the map in the packet showing the proposed location. There were no staff comments. Mr. Sullivan said it would be a storage building. There would not be heat or plumbing. The building materials list was included in the submission and included lumber and vinyl. Mr. Popper said that proposal met the bulk requirements. Mr. Driska said that the applicant had been working with staff since the project's inception. Mr. Sullivan said that the closest abutting neighbor had no issues with the proposal.

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

Michael Cannata made a motion to approve Application #18-65, Request for Special Permit under Section 2.7.A.4 of the Zoning Regulations to permit private garage facilities greater than 1000 square feet at 9 Rivercove Drive; Seconded by Chris Cambareri. *All in favor; motion passed.*

- b.** Application #18-59: Request for Site Plan Approval to construct a new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road. Covenant Home Inc., Covenant Village of Cromwell is the Applicant and the Owner.

Michael Cannata recused himself from this application and left the meeting.

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

Attorney Michael Dowley began by saying that the master plan had been previously approved. Tonight they were seeking site plan approval of the first phase and they would address the outstanding questions from the Commission. He said that they had been working with town departments and had received department approvals. He had submitted a letter from Sewer Administrator Richard Peck, dated November 1, 2018, saying that all comments had been addressed and giving approval, provided that the CWPCA also provides approval at its November 19, 2018 meeting.

Attorney Dowley said they had received comments from the Town Engineer concerning drainage issues on Catherine Street. He had originally required an area to be maintained and mowed, but now there was some concern that it was a wetlands area. He said that any approvals tonight would need to be subject to the approval of a maintenance plan to be prepared by a wetlands scientist and submitted to the Town Engineer, and that another memo from the Town Engineer had been submitted to that effect. Attorney Dowley said that the suggested fence had been ordered and would be constructed shortly.

Pamela Claproth, Executive Director of Covenant Village, provided an overview of Covenant Village and its history in Cromwell. This project will add 54 new independent living units and common areas, and 48 of 54 units are already pre-sold. Ms. Claproth reviewed the existing site and the proposed site plan improvements. She identified the open items from the previous meeting.

She said that the total parking required was 139 spaces, and 148 spaces will be provided. She showed a parking distribution plan and identified which spaces will be used by existing residents, new residents, and visitors.

Ken Kite, THW Design, showed a sketch of the landscaped, divided entrance. He described the monumental sign, saying it would meet all town regulations. It would

be 24 square feet, 6 feet high, and externally lit. The sign would be located as to not impede any sightlines. He reviewed the site lighting fixtures to show that the light beam focuses downward. He also provided an overall site photometric analysis to show that there is no overflow lighting affecting the neighbors.

Mr. Kite provided an overview of the existing units, as well as an architectural rendering, to compare how they tie into the proposed buildings. He highlighted the porte-cochere, the covered entrance to new community, which will serve as a focal point for the community. He showed three more renderings, saying the design honors the regional and local architecture. Chairman Kelly asked about valet parking, but Mr. Kite said that was not being provided.

Mr. Popper asked Mr. Ted Hart to answer some questions on the entranceway, specifically about the width for each lane and how they operated, and if they were marked for a crosswalk, and had a stop sign or stop bars. Mr. Hart said they were working with OSTA for a permit, which would probably be an administrative approval, but OSTA was waiting on final approval from Planning and Zoning. He said that the inbound lane was 12 feet wide, and 24 feet wide for the outbound. Both lanes were intended to operate as a single lane.

Mr. Popper asked about lighting at the intersection and was told that only the externally lit sign was planned. Mr. Hart reviewed the photometric plan to show that the entrance lane would be lit. He said that the plans included both stop bars and stop signs. He said that they were proposing a six-foot concrete sidewalk with ramp curbs and would be installing four-foot sidewalks where the driveways along West Street are now. The property owner would be responsible for addressing snow removal from the sidewalks.

Chairman Kelly asked about the width of the entranceway. Mr. Hart said it was to discourage delivery trucks from using this entrance, as there will be a separate truck entrance. Mr. Hart said that the emergency departments, fire and police, had reviewed the plans and had no comments.

Pamela Claproth thanked the Commission and said that the community was very excited about this project. Attorney Dowley said that the closing had been moved up and asked for approval tonight, if possible.

The hearing was opened for public comment.

Maria DiPaola D'ambrogio, 107 West Street, asked about the effect of the vibrations, and how it would affect her property. Chairman Kelly said that vibrations are usually involved with blasting, not demolition. Mr. Driska said that the buildings are proposed to be relocated, rather than torn down.

The hearing was opened to Commissioner comments. Several Commissioners complimented the proposal. Mr. Driska asked about the Commissioners' attendance in regards to voting tonight.

Mr. Popper read Town Engineer Jon Harriman's memo dated November 2, 2018 and his email memo dated November 8, 2018. Mr. Harriman said that he had reviewed the drainage issues on Bel-Air Manor and Catherine Drive. He had originally thought that the stormwater pond between Catherine Drive and Spruce Lane needed maintenance, such as the removal of vegetation and mowing, and the removal of sedimentation. However, after an onsite meeting with the project engineer, he had determined that the pond needed to be inspected by a wetlands scientist to determine what maintenance is required. He recommended that those recommendations be followed and that the cleaning of the stormwater structure and pipes be added as conditions of approval.

Mr. Harriman's previous comment regarding compliance with the Connecticut DEEP MS-4 permit requirement is also to be a condition of approval, as well as CWPCA approval per Sewer Administrator Richard Peck's November 1, 2018 memo, which Mr. Popper read into the record. Approval would be contingent upon the sewer plans being formally approved at their November 19, 2018 meeting.

Jeremy Floryan made a motion to close the public hearing; Seconded by Chris Cambareri. *All in favor; motion approved.*

Jeremy Floryan and David Fitzgerald both said that they watched the previous meeting via the livestream and were able to vote on the application. Mo Islam said he had not and would not be voting.

Chairman Kelly made a motion to approve Application #18-59, Request for Site Plan Approval to construct a new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road, with the following conditions: that the applicant comply with the CT-DEEP MS 4 permit requirements, that the forthcoming recommendations of a wetlands scientist regarding maintenance of the stormwater pond be followed and the stormwater structure and pipes be cleaned, and subject to the Cromwell Water Pollution Control Authority's approval of the sewer plan; Seconded by Chris Cambareri. In favor: Chairman Kelly, Chris Cambareri, Jeremy Floryan, David Fitzgerald, Paul Cordone. Abstained: Mo Islam. *Motion passed.*

- c. Application #18-67: Request for a Special Permit under Section 3.3.C.4 and 6.5 of the Zoning Regulations to permit a drive thru at the new Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

- d. Application #18-69: Request for a Special Permit under Section 4.2 of the Zoning Regulations to construct a Starbucks Coffee Shop in the Special Flood Hazard Area at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

Michael Cannata was re-seated.

Michael Cannata made a motion to open the public hearing for Application #18-67; Seconded by Chris Cambareri. *All in favor; motion passed.*

Michael Cannata made a motion to open the public hearing for Application #18-69; Seconded by Chris Cambareri. *All in favor; motion passed.*

James Cassidy, P.E., of Hallisey, Pearson and Cassidy Engineering Associate, Inc., 630 Main Street, represented TNO Cromwell, LLC, the owner of Cromwell Commons at 136 Berlin Road. He said that there were three applications: a site plan, a special permit application for the drive through and a special permit because a portion of the site was within the 100-year flood hazard zone. He said that Collene Byrne from Solli Engineering was present to discuss the traffic study. Mr. Cassidy submitted an affidavit regarding the posting of the required signs.

He began by showing an aerial photo of the site and highlighting the existing businesses within the shopping plaza, as well as the three access drives, one off of Sebethe Drive and two on Berlin Road, and the existing detention basin. He said that the overall site was 13.1 acres and zoned Highway Business. He also reviewed the abutters.

Mr. Cassidy showed the existing conditions survey. He said that the detention basin had been delineated by a wetlands scientist. They were looking to develop on a portion of the wetlands, part of the Burger King parking lot and the access drive. He said that they had obtained a wetlands permit already. He reviewed the site demolition plan, pointing out the bank of parking spaces to be used and the access drive to be relocated 60 feet to the west. He said that they would compensate for the filling of the wetlands by creating additional wetlands so that there would not be a loss of capacity. The new access drive would still be a one way in and there would be a one-way circular motion around the building that was 24 feet wide to accommodate two cars at a time. He said that there would be approximately 30 spaces on site, but a total of 54 between Starbucks and Burger King and 714 for the entire plaza, which was in excess of what was required. Mr. Cassidy said that Starbucks and Burger King work well together as they are busy during different times and do the majority of their business via drive through.

Mr. Cassidy showed an overlay of the current and proposed accessways.

In reviewing the drainage plan, he said that there was an existing 36-inch pipe running through the site that discharges to the detention basin and then eventually across the road to the state's system. They planned to tie into that via several catch basins. He said that the detention basin was severely overgrown with invasives, but they planned to replant it. They would tie into the water and sewer lines in Sebethe Drive. He reviewed the landscaping plan, noting canopy trees, foundation plantings and ornamental grasses.

Per the Town Engineer's request, they agreed to do a video inspection of the pipe and to replace or repair it as necessary. They agreed to the requirements of the DEEP MS-4 permit and to add a hydrodynamic separator to improve the water quality. He said that the new plantings in the basin will also improve water quality.

Mr. Cassidy said that there was a watercourse to the north, within a wooded wetlands areas. He said that debris from the woods, as well as from the plaza, builds up, plugging the 36-inch pipe, and causing flooding along the houses on Oak Road. The owner has agreed to install a trash rack on the pipe and to conduct twice-yearly inspections and to provide a written report on cleaning and maintenance. The Town reserves the right to modify the inspection requirement as necessary.

Mr. Cassidy referenced an example of a prototypical building, 1,900 square feet in size, but said that the actual design was not finalized at this time. He said it will look similar to the one recently built in Middletown, as a brick finished one-story building. He said that Starbucks requires site plan approval before developing contract plans. He said that if there were major design changes, they would come back to the Commission. He said that the signage will comply with zoning regulations. He showed a rendering of the proposed monument sign, and said that, if it changed, they would come back for approval. The monument sign had a brick veneer base, with round logo, was internally illuminated, about 11 square feet total, and 6 feet high.

Mr. Cassidy submitted a written statement of use and a response to the Special Permit criteria, saying that the use promoted business in town, was off of a major highway, was easily accessible, and had the infrastructure and utilities to support it. He said that the plaza owner was making a long-term investment in reusing a portion of the property.

Collene Byrne, Traffic Engineer with Solli Engineering, 501 Main Street, Monroe, Connecticut, said she prepared the traffic impact statement. She said that this requires a change to the plaza's major traffic generator permit, which would likely be dealt with via an administrative decision. She said they evaluated six intersections to conduct the AM, PM and Saturday peak counts, which was done in September. The review took into account the new FedEx distribution center in Middletown.

She said that the peak AM count was 135 trips, 69 entering and 66 exiting. Peak afternoon was 66 and peak Saturday was 133. She said that the pre-development levels of service were comparable to the post-development levels, with all intersections at level C or better. There was only one area with a slight degradation from B to C.

Ms. Byrne said that OSTA has to review the plans and that they have the final say on the relocation of the access drive. Mr. Cassidy said that the accessway will have signage and its geometry will discourage people from trying to take a left into it. Mr. Cassidy said that the plans show ten cars able to queue at the drive through, but more can be accommodated.

Mr. Popper said that some customers may walk over from other businesses in the plaza, without moving their cars from their original parking space. Chris Cambareri said he thought more people would go inside at Starbucks, rather than use the drive-through, than at Dunkin Donuts. Mo Islam asked about outside seating and Mr. Cassidy said they could not include that because of the limits on space due to the wetlands.

Several of the Commissioners complimented the plan and design. Mr. Popper said he thought that this development would spur development at the rest of the plaza.

Paul Cordone asked about a designated walkway and Mr. Cassidy said he would look into it, but that there were not any designated walkways in the rest of the plaza. He said that they were proposing to extend sidewalks along Berlin Road.

Mr. Popper said that one condition of approval of the site plan would be a 6-foot high fence along Sebeth Drive for screening of the dumpsters at the Nardelli plaza.

Mr. Cassidy said that there was a small encroachment of activity into the 100-year flood zone, about 72 square feet. No fill or grading was proposed and there would be no change in the amount of impervious coverage. This was necessary to match the grade of the pavement at Burger King.

Michael Cannata asked about the OSTA permit. Mr. Cassidy said he was confident that they would approve the one-way access drive, as it is an improvement over what is currently there.

Mr. Popper said that the Town Engineer had signed off on the plans, but that the one condition was to add in screening along Sebeth Drive. Chris Cambareri suggested staff approval of the final sign design and Mr. Driska said that the Commission was basically approving the size, location and illumination of the sign at this time.

The hearing was opened to public comment. Mr. Popper read a letter in opposition from Eugenia Falco, who said that there was too much traffic along Berlin Road.

Paul Cordone asked if natural screening could be used, and Mr. Popper said he was concerned about the vegetation being killed by roadway salt and the dumpsters still being visible.

Mr. Popper said that the police and fire departments had reviewed the plans and had no comments.

Michael Cannata made a motion to close the public hearing for Application #18-67, Seconded by Paul Cordone. *All were in favor; motion passed.*

Michael Cannata made a motion to close the public hearing for Application #18-69, Seconded by Chris Cambareri. *All were in favor; motion passed.*

Michael Cannata made a motion to approve Application #18-69; Request for a Special Permit under Section 4.2 of the Zoning Regulations to construct a Starbucks Coffee Shop in the Special Flood Hazard Area at 136 Berlin Road; Seconded by Chris Cambareri. *All in favor; motion passed.*

Michael Cannata made a motion to approve Application #18-67, Request for a Special Permit under Section 3.3.C.4 and 6.5 of the Zoning Regulations to permit a drive thru at the new Starbucks Coffee Shop at 136 Berlin Road; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Michael Cannata made a motion to approve Application #18-68, Request for Site Plan Approval to construct a Starbucks Coffee Shop at 136 Berlin Road, with the condition that an approximately 350 foot, natural colored vinyl screening fence be installed along Sebeth Drive, with final location to be determined by staff; Seconded by Chris Cambareri. *All in favor; motion passed.*


12. Approval of Minutes:

- a. October 16, 2018: no action taken

13. Commissioner's Comments: None

14. Adjourn: Michael Cannata made a motion to adjourn. Meeting adjourned at 9:27 p.m.

Respectfully submitted,


Julie C. Petrella
Recording Clerk