




**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY FEBRUARY 5, 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:
 - 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 Goup Corp is the Owner.
 - a. 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.
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
10. Commissioner's Comments:
11. Approval of Minutes:
 - a. January 15, 2019
12. Adjourn:

RECEIVED FOR RECORD
Jan 29, 2019 01:27P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT 

P & Z 2018 Permit Report

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
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	Restaurant Open
18-16	GKN Aerospace	100 Corporate Row	Temporary office trailer	Approved 5/1/18	Awaiting Installation
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

		P & Z 2018 Permit		Report		Decision Date		Status	
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status				
18-27	Kemal Cecunjanin	35 Berlin Road	Restaurant	App with/cond. 6/5/18	Restaurant Open				
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				
18-34	Bill Chen	136 Berlin Rd. Unit#115	K.K. Hibachi & Sushi Rest	Use Permit Approved by staff 5/31/18	Restaurant Open				
18-36	Linden Landscape Arch.	60 Hicksville Road	Adelbrook Additional Parking	Approved 6/19/18	Awaiting Construction				
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	Restaurant Open				
18-42	David Trembley	51 Shunpike Road	Special permit for restaurant with sale of alcoholic beverages	Approved 8/21/18	Renovations in progress				
18-44	Cromwell Village Assoc	150 Country Squire Dr.	Planned Multifamily Residential Development	Approved 9/4/18	Awaiting Construction				

Permit#	Name of Applicant	P&Z Permit Report		Type of Activity	Decision Date	Status
		Site Location				
18-45	Cromwell Village Assoc	150 Country Squire Dr.		Removal of Earth Material	Approved 9/4/18	Awaiting Construction
18-46	Cromwell Village Assoc	150 Country Squire Dr.		Site Plan Approval for Planned Multifamily Residential Development	Approved 9/4/18	Awaiting Construction
18-47	David Tremblay	51 Shunpike Road		Sit down restaurant with alcoholic beverages	07/11/18	Renovations in progress
18-48	William Chen	136 Berlin Road		Permit for restaurant with alcoholic beverages	Approved 8/7/18	Restaurant Open
18-54	AVA Group	76 Berlin Road		Special Permit construction of hotel	Approved 9/20/18	Awaiting Construction
18-55	AVA Group	76 Berlin Road		SPA for construction of hotel	Approved 9/20/18	Awaiting Construction
18-58	Joseph G. Moons	35A Berlin Road		Signs for Joe's Filling Station	Approved 10/2/18	Restaurant Open
18-59	Covenant Home Inc.	52 Missionary Road		Planned multifamily residential development	Approved 11/8/18	Awaiting Construction
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	Renovations in progress

Permit#	Name of Applicant	P&Z Permit Report		Type of Activity	Decision Date	Status
		Site Location				
18-64	Emmet Moore	43 Berlin Road		Jefferson Fry Company - Restaurant	Approved by staff 9/18/18	Restaurant Open
18-68	TNO Cromwell, LLC	136 Berlin Road		Starbucks w/drive-thru window	Approved 11/8/18	Awaiting Construction
18-73	Carrier Group Inc.	76 Field Road		SPM Phasing Plan for Arbor Meadows	Approved 11/8/18	Construction in progress
18-74	Adam Annulli	45 Shunpike Road		Alterations/Marshall's	Approved by staff 10/24/18	Construction in progress
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	Approved 12/18/18	Construction in progress
18-79	Perry Petrillo	161 Berlin Road		Walmart online grocery pickup	Approved 12/18/18	Awaiting Construction
18-80	RDB Properties	40 Commerce Drive		New Building	Approved 12/18/18	Awaiting Construction
18-81	Orlando Annulli	45 Shunpike Road		Renovate former Kmart	Approved by staff 11/21/18	Construction in progress
18-84	AVA Group	76 Berlin Road		Sale of alcoholic beverages for on-site consumption		Pending
18-85	Brandon Wynn	2 Sequoia Drive		Cololections of firearms for FFL	Approved by staff 12/31/18	

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: January 30, 2019
Re: Comments for the February 5, 2019 Meeting Agenda

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 Goup Corp is the Owner. *The .64 acre site containing the Mobil station is located in the Highway Business Zone District on the corner of West Street and Shunpike Road. The applicant is proposing to replace the existing price signs with new electronic price signs. Staff is requesting the Commission accept the application and schedule it to be heard at the March 5, 2019 meeting.*
- 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. The .45 acre undeveloped site is located in the Residence 15 (R-15) Zone District on the east side of Main Street. The applicant is requesting a renewal of the Site Plan Approval for a commercial building originally approved on March 18, 2014. Staff is requesting the Commission accept the application and consider it at the February 5, 2019 meeting.

9. Public Hearings:

- 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. *The applicant is requesting the special permit to allow for the operation a bar to serve hotel guests. The existing 4.1 acre vacant site is located in the Highway Business Zone District on the north side of Berlin Road west of the Liberty Bank building. Town staff has reviewed the application and plans. Attached are the staff comments.*

Background Information

At its special meeting on September 20, 2018 the Town of Cromwell Planning and Zoning Commission met and approved: Application #18-54: Request for a Special Permit under Section 3.3.C.4 Zoning Regulations to permit the construction of a 125 room hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.

19-04

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Install new electronic price signs
(Per Section S. 3. B. 2 of the Cromwell Zoning Regulations)
Street Address: 176 West St Zoning District: HB
Assessor's Parcel ID #: 00328400 Volume/Page: 1590-294

Applicant's Name: Ready Imaging, Inc - Albert E. Whiting
Address: POB 1318 Manchester, CT 06045-1318
Telephone Number (daytime): 0:860 649-2755; C: 860 573-9376
Email Address: a.whiting@readyimaging.com

Property Owner's Name: Global Montello Group
Address: 15 North East Ind. Rd., Branford, CT 06405

Description of Proposed Activity:
Reface existing pylon sign cabinets with LED faces.
No change in size or location of sign. See attached dwg
188224.E

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).**

Albert E. Whiting
(applicant)

1/28/19
(date)

14-05

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Proposed office Building

Street Address: 560 Main Street Cromwell CT 06416
+ 558 Main Street

Volume/Page: (834/326 1334/208) PIN #: 00214600 + 00215600
for 560 Main Street (1359/220 for 558 Main Street) ↑ 560 Main

Applicant Name: Salvatore J. Petrella

Address: 8 Wexford Lane
Cromwell, CT 06416

Telephone: 860 635-3723 (day) 860 716-4088 (evening)

Email Address: sallypetrella@comcast.net

Property Owner Name: Salvatore J. Petrella + Salvatrice A. Petrella

Address: 8 Wexford Lane
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 DEP <u>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> 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.

Salvatore J. Petrella
Salv Petrella
Applicant Name and Signature

January 29, 2014
Date

NOTE - This is an application for an extension of time/renewal of an approved site plan
Application 14-06 - Approved on March 18, 2014.



Town of Cromwell

Planning and Zoning Commission

NATHANIEL WHITE BUILDING
41 WEST STREET
CROMWELL, CONNECTICUT 06416

April 1, 2014

Mr. Salvatore Petrella
8 Wexford Lane
Cromwell, Connecticut 06416

Dear Mr. Petrella

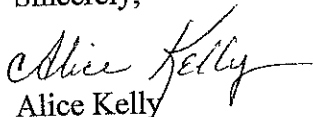
Subject: Application #14-06: Request for Site Plan Approval to construct a commercial building at 560 Main Street. Salvatore & Salvatrice Petrella are the Applicants and Owners.

This is to inform you that on March 18, 2014 the Planning and Zoning Commission voted to approve with conditions Application #14-06: Request for Site Plan Approval to construct a commercial building at 560 Main Street. Salvatore & Salvatrice Petrella are the Applicants and Owners. The Commission also waived the requirement of Section 5.1.C.1 of the Zoning Regulations requiring the preparation of the landscape plan by a Landscape Architect

The conditions were as follows: (1) staff shall review the need for the fence around the detention basin, (2) landscaping as presented shall be included; (3) Town Engineer Jon Harriman's memo dated March 17, 2014 and the Water Division's memo of February 20, 2014 shall be addressed on the plans. Please submit three paper copies of the plans for final review prior to submitting the plan mylars.

A legal notice to that effect was published in the Hartford Courant on March 25, 2014.

Sincerely,


Alice Kelly
Chairman

C: ZEO
File

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 5, 2019 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. 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

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 17th day of January 2019.

18-84

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT


Type of Activity: Sale of alcoholic beverages for on-site consumption
(Per Section 7 5.B.3 of the Cromwell Zoning Regulations)
Street Address: 76 Berlin Road Zoning District: HB
Assessor's Parcel ID #: 11101500 Volume/Page: 1149/115

Applicant's Name: AVA Group
Address: 3737 Route 46 East, Parsippany, NJ 07054
Telephone Number (daytime): (856) 234-9391
Email Address: ajesh@avadevelopmentinc.com

Property Owner's Name: Cobblestone Associates, LLC
Address: 4 Heritage Drive, Danbury, CT 06811

Description of Proposed Activity:
Sale of alcoholic beverages at the Springhill Suites Marriott. The 123-room hotel
was approved on 09/20/18 for a Special Permit (#18-54) & Site Plan (#18-55).
The sale of alcoholic beverages is limited to hotel guests for on-site consumption.

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)

12/17/18
(date)



PERMIT APPLICATION FOR SPECIAL PERMIT SUPPLEMENTAL NARRATIVE

PROJECT DESCRIPTION

AVA Group is proposing to construct a 123-room Springhill Suites Marriott at 76 Berlin Road (Route 372) on a 4.1-acre undeveloped parcel identified as Map/Lot 11101500. The existing parcel is within the Highway Business (HB) zoning district.

The proposed hotel was approved for both special permit and site plan by the Town of Cromwell Planning and Zoning Commission on September 20, 2018.

The subject application is for the Sale of Alcoholic Beverages for on-site consumption under Section 7.5.B.3 of the Cromwell Zoning Regulations.

EXISTING SITE

The subject parcel, 76 Berlin Road, is currently vacant in use but was previously approved for a 21,718 SF retail development as part of Cobblestone Plaza. Cobblestone Plaza, a mixed-use commercial development, consists of 60 Berlin Road (CVS), 72 Berlin Road (Liberty Bank) and 76 Berlin Road (subject parcel).

76 Berlin Road is bounded to the north by an existing condominium complex, to east by Liberty Bank, to the south by Berlin Road and a commercial development, and to the west by a daycare facility.

ADDITIONAL APPROVALS

As noted above, the proposed hotel was approved for a Special Permit (#18-54) and Site Plan (#18-55) by the Town of Cromwell Planning and Zoning Commission on September 20, 2018 under Section 3.3.C.4 of the Cromwell Zoning Regulations.

The Town of Cromwell and Office of the State Traffic Administration (OSTA) previously approved Cobblestone Plaza and a retail space of 21,718 SF under Certificate No. 1769-A in June 2012. An application for Administrative Decision from OSTA has been submitted and is pending approval.

IMPACT STATEMENT

The sale of alcoholic beverages for consumption on-site is common practice within a hotel; Springhill Suites Marriott proposes service at this site in a nighttime lounge limited to hotel guests. Operations will serve beer, wine and liquor from 5:00 PM to 12:00 AM daily, with 25-seats and 2 employees. No adverse impact is proposed.

Memo

To: Town Staff
From: Stuart B. Popper, Town Planner
Date: December 19, 2018
Re: Appl#18-84

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

Application #18-84: Request for Sale of Alcoholic beverages for on-site consumption at the new Marriott Hotel located at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates is the Owner.

- No Comments 12.19.18

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

Popper, Stuart

From: Peck, Rich
Sent: Wednesday, December 19, 2018 3:50 PM
To: Popper, Stuart
Subject: Application #18-84 - Marriott Hotel

Stuart,

The sale of alcohol at Marriott Hotel at 76 Berlin Road requires no action as far as sanitary sewers are concerned.

Thanks,

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



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
Date: December 26, 2018
Re: **Plan Review, PZC Application #18-84, Alcoholic Beverage Request, Marriot Hotel, 76 Berlin Road**

BACKGROUND

The PZC recently approved a Marriot Hotel to be built at 76 Berlin Road.

PROPOSAL

The Applicant is seeking approval for the on-site consumption of alcoholic beverages.

COMMENTS

The application meets the requirements of Cromwell's Zoning Regulations as noted below:

Required by Zoning	Proposed by Applicant
<u>§7.5. A.1.</u> The sale of alcoholic beverages to be consumed on the premises or off the premises is permitted in Business Districts only	The Subject Property is within the Highway Business District
<u>§7.5. A.3.</u> No building or premises shall be used, and no building shall be erected or structurally altered which is arranged, intended, designed, or used for the sale of alcoholic beverages where: For consumption of alcoholic beverages on the premises of a hotel or bowling establishment the distance prohibition is 500 feet The parcel containing such use is within 500 feet of any part of any lot used for the purpose of a public school, a church/place of worship, a charitable institution (whether supported by public or private funds) a hospital or library	The Subject Property is greater than 500 feet from a public school, a church/place of worship, a charitable institution (whether supported by public or private funds) a hospital or library

Popper, Stuart

From: Chief Lamontagne
Sent: Friday, December 28, 2018 9:18 AM
To: Popper, Stuart
Subject: 18-84

I have no comment on this application as submitted.

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: Friday, January 11, 2019 10:21 AM
To: Popper, Stuart; Todd Gagnon
Subject: P&Z application 18-84

Hello Mr. Popper,

Please accept this email as notification of the Fire Department's review of the application #18-84. There are no concerns or issues identified with granting this request from the fire department operational view.

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



**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY, JANUARY 15, 2019
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Ken Slade, Ken Rozich, Nicholas Demetriades, Chris Cambareri, John Keithan (alternate)

Absent: Brian Dufresne, Paul Cordone, David Fitzgerald (alternate), Mo Islam (alternate)

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

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 John Keithan; Seconded by Ken Slade. *All were in favor; motion passed.*
4. **Approval of Agenda:** Mr. Popper added the following three items to New Business Accept and Schedule New Applications:
 - a. Section 8-24 Mandatory Referral for the sale of a portion of 1 Community Field Road to the abutting property owner at 313 Main Street.
 - b. Application #19-02: Request for Site Plan approval to convert the existing single-family home at 200 West Street into a restaurant. Linh D. Truong is the Applicant and the Owner.
 - c. Application #19-03: Request for Site Plan approval for the construction of the loop road at Covenant Village of Cromwell at 52 Missionary Road. Covenant Village of Cromwell is the Applicant and 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. There was a brief discussion regarding Café Luna at 35 Berlin Road.

7. **Town Planner Report:** Mr. Popper highlighted portions of his Economic Development Coordinator Report for January 2019, noting that several businesses had recently opened, several projects were expected to begin construction in the spring, and that business visitations would resume in January. He also gave updates on the ongoing construction at the TPC Clubhouse, the warehouse at 120 County Line Drive, and at the ShopRite/Marshalls Plaza.

8. **New Business:**

a. Election of Officers

Chris Cambareri made a motion to nominate Alice Kelly as Chairman; Seconded by Nick Demetriades. *All were in favor; motion passed.*

Chris Cambareri made a motion to nominate Michael Cannata as Vice Chairman; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

Chris Cambareri made a motion to nominate Ken Rozich as Secretary; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

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

a. Section 8-24 Mandatory Referral for the sale of a portion of 1 Community Field Road to the abutting property owner at 313 Main Street.

Michael Cannata made a motion to accept the application and schedule it for consideration at tonight's meeting; Seconded by Chris Cambareri. *All were in favor; motion passed.*

b. Application #19-02: Request for Site Plan approval to convert the existing single-family home at 200 West Street into a restaurant. Linh D. Truong is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #19-02 and to schedule it to be considered as a business item at the February 19, 2019 meeting; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

- c. Application #19-03: Request for Site Plan approval for the construction of the loop road at Covenant Village of Cromwell at 52 Missionary Road. Covenant Village of Cromwell is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #19-03 and to schedule a public hearing for the February 19, 2019 meeting; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

10. New Business:

- a. Section 8-24 Mandatory Referral for the sale of a portion of 1 Community Field Road to the abutting property owner at 313 Main Street.

Jon Harriman, Town Engineer, presented the application. He said that the property at 313 Main Street is the former T&D Auto site and is now a used car sales office. The current owner recently met with the Town to ask to purchase a portion of town owned land at 1 Community Field Road to remedy an encroachment issue. The parcel at 1 Community Field Road is .17 acres and abuts Community Field and Main Street. The parcel to be purchased is a 2,955 square foot triangular piece.

Chairman Kelly asked if the parcel to be sold could be useful to the town. Mr. Harriman said no as the parcel is already being occupied by the buyer and is not useful by the Town for parking.

Michael Cannata made a motion to issue a positive Section 8-24 Mandatory-Referral for the sale of a portion of 1 Community Field Road to the abutting property owner at 313 Main Street; Seconded by Ken Slade. *All were in favor; motion passed.*

- b. Section 8-24 Mandatory Referral for the construction of the new Public Works/Cromwell Water Pollution Control Authority facility and the relocation of the Transfer Station at 100 County Line Drive.

Chairman Kelly recused herself from this application, citing her conflict as Chairman of the Water Pollution Control Authority.

Jon Harriman, Town Engineer, represented the Town.

Mr. Popper said that if the Commission were to act favorably, they would need to cite the Resolution as prepared by the Town Bonding Authority.

Mr. Harriman said that a previous townwide vote showed that citizens wanted a new facility to be built on town owned land. He said that in preparation for this project, they had undertaken steps to widen County Line Drive, had participated in a land swap with Scannell Properties to reshape the town owned parcel on County Line Drive, and had teamed with the Cromwell Public Works Department and the Cromwell Water Pollution Control Authority for this joint venture.

The plan was to relocate the transfer station to the east to accommodate the building of a 39,000 square foot metal building to house the combined highway/WPCA garage facility. The existing salt storage shed will be relocated to 100 County Line Drive and a new fueling station will be constructed. Mr. Harriman said that the existing fuel station at 1 Community Field Road will stay. He reviewed the conceptual layout plans and said that he would return with site plans at a later date. He said that the benefits of this plan is that it uses an existing town parcel and does not require the town transfer station to be relocated. The site is separated from residential areas.

Michael Cannata asked about the plans for the existing public works facility. Mr. Harriman said that the two larger buildings will remain but that the Quonset hut and wooden building will be demolished. Mr. Harriman said that he did not know how the remaining lot at 1 Community Field Road would be repurposed.

Nick Demetriades asked Mr. Harriman to review the site orientation, which he did. Mr. Harriman said that they were maximizing the developable area and showed areas of future stockpile operations. He said that they had already received a wetlands permit to fill an intermittent watercourse at the site.

Michael Cannata made a motion to issue a positive Section 8-24 mandatory referral for the construction of the new Public Works/Cromwell Water Pollution Control Authority facility and the relocation of the Transfer Station at 100 County Line Drive; Seconded by Chris Cambareri.

Ken Rozich read the following into the record:

**RESOLUTION OF PLANNING AND ZONING COMMISSION
(2019 Cromwell Public Works Department/Cromwell Water Pollution Control
Authority Office and Equipment Storage and Maintenance Facilities Project)
(January 15, 2019)**

RESOLVED, that the Planning and Zoning Commission of the Town of Cromwell issues a positive report on the following projects pursuant to Section 8-24 of the General Statutes of Connecticut:

Construction and relocation of various Cromwell Public Works Department and Cromwell Water Pollution Control Authority (the "Cromwell WPCA") facilities and related projects, contemplated to include, but not be limited to: (1) construction of an approximately 39,000 square foot metal building to be located on Town-owned land at 100 County Line Drive for use by the Cromwell Public Works Department and the Cromwell WPCA, providing 24 parking spaces for storage of heavy equipment and trucks, four mechanics' work bays, an indoor wash bay for equipment and trucks, and an office area including a break room, storage and locker room facilities; (2) construction of a new fueling station with canopy on the 100 County Line Drive site to serve Cromwell Public Works Department and the Cromwell WPCA vehicles and equipment; (3) relocation on the 100 County Line Drive site of the existing waste transfer station; (4) relocation of the existing salt storage shed at the 1 Community Field Road site of the existing Cromwell Public Works Department garage to the 100 County Line Drive site; (5) demolition of the existing Cromwell WPCA garage at the 19 Community Field Road site, and of the Quonset hut and wooden building located at the 1 Community Field Road site; (6) relocation on site of, and the construction of a weather canopy for, the existing gas fueling station at the 1 Community Field site, to serve Cromwell Board of Education, Police Department, Fire Department and Town Hall pool vehicles; and (7) various related facilities, improvements and work;

provided that this resolution is for approval of conceptual plans only. The projects are subject to and shall comply with all applicable laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.

All were in favor; motion passed. Chairman Kelly did not vote.

- c. Application #16-31: Request to release the bond for the dumpster enclosure at 164 West Street. Mukesh A. Patel is the Applicant and AN Patel LLC is the Owner.

Mr. Driska said that this request was for the release of a \$3,000.00 performance bond to ensure that the dumpster enclosure at 164 West Street was completed. Mr. Driska said that all required work was completed and all requirements met and he was recommending that the bond be released in full.

Michael Cannata made a motion to approve Application #16-31: Request to release the bond for the dumpster enclosure in the amount of \$3,000.00; Seconded by Jeremy Floryan. *All in favor, motion passed.*

11. Approval of Minutes:

- a. December 18, 2018: Michael Cannata made a motion to approve the minutes as presented, Seconded by Jeremy Floryan. *All were in favor; motion passed.*

12. Commissioner's Comments: Chris Cambareri complimented everyone involved in the Town's ongoing success in attracting development.

13. Adjourn: Michael Cannata made a motion to adjourn the meeting; Seconded by Nick Demetriades. Meeting adjourned at 7:34 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk