



**Town of Cromwell
Planning and Zoning Commission**

***REGULAR MEETING
7:00 P.M. TUESDAY FEBRUARY 20, 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. **Old Business:**
 - a. Application #17-53: Request for Site Plan Approval to construct a 403,000 square foot warehouse at 120 County Line Drive. ARCO National Construction is the Applicant and Scannell Properties #315 LLC is the Owner. Update on building design.
9. **New Business:**
 - a. Application #04-99: Site Plan Approval 45 Willowbrook Road. Request to reduce the bond for the Emergency Accessway to the Nike Site from 45 Willowbrook Road. Trilacon Development Corporation is the Applicant and the Owner.
10. **Executive Session**
 - a. Discuss Pending Litigation for Application #17-22: Request for Site Plan Approval for Center Point Apartments (an Affordable Housing Application) at 186 Shunpike Road. JPG Partners, Inc. is the Applicant and the Estate of Helen M. Ewald c/o Sybil C. Martin Executrix is the Owner.
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
 - a. February 6, 2018
13. **Adjourn**

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: February 13, 2018
Re: Comments for the February 20, 2018 Meeting Agenda

8. Old Business:

a. Application #17-53: Request for Site Plan Approval to construct a 403,000 square foot warehouse at 120 County Line Drive. ARCO National Construction is the Applicant and Scannell Properties #315 LLC is the Owner. *The Applicant will be present to provide information on the building design.*

9. New Business

a. Application #04-99: Site Plan Approval 45 Willowbrook Road. Request to reduce the bond for the Emergency Accessway to the Nike Site from 45 Willowbrook Road. Trilacon Development Corporation is the Applicant and the Owner. *The Developer has requested that the bond be reduced from \$35,860 to \$15,000. Staff supports the request for the bond reduction. The remaining \$15,000 will be used for the eventual construction of the emergency accessway.*

10. Executive Session

a. Discuss Pending Litigation for Application #17-22: Request for Site Plan Approval for Center Point Apartments (an Affordable Housing Application) at 186 Shunpike Road. JPG Partners, Inc. is the Applicant and the Estate of Helen M. Ewald c/o Sybil C. Martin Executrix is the Owner. *Attorney Kari Olson will be present to discuss the pending litigation with the Commission members.*

19-53

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

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

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


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

Attached:

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

- 1. *Is any part of the site within 500' of an adjoining town?* (Yes) (No)
- 2. *Will this project require an Inland Wetlands Agency permit?* (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.


Project Manager
Applicant Name and Signature

01/30/17
Date

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY FEBRUARY 6, 2018
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

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

Absent: Ken Rozich, John Keithan (alternate)

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

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:03 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Michael Cannata made a motion to seat David Fitzgerald; Seconded by Brian Dufresne. *All in favor; motion passed.*

4. Approval of Agenda

A motion to approve the agenda was made by Michael Cannata and Seconded by Nicholas Demetriades. *All in favor; motion passed.*

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer

Mr. Driska referenced his report included in the Commission's packet and asked if there were any questions. The Commission did not have any questions.

7. Town Planner Report:

Mr. Popper stated that 120 County Line Drive was under construction. Grading had begun and the owner would be back in front of the Commission regarding the appearance of the sign and the building. He expected applications for the Nike Site and the Field Road development to be filed soon. Mr. Popper said that the ShopRite interior demolition work was being done and they were still waiting on their OSTA permit.

8. New Business: Accept and Schedule New Applications:

- a. Application #18-03: Request for a Special Permit under Section 2.10.3 and 2.10.4 of the Zoning Regulations to allow for the parking of storage trailers in R-15 Zone District at 20 Pleasant Street. Matthew Zeiner is the Applicant and the Owner.

Michael Cannata made a motion to accept the application and to schedule a public hearing for the first meeting in March; Seconded by Brian Dufresne. *All in favor; motion passed.*

9. New Business:

- a. Application #17-59: Request to modify the Site Plan Approval at River Highlands Golf Club Road to remove sidewalks on Thistledown and Priorwood Gardens. White & Katzman, Management is the Applicant and River Highlands Home Owners Association is the Owner.

Mr. Popper introduced the application. He said that staff had reviewed the application and he had received comments from the Police Chief, as well as notes and the bylaws from the Homeowner's Association, regarding their authority to make this request. Mr. Popper read Chief Lamontagne's email dated January 31, 2018 in which she opposed the application, saying that the town is always looking to add sidewalks to promote safe pedestrian movement. There were no representatives present on behalf of the application. Michael Cannata said that he felt it was bad policy to allow the removal of sidewalks when they were a part of the original plan approved by a previous Commission. He felt it was bad precedent and the rest of the Commission agreed.

Michael Cannata made a motion to deny Application #17-59, Request to modify the Site Plan Approval at River Highlands Golf Club Road to remove sidewalks on Thistledown and Priorwood Gardens. Seconded by Paul Cordone. *All in favor; motion passed.*

10. Public Hearing:

- a. Application #18-01: Request for a Special Permit under Section 3.5.C.4. of the Zoning Regulations to permit the manufacture of beer in the Industrial Zone at 14 Alcap Ridge. Coles Road Brewing, LLC is the Applicant and Fourteen Alcap LLC is the Owner.

Nicholas Demetriades read the legal notice.

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

Mr. Popper began by reviewing the new sections to Section 6. Special Permit that were added per Application #16-45: Request to amend Section 3.5.C.4, Other Uses of the Zoning Regulations to permit as a Special Permit the manufacture, sale and consumption

of alcoholic beverages in the Industrial Zone District. He read Section 6.11 Brewery and 6.12 Brew Pub, and said that there was no distance requirement included in the regulations because this dealt with manufacturing. Mr. Popper said that the building at 14 Alcap Road is 100,000 square feet and is currently occupied by a manufacturing company, a baseball training facility and a gym, and there is still office space for lease. He said that this regulation only encompasses the sale of beer made on the premises; it does not allow the sale of beer manufactured elsewhere as that would be considered retail liquor sales.

Paul Marchinkoski, 130 Coles Road, spoke on behalf of the application. He clarified that he is not interested in selling other brands of beer or operating a brew pub restaurant. He said that the company would occupy 12,500 square feet, with 4,000 square feet each for the taproom and storage and 4,500 square feet to the brewing operations. He said that the brewery will contain 2 public bathrooms, 1 private bathroom, a laboratory/quality control room, office, cold storage, seating for 40 patrons, and share the 187 parking spaces, including 2 handicapped spaces. The brewery would operate from 6 a.m. to 10 p.m., and stated the specific operating hours for the taproom. He said that he would employ 2 full time and 4 to 6 part time employees. He said that he would be interested in being part of the Connecticut bus beer tours. Mr. Marchinkoski said that he would have 6 to 10 barrel tanks and several smaller 1 barrel tanks. There would be one 12 square foot sign as part of the main signage for the plaza and 1 smaller sign above the entrance door. He said that he planned to rent a mobile canner until he could buy one.

Chris Cambareri said that this was a great addition to town and that people would already be asking about buying this company's beer. He thought it would be good for community events. Mr. Marchinkoski said that he hoped to be open in late August or early September, based on a timeline of obtaining federal permits, equipment, health permits, and state permits. He planned to manufacture 750 barrels during his first year.

Victor Torza of Taphouse 150 said that he supported the application as it was good for his business and hoped to collaborate with them in the future. Mr. Driska said that the signs complied with the zoning regulations. There were no other staff comments and no conditions for approval.

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 #18-01: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to permit the manufacture of beer in the Industrial Zone at 14 Alcap Ridge; Seconded by Brian Dufresne. *All in favor; motion passed.*

11. **Commissioner's Comments:** There were no comments.

12. **Approval of Minutes:**

a. January 2, 2018:

Michael Cannata made a motion to approve the minutes as presented. Seconded by Brian Dufresne. *All in favor; motion passed.*

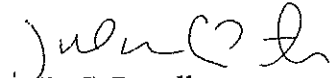
b. January 16, 2018:

Michael Cannata made a motion to approve the minutes as presented; Seconded by Brian Dufresne. *All in favor; motion passed.*

13. Adjourn:

A motion to adjourn was made by Michael Cannata; Seconded by Paul Cordone.
Meeting adjourned at 7:38 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk