



**Town of Cromwell
Planning and Zoning Commission**

***SPECIAL MEETING
7:00 P.M. TUESDAY DECEMBER 5, 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. Election of Officers
9. **New Business Accept and Schedule New Applications:**
 - a. Application #17-55: Request to modify the Site Plan Approval at 153 West Street and 50 Mystique Lane to construct a building addition and more parking spaces. Orlando Cardenas is the Applicant and is the Owner.
 - b. Application #17-56: Request to modify the Site Plan Approval at 23 Shunpike Road to remove the existing self-serve bays and replace with more vacuums. Splash Car Wash is the Applicant and Vincent Vento is the Owner.
 - c. Application #17-57: Request to modify the Site Plan Approval at 95 Berlin Road to install new sign signs. 95 Berlin Road LLC is the Applicant and the Owner.
 - d. Application #09-16: Request to lower the Bond for Northwoods Estates Subdivision North Road. Northwoods of Cromwell LLC is the Applicant and Owner. This is a request to lower the existing \$249,749.40 Road Performance and Maintenance bond.
10. **New Business:**
 - a. Application #17-52: Request for Site Plan Approval to construct a new golf course club house and associated infrastructure at TPC River Highlands at 1 Golf Course Road. PGA Tour Design and Construction Services Inc. is the Applicant and Tournament Players Club of Connecticut, Inc. is the Owner.
 - b. Application #17-54: Request to modify the Site Plan Approval at 11 Progress Drive to construct a building addition and additional parking spaces. Snyder Civil is the Applicant and Yedem Properties LLC is the Owner.
 - c. Application #09-16: Request to lower the Bond for Northwoods Estates Subdivision North Road. Northwoods of Cromwell LLC is the Applicant and Owner.

RECEIVED FOR FILING
11/29/2017 at 8:50AM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Gloria Prundergast, Asst.
TOWN CLERK

11. Public Hearing:

- a. Application #17-50: Request for a Special Permit under Section 6.6 of the Zoning Regulations to create a rear lot at 680 Main Street. Patricia Deperry is the Applicant and Anna Dubik is the Owner.
- b. Application #17-51: Request for a Special Permit under Section 2.2.C.4 of the Zoning Regulations to construct a new golf course club house at the TPC River Highlands at 1 Golf Course Road. PGA Tour Design and Construction Services Inc. is the Applicant and Tournament Players Club of Connecticut, Inc. is the Owner.

12. Commissioner's Comments:

13. Approval of Minutes:

- a. November 21, 2017

14. Adjourn

P & Z Permits 2017						
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
17-01	Greater Hartford Comm. Foundation	One Golf Club Road	Travelers Championship	Approved with conditions 2/2/17	Event over	
17-02	Town of Cromwell		Amend Section 1.7 of the Zoning Regulations	Approved 3/7/2017	Complete	
17-03	Jonathan Gerolami	321/323 Main Street	Recreation games	Approved by ZEO 1/20/2017	Open for Business	
17-04	Sommer Nelson	547 Main Street	VCA Cromwell Animal Hospital- Dog Training classes	Approved by ZEO 1/27/2017	Open for classes	
17-05	Michael Santangelo	17 Jennerifer Lane	Oversized Garage	Approved 3/21/2017	Complete	
17-06	Town of Cromwell - Public Works Dept.	Willowbrook Rd at 372	Roadway reconstruction filling within flood hazard area	Approved 3/21/2017	Begins 11/16/2017	
17-07	Town of Cromwell	Willowbrook Rd. (South end)	Widening & pavement rehabilitation	Approved 3/21/2017	Begins 11/16/2017	
17-08	Stanley Jasiecki	33 Shadow Lane	Leanto Greenhouse	Approved with conditions 3/21/2017	Complete	
17-09	Edward Alnas	136 Berlin Road	Pizzapie Restaurant	Approved by ZEO 3/3/2017	Complete	

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-10	Two Men & a truck	70 County Line Drive	Proposed Building	Approved 4/18/17	Withdrawn
17-11	C & G Holdings II, LLC	Lots 6 & 7 Commerce Dr.	Resubdivision	Approved with conditions 6/6/17	Complete
17-12	Lisa DiMichele	6 Kirby Road	Caffe Vernazza, Emporium	Withdrawn	Closed
17-13	Chris Cambareri	Country Squire Drive	Military Simulation	Approved by ZEO 4/17/2017	Event over
17-14	Autumn Lake of Cromwell	385 Main Street	Install new signs	Approved 5/16/2017	Complete
17-15	Keystone Novelties	113 Berlin Road	Temp Fireworks Retail	Approved 5/2/17	Event over
17-16	Kevin Reed	town wide	Amenda reg 3.5.C.4 to add pet day care	Approved 5/16/2017	Complete
17-17	Fire Dept. Michael Terenzio	105 Coles Road	Mother's day flower dales	Approved by ZEO 4/16/17	Event over
17-18	Lisa DiMichele	6 Kirby Road	SP Mod. To install parking spaces	Denied 7/18/2017	Closed
17-19	Paraco Gas	Krauszers/117 Berlin Road	Propane tanks & cage	App/cond 6/6/17	Complete
17-20	Middlesex Counseling Center	1 Willowbrook Suite 6	Family Counseling	Approved by ZEO 5/15/2017	Open for Business
17-21	Town of Cromwell	Town wide	Amend sections 3.2.3 and Section 3.3.4	Approved 6/6/2017	Complete

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-22	JPG Partners, LLC	186 Shunpike Road	Construct affordable housing development	PH continued to 11/21/2017	Pending
17-23	JLSurveying	135 Berlin Road	Install additional parking at Cromwell Diner	Approved with conditions 6/20/17	Complete
17-24	Myhang Phan	542 Main Street	My Hair Salon	Approved by ZEO 5/24/2017	Open for Business
17-25	Carrier Group Inc.	76 Field Road	Change zone R-25 to PRD zone	Approved 8/1/17	Complete
17-26	Stephen Larson	30 New Lane	Fibre Dust tent sale	Approved by staff	Event over
17-27	HB Nitkin	51 Shunpike Road	Amend site plan	Approved with conditions 7/18/17	Pending
17-28	Coles Road Brewery	30 New Lane	Operate a Brewery	Tabled	Withdrawn
17-29	Splash Car Wash	23 Shunpike Road	Car Wash pay stations	Approved 7/18/2017	Complete
17-30	Kendall Amenta	2 Willowbrook Road	Tanning Salon & Spa	Approved by ZEO 7/3/2017	Open for Business
17-31	Dorothy Williams	200 West Street	Install monument sign	Approved 8/1/17	Open for business
17-32	Arco National Const.	120 County Line Drive	Erosion & Control Plan	Approved 9/5/17	Pending
17-33	Christopher Panehianco	48 South Street	Home based business	Approved 9/5/17	Complete

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-34	Robert Gallitto	95-97 Berlin Road	Site Plan Modification	Approved 9/5/17	Work in progress
17-35	Jeff DiClemente	75 Field Road	Park Comm. Vehicles and Trailer	Approved 10/3/2017	Complete
17-36	Evergreen	Willowbrook Road	Site Plan Modification	On Hold	Work in progress 11/15
17-37	Republican Town Comm.	309 Main Street	Campaign Headquarters	Approved by ZEO 8/23/2017	Event over
17-38	Stephen Larson	30 New Lane	Fibre Dust Retail Store	Approved by ZEO 8/30/17	Work in progress
17-39	Linden Landscape Ed Amate	60 Hicksville Road	New Parking Expansion a Adelbrook,	Approved w/conditions 10/3/2017	Under construction
17-40	Ed Amate	136 Berlin Road	Smoothie & Art Class	Approved by Town Planner 8/30/17	Open
17-41	Patrick Precourt	14 Alcap Ridg	Gym/Fitness Center	Approved by Town Planner 8/31/17	Work in progress
17-42	National Sign Corp.	164 West Street	Install new digital sign	Approved 11/9/17	Work in progress
17-43	Celina Kelleher	Pierson Park	Trick R Trunk	Approved by Town Planner 9/1/17	Event over

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-44	Cromwell Little League	6 Mann Memorial	Install Lights on field	No Action	Pending
17-45	Cromwell Village Assoc.	150 Country Squire Dr./Nike Site	Amend zone map	Approved 11/9/17	Complete
17-46	Lisa DiMichele	6 Kirby Road	Additional parking for coffee shop	Approved 10/3/2017	Complete
17-47	Tom O'Rourke	Nike Site/Country Squire Dr	Military Simulation event	Approved by ZEO 9/18/2017	Complete
17-48	Truong Linh	200 West Street	Astrology & Crystal Energy	Approved by ZEO 8/3/2017	Complete
17-49	Gary Nelson	5 Reiman Drive	Painting & Handyman Serv.	Approved by ZEO 10/2/2017	Complete
17-50	Patricia Deperry	680 Main Street	Create rear lot	PH on 12/5/2017	Pending
17-51	PGA Tour Design & Const	1 Golf Course Road	Construct new club house	PH on 12/5/2017	Work to begin in 2018
17-52	PGA Tour Design & Const	1 Golf Club Road	New club house & assoc. infrastructure	Scheduled for 12/5/2017	Work o begin in 2018
17-53	ARCO National Const.	120 County Line Drive	Construct warehouse	Scheduled for 12/5/2017	Awaiting construction start
17-54	Snyder Civil	11 Progress Drive	Construct bldg. Addition	Scheduled for 12/5/2017	Pending

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: November 28, 2017
Re: Comments for the December 5, 2017 Special Meeting Agenda

9. New Business Accept and Schedule New Applications:

a. Application #17-55: Request to modify the Site Plan Approval at 153 West Street and 50 Mystique Lane to construct a building addition and more parking spaces. Orlando Cardenas is the Applicant and is the Owner. *The applicant is proposing to construct a 26'x54' addition (1,404 sf) to the current residence at No. 153 West Street. The addition will house "Mia's Beauty Salon/Spa", an active business currently occupying Leased Space elsewhere within the Town of Cromwell. Staff is requesting the Commission accept the application and schedule it to be heard as a business item at the January 2, 2018 meeting.*

b. Application #17-56: Request to modify the Site Plan Approval at 23 Shunpike Road. Splash Car Wash is the Applicant and Vincent Vento is the Owner. *The applicant is proposing to remove the existing self-serve bays and replace with more vacuums. Staff is requesting the Commission accept the application and schedule it to be heard as a business item at the January 2, 2018 meeting.*

c. Application #17-57: Request to modify the Site Plan Approval at 95 Berlin Road to install new sign signs. 95 Berlin Road LLC is the Applicant and the Owner. *Staff is requesting the Commission accept the application and schedule it to be heard as a business item at the January 2, 2018 meeting.*

d. Application #09-16: Request to lower the Bond for Northwoods Estates Subdivision North Road. Northwoods of Cromwell LLC is the Applicant and Owner. This is a request to lower the existing \$249,749.40 Road Performance and Maintenance bond. *Staff will present its recommendation regarding the amount of the bond to be released at the December 5, 2017 meeting. Staff is requesting the Commission act on this request at the December 5, 2017 meeting.*

10. New Business:

a. Application #17-52: Request for Site Plan Approval to construct a new golf course club house and associated infrastructure at TPC River Highlands at 1 Golf Course Road. PGA Tour Design and Construction Services Inc. is the Applicant and Tournament Players Club of Connecticut, Inc. is the Owner. *The applicant is proposing to demolish the existing club house and construct a new 39,830*

square foot clubhouse building. Staff has reviewed the application and attached are copies of the staff comments.

b. Application #17-54: Request to modify the Site Plan Approval at 11 Progress Drive to construct a building addition and additional parking spaces. Construction is the Applicant and Yedem Properties LLC is the Owner. *The existing two story, 8,454 square foot building is located in the Industrial Zone on the side of Progress Drive. The applicant is proposing to construct a 3,800 square foot addition to the building and to add 3 additional parking spaces.*

11. Public Hearing:

a. Application #17-50: Request for a Special Permit under Section 6.6 of the Zoning Regulations to create a rear lot at 680 Main Street. Patricia Deperry is the Applicant and Anna Dubik is the Owner. *The existing parcel contains 1.77 acres or (75,005 square feet) in the R-25 Residential Zone District. The parcel is located on the east side of Main Street north of Golf Club Road. The applicant is proposing to create 50,003 square foot rear lot containing an existing single family house and a 25,002 square foot front lot with a proposed house. Staff has reviewed the application and attached are copies of the staff comments.*

b. Application #17-51: Request for a Special Permit under Section 2.2.C.4 of the Zoning Regulations to construct a new golf course club house at the TPC River Highlands at 1 Golf Course Road. PGA Tour Design and Construction Services Inc. is the Applicant and Tournament Players Club of Connecticut, Inc. is the Owner. *The applicant is proposing to demolish the existing club house and construct a new 39,830 square foot clubhouse building. Please see attached plans and narrative describing the project. Staff has reviewed the application and attached are copies of the staff comments.*

17-55

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: MIS's Salon- Additons/Alterations to 153 West Street, Cromwell, CT
Street Address: 153 West Street
50 Mistique Lane
Volume/Page: 659/44 & 1449/344 PIN #: _____

Applicant Name: Orlando Cardenas
Address: 153 West Street
Cromwell, CT 06416

Telephone: 860-662-1466 (day) Same as day (evening)

Email Address: crdns@aol.com

Property Owner Name: Orlando J. & Lisa J. Cardenas
Address: Same as Applicant

Attached:

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

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

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

Orlando Cardenas
Applicant Name and Signature
Orlando Cardenas, Owner

11-12-17
Date

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Splash Car Wash
Street Address: 23 Shunpike Rd, Cromwell CT
Volume/Page: 642/217 PIN #: 20/13/20

Applicant Name: Splash Car Wash
Address: 625 W. Putnam Ave
Greenwich CT 06830
Telephone: (203) 253-8798 (day) same (evening)
Email Address: frank@splashcarwashes.com

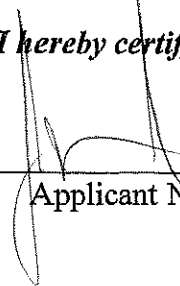
Property Owner Name: Vincent Vento
Address: 376 Bridgeport Ave
Shelton CT 06484

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.



Applicant Name and Signature

4/22/17

Date

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL Modification

Name of Project: CAR WASH New Signs

Street Address: 95 Berlin Rd

Volume/Page: PIN #:

Applicant Name: 95 Berlin Road LLC Attn Vincent Paszio

Address: 95 Berlin Rd Cromwell CT 06416

Telephone: (203) 509-5506 (day) anytime (evening)

Email Address: vporzio@yahoo.com

Property Owner Name: 95 Berlin Road LLC


Address: 95 Berlin Rd
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 <u>any part</u> of the site within 500' of an adjoining town? | (Yes) | (No) |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ? | (Yes) | (No) |
| if yes, have you obtained it? | (Yes) | (No) |
| 3. Will this project require a <u>DEP Stormwater Management Permit</u> ? | (Yes) | (No) |
| if yes, have you applied for it? | (Yes) | (No) |
| 4. Will this Project Require an <u>STC Permit</u> ? | (Yes) | (No) |
| if yes, have you submitted a copy of the plans to the STC? | (Yes) | (No) |
| 5. Does the parking comply with the <u>handicapped parking</u> | (Yes) | (No) |
| 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

11/27/17
Date



HALLISEY, PEARSON & CASSIDY
Engineering Associates, Inc.

630 Main Street
Cromwell, CT 06416-1444

TELEPHONE: (860) 529-6812
FAX: (860) 721-7709
Paul A. Hallisey, P.E. & L.S.
James P. Cassidy, P.E.

November 14, 2017

Stuart Popper, Town Planner
Cromwell Planning and Zoning Commission
Town of Cromwell
41 West Street
Cromwell, CT 06416

Dear Mr. Popper:

RE: Request for Connecticut General Statue Section 8-24 Report Regarding Acceptance of Bucks Crossing and Fawn Run as Town Roads and Request for Release of Bond for Roadway Improvements

On behalf of Northwoods of Cromwell, LLC, the developer of the Northwoods Estates subdivision, I am requesting that the above referenced matter be placed on the agenda for the December 5, 2017 meeting of the Planning and Zoning Commission.

My client is asking that the commission make the Section 8-24 recommendation to the Cromwell Town Council that they accept the remaining portions of Bucks Crossing and Fawn Run as public roads at their next regularly scheduled meeting.

Road performance and maintenance bonds in the amount of \$249,749.40 are being held by the town. I am requesting that the bonds be fully released and all monies returned to Northwoods of Cromwell, LLC. Thank you.

Sincerely,

James P. Cassidy, P.E.
Project Engineer

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: TPC River Highlands Golf Course Clubhouse Reconstruction
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

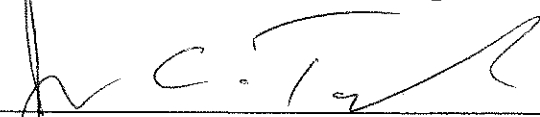
Property Owner Name: Tournament Players Club of Connecticut, Inc.
Address: 1 Golf Club Road, Cromwell, CT

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

10.30.2017
Date

From: Popper, Stuart [mailto:spopper@cromwellct.com]

Sent: Monday, November 20, 2017 3:55 PM

To: Nathaniel Russell <Nathaniel.Russell@gza.com>

Subject: Review of Applications # 17-51 and 17-52

Hello Nate,

Application #17-52: Request for Site Plan Approval to construct a new golf course club house and associated infrastructure at TPC River Highlands at 1 Golf Course Road. PGA Tour Design and Construction Services Inc. is the Applicant and Tournament Players Club of Connecticut, Inc. is the Owner.

Please be advised that I have reviewed the above referenced application and plans have the following comments:

1. Please indicate on the Zoning Table the number of existing parking spaces and existing square footage.
2. I am trying to figure out how you address the parking regulations i.e. so many parking spaces for retail use, restaurant, office, etc. The building is 39,000 + square feet How did you come up with the number of 210 parking spaces required. Your table does not address the square footage of the building.

We need to meet on this asap.

Thanks,

Stuart

Stuart B. Popper, AICP

Director of Planning and Development

Town of Cromwell

860-632-3422

Fax 860-632-3477

17-54

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN ~~APPROVAL~~ MODIFICATION

Name of Project: CENTRAL MECHANICAL SERVICES - ADDITION
Street Address: 11 PROGRESS DR.
Volume/Page: 926/1 PIN #: 00520800

Applicant Name: SNYDER CIVIL ENGINEERING LLC
Address: 150 MARLBOROUGH STREET
PORTLAND CT 06480

Telephone: 860 342 1370 (day) _____ (evening)

Email Address: DSNYDER@SNYDERCIVIL.COM

Property Owner Name: YEDMAN PROPERTIES LLC
Address: 151 BLUE RIDGE RD
KENSINGTON CT 06037

Attached:

- Application fee. \$260.00
- Twenty-five copies of the Site Development Plan prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations. 15 11" X 17", 5 FULL SIZE 24" X 36"

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


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

X

DONALD R SNYDER JR P.E.
Applicant Name and Signature

11/2/17
Date

Memo

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer 
Date: November 15, 2017
Re: **Application #17-54, 11 Progress Drive**

The Applicant proposes a 40 ft. x 90 ft. (3,600 sq.ft) addition to an existing 5,686 sq. ft. design and fabrication company located at 11 Progress Drive.

The following relevant Zoning requirements were reviewed for the proposal:

ZONE "T"	REQUIRED	PROPOSED	COMPLIANCE
<i>Lot Area</i>	21,780 sq.ft.	84,506 sq.ft.	Yes
<i>Side Yard Setback</i>	10-ft.	23-ft.	Yes
<i>Rear yard Setback</i>	50-ft.	153-ft.	Yes
<i>Max. Bldg. Height</i>	70-ft.	40-ft.	Yes
<i>Max. Bldg. Coverage</i>	50%	6.9%	Yes
<i>Parking</i>	11 Spaces	11 Spaces	Yes

A review of existing site topography and the Applicant's Erosion and Sedimentation (E&S) Control Plan was conducted resulting in the following staff comments:

1. Applicant shall provide a 24/7 E&S emergency contact name and cell phone number on Site Plan
2. Applicant shall provide staked hay bales site encircling the proposed topsoil pile
3. A Pre-Construction Meeting shall be required

Popper, Stuart

From: Harriman, Jon
Sent: Monday, November 06, 2017 1:53 PM
To: Popper, Stuart
Subject: 11 Progress Drive P&Z application

Stuart,

Here are some preliminary comments:

1. The plans don't appear to address the requirements of section 5.4 – Stormwater Runoff Control.
2. The proposed grading shows slopes at about 1:1 (a letter dated November 3, 2017 indicates the slopes will be stabilized with riprap). If 2:1 or flatter slopes cannot be achieved, we will need to review slope stability calculations along with more design information.
3. Will need engineered retaining wall calculations. (Building official will probably want something for the building wall that also appears to function as a retaining wall, but that would be at a future date).
4. Also please show where the retaining wall drain discharge will be located.

Jon Harriman, P.E.
Town Engineer
Town of Cromwell, CT
ph: 860 632-3465
fx: 860 632-3477

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Special Meeting and Public Hearing on Tuesday December 5, 2017 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

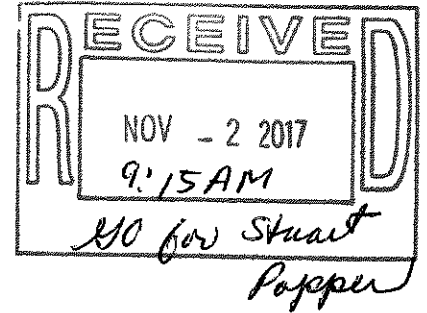
1. Application #17-50: Request for a Special Permit under Section 6.6 of the Zoning Regulations to create a rear lot at 680 Main Street. Patricia Deperry is the Applicant and Anna Dubik is the Owner.
2. Application #17-51: Request for a Special Permit under Section 2.2.C.4 of the Zoning Regulations to construct a new golf course club house at the TPC River Highlands at 1 Golf Course Road. PGA Tour Design and Construction Services Inc. is the Applicant and Tournament Players Club of Connecticut, Inc. 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 16th day of November 2017.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT



Type of Activity: Rear Lot
(Per Section 6.6 of the Cromwell Zoning Regulations)
Street Address: 680 Main Street Zoning District: A-25
Assessor's Parcel ID #: 00092600 Volume/Page: _____

Applicant's Name: Patricia Deperry
Address: 6 Marsal Lane
Telephone Number (daytime): 860-508-3255
Email Address: PatriciaDeperry@PHH.SNE.com

Property Owner's Name: Anna Dubik
Address: 680 Main Street

Description of Proposed Activity:
Perform a lot split of the existing parcel making the existing structure a rear lot and create a new parcel out of the front yard of the existing parcel

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).

Patricia W. Deperry
(applicant)

10-31-17
(date)

Memo

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer
Date: November 16, 2017
Re: **Application #17-50, SPECIAL PERMIT- REAR LOT
680 MAIN STREET, R-25 Zone**



I have reviewed Special Permit Application #17-50 for a Rear Lot at 680 Main Street noting it complies with Cromwell Zoning Regulation Section 6.6.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

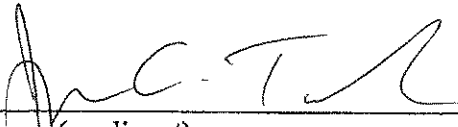
Type of Activity: Outdoor Recreation Facility (Golf Course)
(Per Section 2.2.C, 4 - Other Uses of the Cromwell Zoning Regulations)
Street Address: 1 Golf Club Road, Cromwell, CT Zoning District: R-25
Assessor's Parcel ID #: 00457800 Volume/Page: 242/84

Applicant's Name: Mr. James C. Triola, PGA TOUR Design and Construction Services, Inc.
Address: 13000 Sawgrass Village Circle, Suite 16, Ponte Vedra Beach FL 32082
Telephone Number (daytime): 904-280-4882
Email Address: JamesTriola@pgatourhq.com

Property Owner's Name: Tournament Players Club of Connecticut, Inc.
Address: 1 Golf Club Road, Cromwell, CT

Description of Proposed Activity:
Re-development of the existing TPC River Highlands Golf Course Club House and associated parking and infrastructure. See the accompanying Site Plan Application, Application Letter and attachments for additional details and information.

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



(applicant)
James C. Triola

10.30.2017
(date)

Town of Cromwell

Memo

RECEIVED FOR FILING
11/15 2017 at 9:27AM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

To: Joan Ahlquist, Town Clerk
From: Stuart B. Popper, Town Planner
Date: November 15, 2018
Re: Planning & Zoning Meeting Dates for 2018

Gloria Prendergast
TOWN CLERK

The following meeting dates for 2018 were approved by the Planning & Zoning Commission at their meeting on November 9, 2017.

January 2, 2018 and January 16, 2018

February 6, 2018 and February 20, 2018

March 6, 2018 and March 20, 2018

April 3, 2018 and April 17, 2018

May 1, 2018 and May 15, 2018

June 5, 2018 and June 19, 2018

July 17, 2018

August 21, 2018

September 4, 2018 and September 20, 2018

October 2, 2018 and October 16, 2018

November 8, 2018 and November 20, 2018

December 18, 2018

September's 2nd meeting will be held on Thursday, September 20th because Yom Kippur is on the 18th and November's first meeting will be on Thursday, November 8th because November 6th is Election Day.