




**Town of Cromwell  
Planning and Zoning Commission**

**REGULAR MEETING  
7:00 P.M. TUESDAY FEBRUARY 19, 2019  
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET  
AGENDA**

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of Agenda
5. Public Comments
6. Development Compliance Officer Report:
7. Town Planner Report:
8. New Business: Accept and Schedule New Applications:
9. Public Hearing:
  - a. Application #19-03: Request for Site Plan approval for the construction of the loop road and the demolition of a portion of the existing D-Wing at Covenant Village of Cromwell at 52 Missionary Road. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner.
10. Commissioner's Comments:
11. Approval of Minutes:
  - a. February 5, 2019
12. Adjourn:

RECEIVED FOR RECORD  
Feb 12, 2019 09:34A  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT



# Memo

**To: Planning and Zoning Commission**  
**From: Stuart B. Popper, AICP**  
**Director of Planning and Development**  
**Date: February 12, 2019**  
**Re: Comments for the February 19, 2019 Meeting Agenda**

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## 9. Public Hearing:

a. Application #19-03: Request for Site Plan approval for the construction of the loop road and the demolition of a portion of the existing D-Wing at Covenant Village of Cromwell at 52 Missionary Road. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner.

### Background Information:

*The 37.71 acre site is located on south side of West Street in the Institutional Development Zone District and contains the existing Covenant Village Development.*

*The amended Master Plan for Covenant Village of Cromwell was approved on May 15, 2018. It included the construction of a road behind Pilgrim Manor that creates a connection to Missionary Road and provides improved traffic circulation around the campus. This project will create what has been referred to as a "Loop Road".*

*The demolition of D-Wing consists of the removal of a two-story portion of the building that measures 76 feet by 76 feet. This will make room for the loop road and a new parking lot. This will result in a net increase in parking of 46 spaces while reducing the building floor area by 11,500 square feet.*

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday February 19, 2019 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #19-03: Request for Site Plan approval for the construction of the loop road and the demolition of a portion of the existing D-Wing at Covenant Village of Cromwell at 52 Missionary Road. Covenant Home Inc. Covenant Village of Cromwell 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 6<sup>th</sup> day of February 2019.

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Covenant Village Loop Road and D-Wing Demolition  
Street Address: 52 Missionary Road  
Volume/Page: 1187/168 PIN #: \_\_\_\_\_

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

Property Owner Name: Covenant Home Inc. Covenant Village of Cromwell  
Address: 52 Missionary Road, Cromwell, CT 06416

Attached:

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

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

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

Covenant Home Inc.

*David Ericks*  
Applicant Name and Signature

1/19/19  
Date

## **Covenant Village Loop Road and D-Wing Demolition**

### Project Narrative

The Master Plan for Covenant Village of Cromwell, approved in 2018, included the construction of a road behind the Pilgrim Manor that creates a connection to Missionary Road and provides improved traffic circulation around the campus. This project will create what has been referred to as the "Loop Road."

The demolition of D-Wing consists of the removal of a two-story portion of the building that measures 76 feet by 76 feet. This will make room for the loop road and a new parking area. This will result in a net increase in parking of 46 spaces while reducing the building floor area by 11,500 square feet.

4416-05-03-j1119-narrative

## Popper, Stuart

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**From:** Ted Hart <THart@mminc.com>  
**Sent:** Monday, February 11, 2019 11:56 AM  
**To:** Harriman, Jon  
**Cc:** Popper, Stuart  
**Subject:** RE: S&E Bond estimate  
**Attachments:** 2019-02-08-Site Plan.pdf

Jon,

We have been working with the architect on the fine grading of the walks, and we added some drainage for the roof leaders. The drain for the wall will also discharge into the new yard drain 1A we added south of the fuel storage tank. I will coordinate this with the architect as they are designing the wall as part of the building.

Ted Hart, PE  
Vice President  
Director of Civil Engineering



99 Realty Drive, Cheshire, CT 06410  
203.271.1773 x 239 | [mminc.com](http://mminc.com)

**From:** Harriman, Jon <[jharriman@cromwellct.com](mailto:jharriman@cromwellct.com)>  
**Sent:** Monday, February 11, 2019 11:31 AM  
**To:** Ted Hart <THart@mminc.com>  
**Cc:** Popper, Stuart <[spopper@cromwellct.com](mailto:spopper@cromwellct.com)>  
**Subject:** RE: S&E Bond estimate

Ted,

I see a retaining wall proposed – will there be a drain for that wall system, and where will it outlet?

I would like more information on the underground detention system – I cannot tell if this is a proprietary system or custom build? There is a cross section that shows stone and water tight 48" HDPE. Not sure if these are manifolded together somehow? I noticed that the pipe lengths are longer than what the drainage report seems to call for in the two systems.

Also please have a drainage system maintenance plan/schedule added to the plan set.

Thanks,

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

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**From:** Ted Hart [<mailto:THart@mminc.com>]  
**Sent:** Wednesday, February 6, 2019 1:10 PM

## Popper, Stuart

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**From:** Harriman, Jon  
**Sent:** Monday, February 11, 2019 11:31 AM  
**To:** Ted Hart  
**Cc:** Popper, Stuart  
**Subject:** RE: S&E Bond estimate

Ted,

I see a retaining wall proposed – will there be a drain for that wall system, and where will it outlet?

I would like more information on the underground detention system – I cannot tell if this is a proprietary system or custom build? There is a cross section that shows stone and water tight 48" HDPE. Not sure if these are manifolded together somehow? I noticed that the pipe lengths are longer than what the drainage report seems to call for in the two systems.

Also please have a drainage system maintenance plan/schedule added to the plan set.

Thanks,

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

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**From:** Ted Hart [<mailto:THart@mminc.com>]  
**Sent:** Wednesday, February 6, 2019 1:10 PM  
**To:** Harriman, Jon  
**Subject:** S&E Bond estimate

Jon,  
I am checking to see if you have any engineering comments on the plans for the D-Wing project at Covenant Village. Attached is the S&E Bond estimate.  
Please contact me if you have any comments.

Ted Hart, PE  
Vice President  
Director of Civil Engineering

 **MILONE &  
MACBROOM**  
99 Realty Drive, Cheshire, CT 06410  
203.271.1773 x 239 | [mminc.com](http://mminc.com)

## Popper, Stuart

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**From:** Driska, Bruce  
**Sent:** Monday, February 11, 2019 1:16 PM  
**To:** Ted Hart  
**Cc:** Popper, Stuart; Michael Hamel; Lou Manzollilo  
**Subject:** RE: S&E Bond estimate

Thanks Ted.

Best Regards,

*Bruce E. Driska*, CZEO

Bruce E. Driska, Zoning & Wetlands Enforcement Officer

Town of Cromwell  
Nathaniel White Building  
41 West Street  
Cromwell, CT 06416


Planning Office 860.632.3422  
Direct Dial 860.632.3431  
Cell 860.622.9265

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**From:** Ted Hart [<mailto:THart@mminc.com>]  
**Sent:** Monday, February 11, 2019 12:26 PM  
**To:** Driska, Bruce  
**Cc:** Popper, Stuart; Michael Hamel; Lou Manzollilo  
**Subject:** RE: S&E Bond estimate

Bruce,  
Attached please find our revised Bond Estimate.

Ted Hart, PE  
Vice President  
Director of Civil Engineering

 **MILONE &  
MACBROOM**  
99 Realty Drive, Cheshire, CT 06410  
203.271.1773 x 239 | [mminc.com](http://mminc.com)

**From:** Driska, Bruce <[bdriska@cromwellct.com](mailto:bdriska@cromwellct.com)>  
**Sent:** Friday, February 8, 2019 9:52 AM  
**To:** Ted Hart <[THart@mminc.com](mailto:THart@mminc.com)>  
**Cc:** Popper, Stuart <[spopper@cromwellct.com](mailto:spopper@cromwellct.com)>  
**Subject:** FW: S&E Bond estimate

Good Morning Ted,

I've reviewed the attached E&S Bond Estimate. Please add a 10% contingency and resubmit to me. Thank you.



Best Regards,

*Bruce E. Driska*, CZEO

Bruce E. Driska, Zoning & Wetlands Enforcement Officer

Town of Cromwell  
Nathaniel White Building  
41 West Street  
Cromwell, CT 06416

Planning Office 860.632.3422  
Direct Dial 860.632.3431  
Cell 860.622.9265

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**From:** Popper, Stuart  
**Sent:** Wednesday, February 06, 2019 12:10 PM  
**To:** Driska, Bruce  
**Subject:** FW: S&E Bond estimate

Hello Bruce,

Please see attached bond estimate per your memo.

Thanks,

Stuart

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**From:** Ted Hart [<mailto:THart@mminc.com>]  
**Sent:** Wednesday, February 06, 2019 12:18 PM  
**To:** Popper, Stuart  
**Subject:** S&E Bond estimate

Stuart,

Here is the S&E Bond estimate for the D-Wing project at Covenant Village. We will adjust the ADA spaces and submit a plan.

Ted Hart, PE  
Vice President  
Director of Civil Engineering

 **MILONE &  
MACBROOM**  
99 Realty Drive, Cheshire, CT 06410  
203.271.1773 x 239 | [mminc.com](http://mminc.com)

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## Popper, Stuart

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**From:** Peck, Rich  
**Sent:** Tuesday, January 22, 2019 10:20 AM  
**To:** Popper, Stuart  
**Subject:** Application # 19-03, Covenant Village Demolition

Stuart,

The D-Wing building demolition at Covenant Village will not affect the sanitary sewers.

Sincerely,

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

## Popper, Stuart

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**From:** Michael Terenzio <mterenzio@cromwellfd.com>  
**Sent:** Thursday, January 17, 2019 1:33 PM  
**To:** Popper, Stuart  
**Cc:** Todd Gagnon  
**Subject:** P&Z application # 19-03

Good Afternoon Mr. Popper,

I would like to advise you that the above referenced application for the Covenant Village Loop Rd and D-Wing Demolition has been reviewed by the Fire Chief. The review was conducted with the scope of ensuring efficient fire department operations in conjunction with the planned project. As of this time, there were no adverse conditions identified by the submitted plans that would impede the fire department in providing fire and or EMS services to the location.

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](mailto:mterenzio@cromwellfd.com) / [www.cromwellfd.com](http://www.cromwellfd.com)



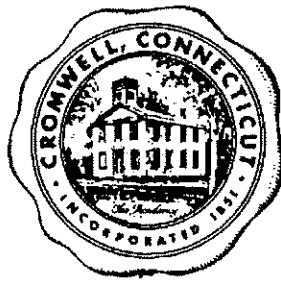
## Popper, Stuart

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**From:** Chief Lamontagne  
**Sent:** Thursday, January 17, 2019 1:29 PM  
**To:** Popper, Stuart  
**Subject:** 19-03

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



## MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development  
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*  
Date: January 16, 2019  
Re: **Plan Review, PZC Application #19-03, Covenant Village D Wing Demo**

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### PROPOSAL

The Applicant is seeking site plan approval for demolition of the Covenant Village "D Wing" Building.

### COMMENTS

As part of Cromwell's Site Plan Application regulations a Developer's Performance Bond Spread Sheet must be submitted.

*§8.6.B 1.(3) "A completed "developers performance bond spreadsheet" shall be submitted with the application."*

# Memo

To: Town Staff  
From: Stuart B. Popper, Town Planner  
Date: January 15, 2019  
Re: Application #19-03

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Please review and comment on the following application. Email responses are welcome.

Application #19-03 for the Covenant Village Loop Road and D-Wing Demolition. Covenant Home, Inc., Covenant Village of Cromwell is the Applicant and Property Owner.

D.J.  
1.17.19 - WEST SIDE H.C. PARKING IS NOT NEAR THE BLDG.

c: Town Engineer, Chief of Police, Cromwell Fire District (Fire Chief, Fire Marshall),  
Development Compliance Officer, Building Inspector, WPCA, File

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY, FEBRUARY 5, 2019  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

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

**Absent:** Ken Slade, Ken Rozich, Mo Islam (alternate), 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 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Michael Cannata made a motion to seat David Fitzgerald; Seconded by Paul Cordone. *All were in favor; motion passed.*
4. **Approval of Agenda:** Mr. Popper added the following as Item 8.C. under New Business: Accept and Schedule New Applications:

Application #19-06: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant and Tournament Players Club of Connecticut Inc. is the Owner.

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. He said that the building at County Line Drive was fully enclosed, with the windows and overhead doors being installed. He said that the structures at ShopRite, Dollar General and at the TPC were all progressing.

Mr. Popper said that the application for Covenant Village would be scheduled soon and that most of the approved projects had received their permits from OSTA, except for Starbucks. Mr. Popper said that he expected Starbucks and the hotel on Berlin Road would begin construction this spring.

Mr. Driska said that the Carrier project on Field Road was progressing, with the roads being cut in and pipes laid for water and sewer. He said that the project at 150 Country Squire Drive had not begun construction as they were still working on design issues concerning the roadway.

Chairman Kelly asked about the signage at Café Luna and Joe's Filling Station. Mr. Driska said that the Town allows temporary signs after opening and Mr. Popper said that the signs are generally allowed for thirty days but that he would review their duration.

#### **7. Town Planner Report:**

Mr. Popper mentioned several new businesses in town that had recently opened: Café Luna, Joe's Filling Station, Gyro Love, and Mizzu Asian Bistro. He said that he hoped to make additional announcements regarding new development soon and expected that a number of projects would be under construction in the spring.

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

- a. Application #19-04: Request for a Special Permit under Section 5.3.B.2 of the Zoning Regulations to install new electronic price signs at the Mobile Station at 176 West Street. Ready Imaging, Inc. is the Applicant and Global Montello Group Corp is the Owner.

Michael Cannata made a motion to accept Application #19-04 and schedule it for a public hearing on March 5, 2019; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

- b. Application #19-05: Request to Renew Site Plan Approval for a commercial building at 560 Main Street. Salvatore & Salvatrice Petrella are the Applicants and the Owners.

Michael Cannata made a motion to accept Application #19-05 and to schedule it to be considered as a business item at tonight's meeting; Seconded by Chris Cambareri. *All were in favor; motion passed.*

Mr. Popper said that the Site Plan Approval for a commercial building at 560 Main Street, Application #14-06, had been approved on March 18, 2014. The request was to extend that approval for an additional five years. Mr. Popper said that the original approval contained



several comments from the Town Engineer and Water Divisions that had all been addressed prior to the filing of the Mylars, and if the Commission was to grant the approval, it would be without conditions.

Michael Cannata made a motion to grant an extension of the site plan approval at 560 Main Street for an additional five years; Seconded by Chris Cambareri. *All were in favor; motion passed.*

- c. Application #19-06: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant and Tournament Players Club of Connecticut Inc. is the Owner.

Michael Cannata made a motion to accept Application #19-06 and to schedule it for a public hearing on March 5, 2019; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

#### 9. **Public Hearing:**

- a. Application #18-84: Request for a Special Permit under Section 7.5.B.3 of the Zoning Regulations for consumption of alcoholic beverages on the premises of a hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.

Chairman Kelly read the legal notice.

Michael Cannata made a motion to open the public hearing; Seconded by Paul Cordone. *All were in favor; motion passed.*

Mr. Popper said that the earlier conditions placed on the approval of Application #18-54: Request for a Special Permit under Section 3.3.C.4. of the Zoning Regulations to permit the construction of a 125 room hotel at 76 Berlin Road had been addressed. He said that there were no staff comments concerning the present application.

Brandon Handfield, P.E., with Yantic River Consultants, LLC, was present on behalf of AVA Group. He submitted an affidavit regarding the posting of the sign and the Certificate of Mailing. He said that the previous application was for the approval of a Springhill Suites Hotel.

He reviewed the architectural floor plan of the first floor and reviewed the layout, showing the proposed lounge area for the sale and consumption of alcohol. He said that the lounge would only be for hotel patrons. The proposed hours were 5 p.m. to midnight, seven days a week. The area would also be used for the continental

breakfast and as a lounge during off hours. He reviewed the seating plan. He said that there was an enclosed patio area that was completely fenced in and only accessible by hotel guests from the inside, using their key guards, that would be available as an additional seating area.

Mr. Handfield said that the hotel was focused on business professionals and would be busiest from Monday to Thursday. Chairman Kelly asked how the hotel would prevent the lounge from being used by non-patrons and Mr. Handfield said there was no way to do so but suggested that hotel patrons generally charge their tab to their room.

Mr. Popper said that there were no staff comments on the application.

Paul Cordone asked about the fencing around the patio and was told it was at least six feet high with landscaping and stone masonry and it was intended to act as a wall.

Nick Demetriades asked if there were any issues concerning the daycare and was told no. Mr. Driska corrected the section numbers in his memo to 7.5.B.1 and 7.5.B.3. Mr. Popper said that the Zoning Regulations require an applicant to obtain a Special Permit for the sale of alcoholic beverage.

The hearing was opened to public comment. There were no comments.

Michael Cannata made a motion to close the public hearing; Seconded by Nick Demetriades. *All were in favor; motion passed.*

Michael Cannata made a motion to approve Application #18-84: Request for Special Permit under Section 7.5.B.3 of the Zoning Regulations for consumption of alcoholic beverages on the premises of a hotel at 76 Berlin Road; Seconded by Paul Cordone. *All in favor, motion passed.*

**10. Commissioner's Comments:** None

**11. Approval of Minutes:**

- a. January 15, 2019: Michael Cannata made a motion to approve the minutes as presented, Seconded by Jeremy Floryan.


In favor: Chairman Kelly, Michael Cannata, Jeremy Floryan, Nick Demetriades, Chris Cambareri.

Abstained: David Fitzgerald, Paul Cordone.

*Motion passed.*

**12. Adjourn:** Michael Cannata made a motion to adjourn the meeting; Seconded by Paul Cordone. Meeting adjourned at 7:23 p.m.

Respectfully submitted,

  
Julie C. Petrella  
Recording Clerk