



**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY JANUARY 2, 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. Election of Officers
9. **New Business Accept and Schedule New Applications:**
 - 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.
10. **New Business:**
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.
12. **Commissioner's Comments:**
13. **Approval of Minutes:**
 - a. December 12, 2017
14. **Adjourn**

RECEIVED FOR FILING
12-21 2017 at 8:59 M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Jean Augerise
TOWN CLERK

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 11/16/17 on going to Spring 2018	
17-07	Town of Cromwell	Willowbrook Rd. (South end)	Widening & pavement rehabilitation	Approved 3/21/2017	Begins 11/16/17 on going to Spring 2018	
17-08	Stanley Jasiocki	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 Novelities	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	Krauzers/117 Berlin Road	Propane tanks & cage	App/cond 6/6/17	Not 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	Not 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	Withdrawn
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	Troung 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	Approved 12/5/17
17-51	PGA Tour Design & Const	1 Golf Course Road	Construct new club house	PH on 12/5/2017	Approved 12/5/17
17-52	PGA Tour Design & Const	1 Golf Club Road	New club house & assoc. infrastructure	Scheduled for 12/5/2017	Approved 12/5/2017
17-53	ARCO National Const.	120 County Line Drive	Construct warehouse	Approved 12/12/17	Awaiting construction start
17-54	Snyder Civil	11 Progress Drive	Construct bldg. Addition	Scheduled for 12/5/2017	Tabled

To: Economic Development Commission
From: Stuart B. Popper Director of Planning and Development
Date: December 13, 2017
Re: Economic Development Coordinator Report for December 2017

1. Economic Development Issues

- We continue to have discussions with developers looking at possible hotel sites in town and new retail development.
- We continue to work with the developer and the abutting property owners on 61 River Road.

2. Business Visitations

- We met with the staff of Mosaic at 100 Sebethe Drive, Ste A2 on Wednesday December 13, 2017 starting at 9:00 am and with the Owner of Molly Maid at 40 Country Squire Road at 9:45 am.

3. Middlesex Chamber of Commerce and Cromwell Division Meetings

- I attended the Cromwell Division meeting on Thursday December 14, 2017.

4. Inland Wetlands and Watercourses Agency December Actions

- Approved Application #17-14: Request to conduct regulated activities (construction of a storm water management area) within the Upland Review Area at 120 County Line Drive.

5. Planning and Zoning Commission December Actions

- Approved 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.
- Approved 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.
- Approved 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.
- Approved 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 Gardener's Nursery and the Town of Cromwell are the Owners.
- Issued a positive report on Section 8-24 Mandatory Referral for the Exchange of Properties at 100 and 120 County Line Drive and 161 Coles Road.
- Issued a positive report on Section 8-24 Mandatory Referral for the Acceptance of Fawn Run and Bucks Crossing as Town Roads.

Memo

To: Planning and Zoning Commission

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

Date: December 21, 2017

Re: Comments for the January 2, 2018 Meeting Agenda

9. New Business Accept and Schedule New Applications:

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. *Staff is requesting that the Commission accept the application at the January 2, 2018 meeting and consider acting on it that evening. Staff has reviewed the application had no comments. Also attached is a copy of the River Highlands Homeowners Association Board of Directors meeting on August 15, 2017, (see item #10. New Business).*

10. New Business:

a. 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 Engineering Inc. is the Applicant and Yedem Properties LLC is the Owner. *The existing two story, 8,454 square foot building is located on a 1.94 acre site located in the Industrial Zone District on the side of Progress Drive. The applicant is proposing to add a 3,800 square foot addition to the building and to add 3 additional parking spaces. Staff has reviewed the application and attached are the staff comments.*

b. 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 1.02 acre site at 153 West Street is located in the Local Business Zone District on the south side of West Street. The abutting property at 50 Mystique Lane is a .97 acre site located in the Local Business Zone District on the south side of West Street and contains the drainage structure for the development. 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 has reviewed the application and attached are the staff comments.*

c. 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 1.27 acre site is located in the Highway Business Zone District on the west side of Shunpike Road. The applicant is proposing to remove the*

existing self-serve bays facing Shunpike Road and replace them with additional vacuums. Staff has reviewed the application and attached are the staff comments.

d. Application #17-57: Request to modify the Site Plan Approval at 95 Berlin Road to install a free standing sign and building signs. 95 Berlin Road LLC is the Applicant and the Owner. *The 12.20 acre site is located in the Highway Business Zone District on the south side of Berlin Road. The new car wash is being constructed on a two acre portion of the site. Staff has reviewed the application and attached are the staff comments.*

17-59

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN ~~APPROVAL~~ Modification

Name of Project: RIVER HIGHLANDS HOMEOWNERS
Street Address: GOLF ROAD
Volume/Page: _____ PIN #: _____

Applicant Name: DONALD GRABON
Address: 111 ROBERTS ST SUITE G-1
EAST HARTFORD, CT 06108
Telephone: 860-291-8777 x148 (day) 860-250-9828 (evening) CELL
Email Address: dgrabon@wikmanage.com

Property Owner Name: Home owner Association
Address: _____

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

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

Donald C Grabon [Signature]
Applicant Name and Signature

11/30/2017
Date



Real Estate Property Management

Serving the Real Estate Management Industry Since 1983

November 17, 2017

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

RE: River Highlands Homeowners Association

Dear Commission Members:

The River Highlands Homeowners Association wishes to request permission to eliminate some sidewalks within the private property of the association. Specifically the walks to be eliminated run along Thistledown and Priorwood Gardens. Site maps showing the proposed walk elimination locations are provided.

The Board of Directors has authorized the board President, Ron Freidman and Property Manager Donald Grabon to represent the association on this matter. By their signatures below they are requesting that the matter be placed on a future meeting of the P&Z Board. Thank you for your consideration.

Donald C. Grabon
Managing Agent
Email: dongrabon@wkmanage.com

Sincerely,

Ronald Freidman
President River Highlands Association
Email: rpmd4@aol.com



The River Highlands Homeowners Association

Board of Directors Meeting Minutes

Tuesday, August 15, 2017

1. Call to Order / Roll Call

The regular meeting of The River Highlands Homeowners Association was called to order at 6:00pm on Tuesday, August 15, 2017 at the TPC River Highlands Clubhouse by Ron Friedman.

Present

Ron Friedman, John Kindl, Mike Novosel, Deane Felter, Susan Miller, Bill Goggin

Absent

None

Others: Don Grabon, Property Manager

2. **ARC:** Jaqueline McQuay's report was moved out of sequence as she needed to leave early. She presented to Don Grabon a list of concerns regarding possible violations of the Rules and Regulations. Among the violations were interior window coverings that are the wrong color and the improper installation of a flood light.

Motion that letters be sent to the owners regarding the window coverings and the light by Mike Novosel.
2nd by Susan Miller
Approved Unanimously

3. **Reading of Minutes.** The minutes of the previous meeting were distributed to the board prior to the meeting.

Motion to approve minutes with two modifications made by Deane Felter
2nd by Mike Novosel
Approved Unanimously

4. **Treasurer's Report.** Report presented by Mike Novosel

Currently the expenses are running about \$25,000 over budget. There is an expense of approximately \$5,500 in Irrigation for replacement of controls and pump.

Motion by Susan Miller to move reserve monies to fund the Irrigation capitol replacements.

2nd by John Kindl
Approved Unanimously

5. **Presidents Report:** Wishes to thank the committees involved in the front entry and gazebo lighting projects. Thanks the Social committee for a successful Lobster Fest. And a thank you to the community with the recent outpouring of support for the board.

6. **Residents Forum.**

- Bob Fried, 12 Priorwood Gardens. Expressed concern regarding activities at the pool, specifically a lack of supervision of who is using the pool and action occurring around the pool by users.

7. **Manager's Report.**

- a. Reported on the shed delivery status.
- b. Continuing irrigation and minor dollar spot fungus outbreak. Decided not to treat fungus due to limited outbreak and cost of over \$12,000.
- c. Tennis courts have been stripped for pickle ball
- d. Pond treatment to control cat tails will be done late August.

8. **Committee Reports:**

- a. **Insurance Committee.** Deane Felter. Nothing to report
- b. **Communications:** Bill Goggin reported the newsletter would be in the mail soon.
- c. **Landscaping: Sub-Committee:** Rick Willard & Rick Parks. Reported on the large tree removal and trimming initiative. Recommended that Watson Tree remove a limited number of trees that are causing damage to driveways and sidewalks along with a few other potentially dangerous trees this year. Approximately \$3,500 to remove and grind stumps. Expense to regular 2017 operating budget.
- **Landscape / Lighting Committee:** Peter Tripp: Looking into possible additions to front entry to eliminate dark spots on the up lighting.
- d. **O & M:** Reported on fall driveway replacements
- e. **Tournament:** Ron. The TPC will be reporting at the Annual Meeting regarding the club house replacement and next year's tournament.
- f. **ARC review: Phil Veilleux**
 - o **7 Thistledown** Committee recommends approving deck installation with a modification to the plans to have the stairs to the ground within the deck foot print. **Motion to approve request for deck extension by Bill Goggin 2nd John Kindl Approved Unanimously**

- **11 Thistledown** Committee recommends approving deck installation per presented plans. **Motion to approve request for deck extension by Deane Felter 2nd John Kindl** Approved Unanimously
- **5 Lion Gardner** Committee recommends allowing a modification to the window installation on rear basement level to permit a double window instead of a triple and a single window on the short return wall. Landscaping to be done to camouflage the double window not being a triple. **Motion to approve the windows as recommended by Bill Goggin 2nd by Deane Felter** Approved Unanimously

g. **Investments:** No changes to investments

h. **Pool** Ron Freidman Reported on the new sign-in desk, pool furniture and pool deck coating.

i. **Social:** Kerry Johnson.

Upcoming events:

Gazebo Concert August 20
 Gazebo Concert September 17
 Riverboat Cruise October 15
 Holiday Stroll December 10

j. **Welcoming Committee:** none

9. Unfinished Business:

A 2018 Operating Budget Mike Novosel made a motion to approve the 2018 Operating budget with a total income from common fees of \$1,001,744.00.

2nd John Kindl

Unanimously approved

10. New Business:

- a. **Club Side sidewalks:** Motion made by Mike Novosel to seek town permission to remove the sidewalks on Thistledown and Priorwood Gardens. 2nd Susan Miller. In Favor: Ron, John, Bill, Mike and Susan Opposed Deane Motion passed

11. Residents Forum:

Dave Gorden 5 Lochwood: Expressed concerns regarding the method used to select which driveways were to be replaced.

Dewey Deeton 7 Pierson Green opposed the removal of sidewalks on the club side.

Patti O'Connor, 1 Priorwood Gardens – Suggested that the Board poll the community regarding a special assessment vs increasing the operating budget.

Peter Tripp 3 Tavistock Commented on the process of the budget approval being done as ratification.

Elaine Decker, 7 Lord Brook – Recommended doing a long term assessment for the landscaping improvements rather than in the operating budget. On the sidewalks, stated that she walks the property regularly and prefers to walk in the streets.

12. Next Meeting Date: October 17, 2017 at The TPC Clubhouse, 6:00pm

13. Ron makes a motion to go into Executive session at 8:42 PM. Mike seconds.

14. Board comes out of executive session at 8:58 PM **Deane Felter makes a motion to authorize Don to settle the Yard Group Suit at the amount of \$82,500. 2nd by Michael Novosel. Unanimously approved.**

15. Mike Novosel makes motion to adjourn the meeting. 2nd by Deane. Meeting adjourned at 9:00 pm.

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. \$240.00

() 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) (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.

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 "I"	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: Tuesday, December 19, 2017 9:05 AM
To: Popper, Stuart
Cc: Driska, Bruce
Subject: RE: 11 Progress Dr - Slope Stability Calculations

Stuart,

I am in the process of reviewing these calculations and have some initial comments to forward to the engineer.

I see some assumptions were made – are there any references they can source for the weight of the soil and the phi angle of 25 degrees that are used? It appears that two different values are used in the calcs for weight of soil (110 and 120). Also the formula for R (on page 2) I think should use 1/3H based on the figure 20-3 shown on page 1? Also I don't see any consideration for the weight of the riprap armorment in these calcs. It looks like we are assuming that the earth cut will leave highly consolidated dense soils, however the plans show geogrid behind the wall, so I am unsure how far they are cutting back. I would recommend that we require special inspections to be sure that maximum soil density is achieved while the geogrid in the retaining wall is installed.

We still need calcs for the retaining wall which I think is a bit higher than the six feet shown on the detail based on the grading plan (which also needs revision). The retaining wall calcs need to show 1:1 slope surcharge directly behind the wall with factors of safety for overturning and sliding. Also what is the length of the geogrid? The detail just says typical.

As a reference Cobblestone – while much higher – was a 1.5:1 finished slope. The proposed slope here is 1:1.

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

From: Popper, Stuart
Sent: Monday, December 18, 2017 10:53 AM
To: Harriman, Jon
Cc: Driska, Bruce
Subject: FW: 11 Progress Dr - Slope Stability Calculations

FYI

From: Thad King [<mailto:consultant@snydercivil.com>]
Sent: Thursday, December 14, 2017 2:28 PM
To: Popper, Stuart
Cc: Donald Snyder
Subject: 11 Progress Dr - Slope Stability Calculations

Please see attached.

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

Memorandum

To: Planning & Zoning Commission

CC: Stuart Popper, Town Planner

From: Jon Harriman, P.E. 

Date: 12/05/2017

Re: 17-54: 11 Progress Drive

I have reviewed the plans (sheets 1&2) for 11 Progress Drive dated November 2017 by Snyder Civil Engineering LLC. I also reviewed the structural building wall calculations by Wrang Associate Engineers (4 pages).

I offer the following comments:

1. The grading plan shows areas with 1:1 slopes. Our standard for cut and fill slopes follows the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control put out by the CTDEEP. The Guidelines generally require slopes be maintained at 2:1 or flatter. The Guidelines indicate that slopes steeper than 2:1 require slope stability calculations. An area of 1:1 grading is shown directly behind the proposed retaining wall. I am requesting engineered plans/calculations for the retaining wall (with a 6-8-foot high 1:1 surcharge behind it) and slope stability calculations for the 1:1 slopes to be armored with 5" riprap. The Guidelines appear to indicate that 5" riprap is not acceptable on 1:1 slopes (figure RR-6 section 5-5).
2. The building wall details completed by Wrang Associates are for a ten-foot high wall. The site plans show a wall that appears to be about sixteen feet high (bottom of footing to top of wall). This will need to be clarified with either a revised wall design or a revised grading plan.
3. The outlet to the retaining wall drain is not shown. It should not drain to the parking lot surface or the Town ROW.
4. The plans don't appear to address the requirements of section 5.4 of the zoning regulations in regards to mitigating increases in runoff for the post development condition. This will need to be addressed or the requirement will need to be waived by the Commission. The plans show an infiltration trench right behind the new building wall. It would be my recommendation to not allow surface runoff to percolate down along the back of the new wall.

December 5, 2017

The runoff and groundwater should be directed around/away from the building. The infiltration trench does not satisfy the requirements of section 5.4.

Popper, Stuart

From: Harriman, Jon
Sent: Thursday, December 07, 2017 3:15 PM
To: Popper, Stuart
Cc: Driska, Bruce
Subject: 11 Progress Drive

Stuart,

I was looking at the site plan again yesterday afternoon and noticed that the grading of the parking lot doesn't appear to work. Please have the applicant's engineer look at contours 54, 55 and 56 in the parking lot. Also contour 58 seems to run along the wall indicating it is flat across the top?

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

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

Site Development Proposal
153 West Street/50 Mystique Lane
Cromwell, CT

Development Overview:

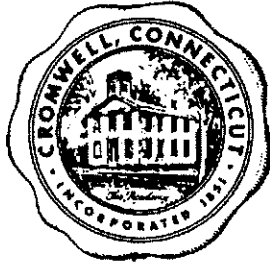
- The property affected by this Site Development Proposal consists of two separate lots. The parcels involved are held in common ownership by the applicant and include: 153 West Street (1.02 +/- Acres) and 50 Mystique Lane (1.01 +/- Acres) respectively. Both Lots are situated entirely within a Local Business Zone. The current Land Use for each parcel is as follows:
 - 153 West Street: Single Family Residential
 - 50 Mystique Lane: Vacant Land.

- The development proposal is to construct a 26'x54' addition (1,404 sf) to the current residence at 153 West Street. The addition will house "Mia's Salon and Spa", an active local small business currently occupying Leased Space at 34 Shunpike Road-Unit 10, in the Town of Cromwell.
 - Required parking for the combined uses will be provided onsite immediately adjacent to the south west of the commercial addition and wholly located on the most easterly parcel (No. 153 West Street). Access to parking (including Handicapped Parking) for the combine uses will be via the existing driveway and curb-cut (both to be reconstructed) currently serving the residence.

 - The development complies with all required yard size, coverage and setback requirements specified in the current municipal Zoning Regulations.

 - The residence and attached new commercial use structure will both be served by Municipal Sanitary Sewers, Public Water Supply, Eversource Power, Cable TV and Commercial Communications Fiber.

 - Storm water management for the entire site will be provided by a Detention Basin to be located on 50 Mystique Lane. The basin will serve to mitigate the change in runoff volume associated with the increase in paved areas. It will also function as a Rain Garden providing storm water bio-remediation. Storm water management calculations have been submitted for review by the Town Engineer.



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
Date: December 19, 2017
Re: **PZ Application #17-55, 153 West Street/ 50 Mystique Lane,
Site Plan Modification**

I have reviewed Application #17-55 site plan revision dated 12/18/2017 and note the Application complies with the following requirements of Cromwell's Zoning Regulations:

<u>REQUIREMENT</u>	<u>SECTION</u>
--------------------	----------------

Area & Bulk	3.1.B.
Landscaping	5.1
Off-Street Parking & Loading (including handicapped accessibility)	5.2
Stormwater Runoff Control	5.4
Erosion & Sedimentation Control	5.5

Site Plan Revision dated 12/18/2017

Outdoor Lighting	5.6
Dumpster	8.6.D.4.(12)

This Application does not include a proposal for commercial signage.

Popper, Stuart

From: Jessica Jones <jjones@cromwellfd.com>
Sent: Wednesday, December 20, 2017 10:09 AM
To: Popper, Stuart
Subject: P&Z Application # 17-55
Attachments: Specifications for water mains and services.pdf

Good Morning Stuart,

Please see the comments/concerns below on Application #17-55.

Fire Chief:

The fire department has no issue or concerns with this P & Z application (#17-55) at the current stage of the process.

Fire Marshal:

No comments at this time on the site plan with regards to the Ct Life Safety Codes.

Water:

The Water Division has no issues. Specifications are attached.

Jessica L. Jones
Administrative Assistant

Office of the Cromwell Fire Marshal
1 West Street
Cromwell, CT 06416
Phone: 860-635-3188 x 1020
Fax: 860-613-2406
JJones@Cromwellfd.com



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

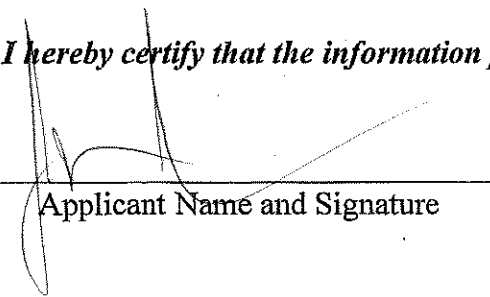
Property Owner Name: Vincent Vento
Address: 376 Bridgeport Ave
Shelton CT 06484

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 <u>any</u> part of the site within 500' of an adjoining town? | (Yes) | <input checked="" type="radio"/> (No) |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ?
if yes, have you obtained it? | (Yes) | <input checked="" type="radio"/> (No) |
| 3. Will this project require a <u>DEP Stormwater Management Permit</u> ?
if yes, have you applied for it? | (Yes) | <input checked="" type="radio"/> (No) |
| 4. Will this Project Require an <u>STC Permit</u> ?
if yes, have you submitted a copy of the plans to the STC? | (Yes) | <input checked="" type="radio"/> (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) | <input checked="" type="radio"/> (No) |

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



Applicant Name and Signature

11/22/17

Date



**CLASSIC AUTO WASH AND DETAIL CENTER
23 SHUNPIKE ROAD
CROMWELL, CONNECTICUT**

**DATE: November 21, 2017
MMI #4894-03-01**

To facilitate changing customer needs and demands, the applicant proposes minor site improvements to the above-noted facility. The subject property is operated by Classic Auto Wash & Detail Center and located at 23 Shunpike Road (Route 3), also with frontage on Berlin Road (Route 372), in Cromwell, Connecticut. This parcel is approximately 1.3 acres in size and currently contains two buildings used for car wash services. The parcel is located within the Highway Business District Zone.

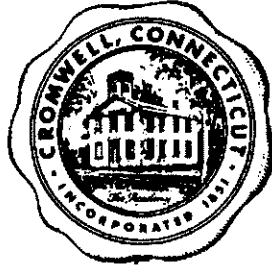
Site improvements include the demolition of the self-service wash bay and installation of 13 vacuum stalls and associated pavement in the northeastern area of the property. Six of the vacuum stalls will be located along the northern side of the building to remain, and seven others will be located on the opposite side of a 20-foot drive aisle. The northern entrance drive is proposed to remain 20 feet in width and continue to facilitate one-way traffic entering the premises. The existing traffic circulation patterns will be maintained. The new vacuum stall area will be paved with bituminous concrete and curbed. The proposed redevelopment will cause a small decrease in impervious area. Stormwater runoff patterns will be maintained since there will be little or no change in grade proposed. Therefore, no changes or additions are proposed to the existing stormwater collection system.

The property is located entirely in the Federal Emergency Management Agency AE flood zone. The improvements as proposed will have no discernible impact on the floodplain. Removal of a portion of the building could be viewed as being a positive impact, but as a wash bay, that portion of the structure would likely be minimally impacted by floodwaters anyway.

All existing underground utilities and associated structures are to remain in place with no proposed changes to any of the utility services to the site. The automated wash bay will also remain with minor building modifications where the self-serve wash bay is removed from the north side.

Sediment and erosion control during construction will be accomplished with inlet protection installed around the catch basins to reduce sediment infiltration into the stormwater system.

4894-03-01-n2117-rpt



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
 From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
 Date: November 30, 2017
 Re: **PZ Application Site Plan # 17-56**
Splash Car Wash Site Improvements, 23 Shunpike Road

BACKGROUND

The Subject Property is located within the HB, Highway Business Zone operating as a Car Wash pre-dating current requirements. "Building 1"- an automatic car wash with attached self-serve car wash bays, and "Building 2"- a vehicle wash and detail operation. The site currently contains twelve (12) vacuum stations.

PROPOSAL

The Applicant is seeking Site Plan approval to provide site improvements consisting of:

1. Demolition of the self-serve portion of "Building 1"
2. Relocation of two dual vacuum stations
3. Fifteen (15) new vacuum stations (2 old and 13 new)

The proposal retains all existing underground utilities and associated structures as well as the existing entrance of 20- FT and existing traffic configurations.

SITE PLAN REVIEW

HIGHWAY BUSINESS ZONE		
<i>AREA & BULK REQUIREMENTS</i>	REQUIRED ALLOWED	PROVIDED
LOT AREA	60,000 SF	55,480 SF
FRONTAGE	200 FT	158 FT + 111 FT
FRONT YARD	25 FT	25 FT
SIDE YARD	25 FT	25 FT
AGGREGATE SIDE	25 FT	25 FT
REAR YARD	25 FT	25 FT
MAX BUILDING COVERAGE	65%	65%
MAX BUILDING HEIGHT	40 FT	Less than 40 FT
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*Continued on page 2*

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**SITE PLAN REVIEW**

***LANDSCAPING***

Bituminous curbed islands at vacuum locations are proposed to contain grass with no additional landscaping.

For compliance with Basic Standards, Section 8.1 Landscaping, Staff recommends hardy varieties of low growing bushes and ornamental grass finished with mulch to all proposed islands.

***OFF-STREET PARKING AND LOADING***

No additional parking is proposed.

***SIGNS***

No additional signage is proposed.

***STORMWATER RUN-OFF CONTROL***

No change proposed.

***OUTDOOR LIGHTING***

No change proposed.

***FLOOD ZONE***

The proposed project area is within the Zone AE on FIRM Panel 106, Map 09007C0106G

***OTHER***

Notification to the City of Middletown as an abutting municipality shall be required pursuant to Cromwell Zoning Regulation Section 8.6.C.4. and 8.10.1. .

## Popper, Stuart

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**From:** Jessica Jones <jjones@cromwellfd.com>  
**Sent:** Wednesday, December 20, 2017 10:06 AM  
**To:** Popper, Stuart  
**Subject:** P&Z Application #17-56  
**Attachments:** Specifications for water mains and services.pdf

Good Morning Stuart,

Please see the comments/concerns below on Application #17-56.

### **Fire Chief:**

The fire department has no issue or concerns with this P & Z application (#17-56) at the current stage of the process.

### **Fire Marshal:**

No comments at this time on the site plan with regards to the Ct Life Safety Codes.

### **Water:**

The Water Division has no issues as long as our specifications are followed. Specifications are attached.

Jessica L. Jones  
Administrative Assistant

Office of the Cromwell Fire Marshal  
1 West Street  
Cromwell, CT 06416  
Phone: 860-635-3188 x 1020  
Fax: 860-613-2406  
[JJones@Cromwellfd.com](mailto:JJones@Cromwellfd.com)



CROMWELL FIRE DISTRICT-WATER DIVISION  
1 WEST STREET  
CROMWELL, CT 06416  
Phone: 860-635-4420  
Fax: 860-632-0413

[WWW.CROMWELLFIREDISTRICT.COM](http://WWW.CROMWELLFIREDISTRICT.COM)

## SPECIFICATIONS FOR WATER MAINS AND SERVICES

### Water Mains:

- Class 52 ductile iron, cement lined Tyton Joint.
- 8" or larger.
- 6" hydrant branch.
- 5' cover over main.
- 1' compacted sand bedding around pipe.
- All trenches shall be backfilled and compacted per Town of Cromwell Road Specifications.

### Valves:

- Valves shall be mechanical joint, resilient seat, open left.
- Valve boxes shall be two piece slide type with cover.

### Hydrants:

- Mueller Super Centurion 200.
- 5 ½' bury, 5 ¼' main valve opening.
- Open left.
- 6" mechanical joint inlet connection.
- 1-4 ½" pumper connection.
- 2-2 ½" hose connections.
- 1 yard ¾" stone around drain opening.

### Fittings:

- Compact ductile iron.
- Mechanical joint.
- Megalugs.
- FIELD LOK Gaskets must be used instead of Coveralls
- 3 pipe lengths either side of MJ fittings.

### Services:

- Tubing must be 1" type K copper.
- Corporations must be 1" with "cc" thread by compression.
- Curb Stops must be 1" compression by compression.
- Curb Boxes shall be one piece telescoping with 36" rod.
- 1" compacted sand bedding
- Trenches shall be backfilled and compacted per Town of Cromwell Road Specifications.



CROMWELL FIRE DISTRICT-WATER DIVISION  
1 WEST STREET  
CROMWELL, CT 06416  
Phone: 860-635-4420  
Fax: 860-632-0413

WWW.CROMWELLFIREDISTRICT.COM

### **Information for Water Service Installations and Specifications**

**Sizes:** 1 " and up. New service connections are to be a minimum size of 1 " K Copper.

**Materials:** K Copper is the pipe material that is accepted. 200 PSI Polyethylene Pipe (K Copper Tube Size) is accepted only if the service length is in excess of 100' with the approval of the Fire District Director of Water Operations. In this case the last 20' going into the structure must be 1 " K Copper. Stainless Steel Inserts must be used at the connections that are TE Pipe.

**Tracing Wire:** If TE Pipe is used Tracing Wire is to be installed. The wire is to be attached to the Copper pipe on both ends. It also must run up to the top of the curb box for tracing purposes. A curb box top (or cap) that accommodates the tracing wire is to be supplied by the installer. Metallic tracing tape alone is not accepted. The tracing wire is to be taped or tie wrapped to the plastic service pipe (TE Pipe). Tracing wire does not replace marking tape.

**Coverage/Backfill:** A minimum of 1 foot of sand is to be placed over top of service pipe, both TE Pipe and K Copper. Before backfilling with fill, marking tape is to be installed 1 foot above the service pipe.

**Curb Boxes:** Curb boxes are to be Erie Style Telescoping boxes. Driveway caps are to be installed in driveways and sidewalks.

**Marking Tape:** Marking tape is required and should be installed on top of the bed of sand 1 foot above the service pipe.

**Inspections:** *All water service installations must be inspected by the Cromwell Fire District Water Division. An inspection must be paid for, In Advance, prior to starting any installation of water services. The inspection fee is \$50.00. Once inspection is paid for a minimum of 24 hour notice is required for an inspection to be completed.*

## Information for Water Service Installations and Specifications

**Cellar Valve and Fittings/Specifications:** A flared adapter is required on service pipe where service enters the structure. No other adapters are accepted. No soldier joints are allowed upstream of water meter. A ball valve is required before and after the water meter.

**Meter Spacing:** Meter spacers are not supplied by the Cromwell Fire District Water Division. Any questions regarding spacing please contact the Water Division Office.

Meter Spacing:

5/8 x 3/4 (Disc) = 11 1/2 " - Female 3/4 IPT

1 " (Disc) = 15 " - Female 1 " IPT

1 1/2 " (Disc) = 13 1/4 " - We supply flanges to be installed by customer

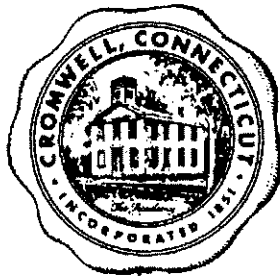
2 " (Turbo) = 10 1/4 " - We supply flanges to be installed by customer

2 " (Disc) = 17 1/4 " - We supply flanges to be installed by customer

Any size above 2 " , contact the Water Division Office for specifications

**Existing Wells:** If you are connecting to the Cromwell Fire District Water Division's water source and you have an existing well on the premises:

If you choose to have both sources of water, they must be completely separate with no interconnections. A backflow preventer must be installed on the city water connection directly downstream of the water meter. The backflow preventer needs to be an (RP) Style backflow preventer and inspected by the Fire District Water Division at the time of installation. Backflow preventers are to be tested annually by a State of Connecticut Certified Backflow Preventer tester. It is the owners of the premises responsibility to have it tested annually and to forward a copy of the test results to the Cromwell Fire District Water Division, Attn: Director of Operations.



## MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development  
 From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*  
 Date: November 30, 2017  
 Re: **PZ Application Site Plan # 17-56**  
**Splash Car Wash Site Improvements, 23 Shunpike Road**

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### **BACKGROUND**

The Subject Property is located within the HB, Highway Business Zone operating as a Car Wash pre-dating current requirements. "Building 1"- an automatic car wash with attached self-serve car wash bays, and "Building 2"- a vehicle wash and detail operation. The site currently contains twelve (12) vacuum stations.

### **PROPOSAL**

The Applicant is seeking Site Plan approval to provide site improvements consisting of:

1. Demolition of the self-serve portion of "Building 1"
2. Relocation of two dual vacuum stations
3. Fifteen (15) new vacuum stations (2 old and 13 new)

The proposal retains all existing underground utilities and associated structures as well as the existing entrance of 20- FT and existing traffic configurations.

### **SITE PLAN REVIEW**

<b>HIGHWAY BUSINESS ZONE</b>		
<b><i>AREA &amp; BULK REQUIREMENTS</i></b>	<b>REQUIRED ALLOWED</b>	<b>PROVIDED</b>
<b>LOT AREA</b>	60,000 SF	55,480 SF
<b>FRONTAGE</b>	200 FT	158 FT + 111 FT
<b>FRONT YARD</b>	25 FT	25 FT
<b>SIDE YARD</b>	25 FT	25 FT
<b>AGGREGATE SIDE</b>	25 FT	25 FT
<b>REAR YARD</b>	25 FT	25 FT
<b>MAX BUILDING COVERAGE</b>	65%	65%
<b>MAX BUILDING HEIGHT</b>	40 FT	Less than 40 FT
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SITE PLAN REVIEW

LANDSCAPING

Bituminous curbed islands at vacuum locations are proposed to contain grass with no additional landscaping.

For compliance with Basic Standards, Section 8.1 Landscaping, Staff recommends hardy varieties of low growing bushes and ornamental grass finished with mulch to all proposed islands.

OFF-STREET PARKING AND LOADING

No additional parking is proposed.

SIGNS

No additional signage is proposed.

STORMWATER RUN-OFF CONTROL

No change proposed.

OUTDOOR LIGHTING

No change proposed.

FLOOD ZONE

The proposed project area is within the Zone AE on FIRM Panel 106, Map 09007C0106G

OTHER

Notification to the City of Middletown as an abutting municipality shall be required pursuant to Cromwell Zoning Regulation Section 8.6.C.4. and 8.10.1. .

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: vpaszio@yahoo.com

Property Owner Name: 95 Berlin Road LLC

Address: 95 Berlin Rd
Cromwell CT 06416

Attached:

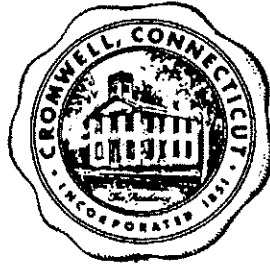
- Application fee.
- Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

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



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
Date: December 18, 2017
Re: **PZ Application #17-57, 95 Berlin Road
Site Plan Modification (Signage)**

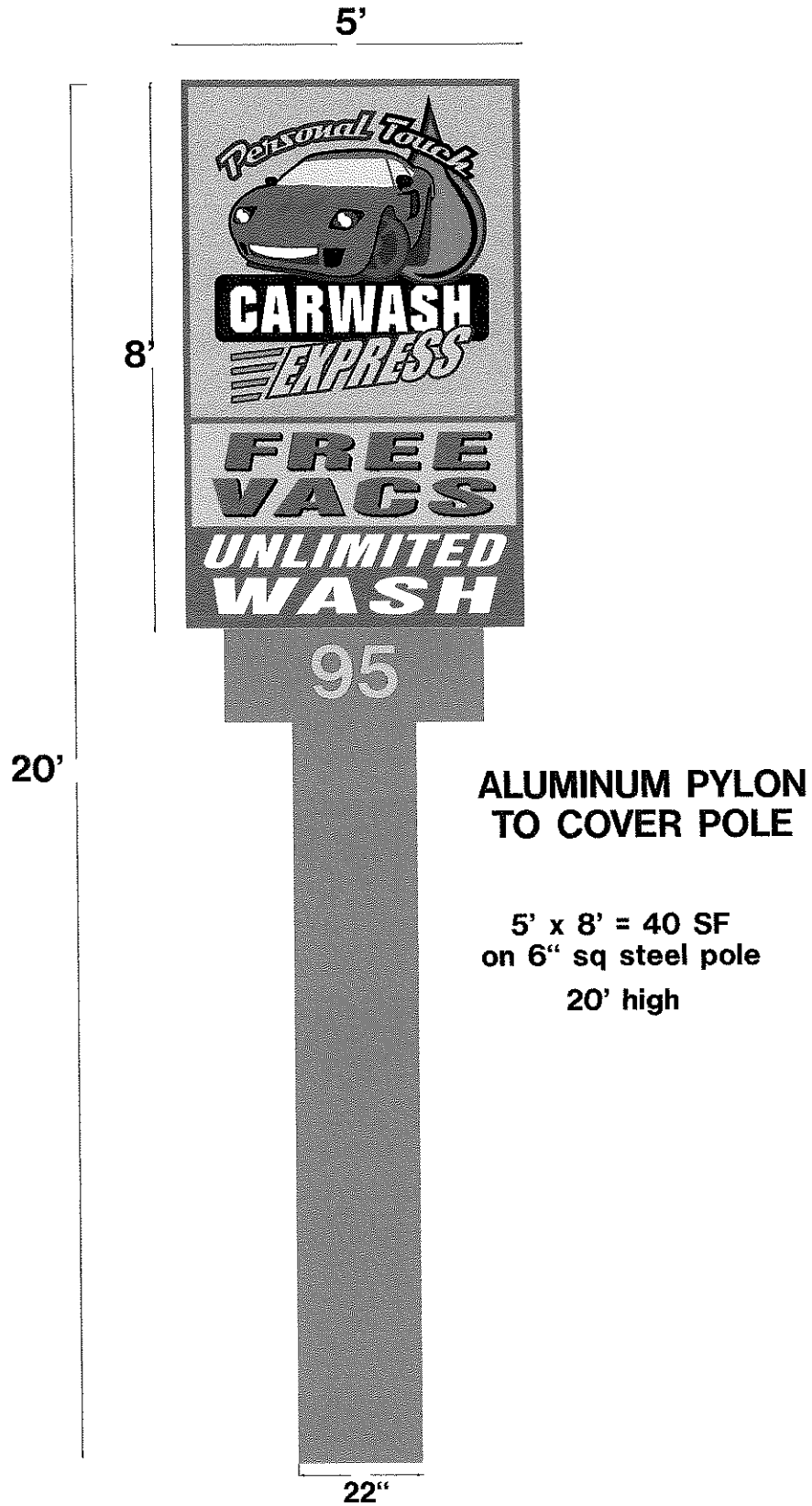
This Application complies with Cromwell's Zoning Regulations.

PROPOSAL FOR SIGNAGE*

<i>ITEM</i>	<i>ALLOWED</i>	<i>PROPOSED</i>	<i>SECTION</i>
Wall Signs	Quantity unlimited. Area not to exceed 200 SF	176.5 SF	5.3.H.
Free-standing Sign	One, not to exceed: 40 SF per side Max. Height: 21 -FT	40 SF /Side 20-FT	5.3.H.

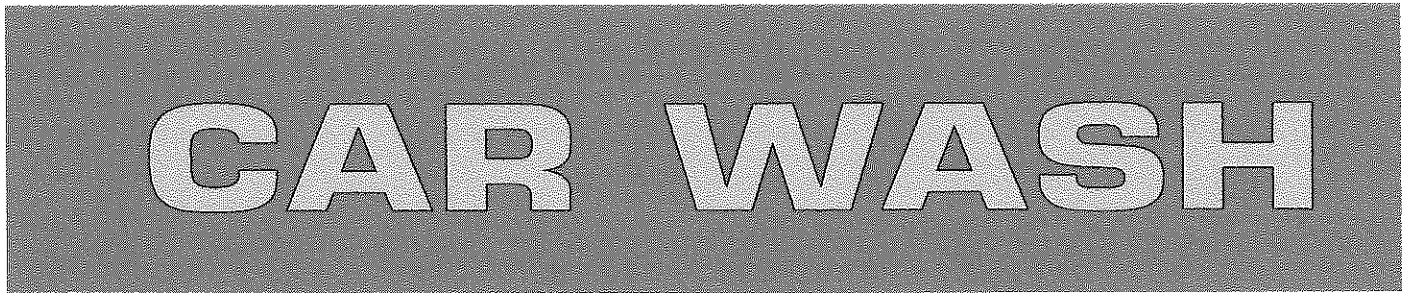
*A previously approved Site Plan included proposed landscaping in the free-standing sign location.

App. 17-57

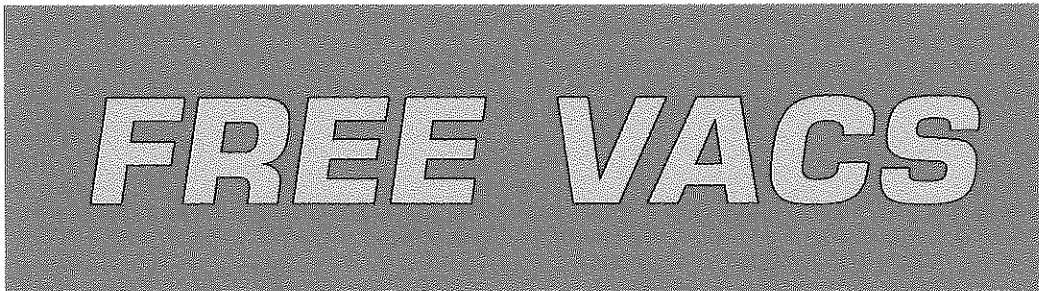


**BUILDING 140 X 3 = 420 SF
ALLOWED MAX 200 SF**

BLUE IS THE BUILDING AND NOT PART OF SIGN SIZE



LEFT SIDE BUILDING LETTERING SIZE 36" X 400" = 100 SF



RIGHT SIDE BUILDING LETTERING SIZE 36" X 306" = 76.5 SF

**YELLOW FACE WITH BLACK TRIM
LED CHANNEL LETTERS
WITH RED CHANNELS 4" DEEP
MOUNTED TO RACEWAY PAINTED COLOR OF BUILDING
LED'S WHITE IN COLOR**

Apple 17-57

CAR WASH

Character	Height (inches)	Width (inches)
C	27.5	37.62
A	27.5	37.62
R	27.5	30
W	36	37.62
A	36	37.62
S	36	26.5
H	36	32.25

FREE VACS

Character	Height (inches)	Width (inches)
F	30	20.63
R	30	30
E	30	20.63
E	30	20.63
V	36	38.14
A	36	37.62
C	36	27.5
S	36	26.5

RECEIVED FOR FILING
12/14 2017 at 9:54 AM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
SPECIAL MEETING**

Gloria Prendergast, Asst.
TOWN CLERK

**5:30 PM TUESDAY DECEMBER 12, 2017
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, Nicholas Demetriades, David Fitzgerald (alternate), Ken Rozich, John Keithan (alternate)

Absent: Brian Dufresne

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 5:35 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Nick Demetriades made a motion to seat David Fitzgerald and John Keithan; Seconded by Jeremy Floryan. *All in favor; motion passed.* (Michael Cannata was not present for this vote).

4. Approval of Agenda

A motion to approve the agenda was made by Nick Demetriades; Seconded by Paul Cordone. *All in favor; motion passed.* (Michael Cannata was not present for this vote).

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer

There was no report.

7. Town Planner Report

There was no report.

8. New 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 Gardener's Nursery and the Town of Cromwell are the Owners.

Tom Daly, P.E. with Milone and MacBroom, presented the application. He referenced the grading plan that had been approved previously. He said that the plan had been changed as the prospective tenant was no longer planning to occupy the property. The applicant would be building the entire warehouse now rather than in two phases and was expanding to 403,000 square feet. The plan was revised so that the building could accommodate multiple tenants. He reviewed the layout of the site and abutting properties. The parcel is 27.5 acres currently and, if the land swap is approved, it would be 33 acres. Most of the land is cropland, with some woods to the east and south, and utilities were stubbed out to County Line Drive. He reviewed the elevation, the location of the proposed perimeter access drive, the 150 parking spaces and the trailer parking areas. There would be two stormwater basins and one discharge area.

Mr. Daly said that they were proposing an island to separate their traffic from that of the transfer station and improvements to the intersection with Route 3 were currently under review by the Office of the State Traffic Administration. The building is proposed to be two-tone gray. Mr. Daly next reviewed the parcels involved in the land swap. The town needs the land for the transfer station improvements.

Mr. Popper said that the building would likely be a tilt up concrete building about 33 feet high. There was no signage proposed at this time because there is no tenant identified. The Commission could require the applicant to come back with the final features, once they were decided. Mr. Daly said he had no objection to that. Mr. Popper said that the parcel is located in the industrial zone and per Section 3.5.3. site plan approval is required for a warehouse. He read Jon Harriman's memo dated December 8, 2017, which suggested that approval be condition under an annual reporting requirement of maintenance activities of the stormwater management system to be forwarded to the town engineer by January 31.

Dave Sullivan, a traffic engineer with Milone and MacBroom, said that OSTA was reviewing their application and they were in the final phase of Stage 1, which is a review of the planning data. In Step 2, they would review the geometry and Step 3 was administrative. He believed they would be through the process by early spring.

He said that he was analyzing the traffic volumes as being 5% heavy truck. The traffic controls at Route 3/County Line Drive would consist only of a stop sign, with a single lane operating at service level C. To qualify for a light, there would need to be at least 75 vehicles per hour for 8 hours on County Line Drive. Mr. Sullivan said that turning left onto Route 3 at 5 p.m. would be the most difficult action. Chris Cambareri stated that this was a good use of the property and wished the applicant good luck.

Michael Cannata made a motion to approve 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 Gardener's Nursery and the Town of Cromwell are the Owners, under two conditions: that an architectural rendering and details about the site be provided to the Commission for approval at a later date and per the reporting requirement set forth in Jon Harriman's memo dated December 8, 2017. Chris Cambareri seconded the motion. *All in favor; motion passed.*

- b. Section 8-24 Mandatory Referral for the Exchange of Properties at 100 and 120 County Line Drive and 161 Coles Road.

Mr. Popper presented this application. He said that the applicant had been working with the town for some time on this. The applicant would be granted two parcels, totaling 6.55 acres, which were mainly wetlands for use in locating the stormwater discharge basin. He said that once transferred, the land would become taxable. The land was no longer restricted to parkland development. The town would receive .88 acres of flat, dry land that was important to the redesign of the transfer station and for future town development.

Michael Cannata made a motion to make a positive report of the Section 8-24 Mandatory Referral for the Exchange of Properties at 100 and 120 County Line Drive and 161 Coles Road. Seconded by Ken Rozich. *All in favor; motion passed.*

- c. Section 8-24 Mandatory Referral for the Acceptance of Fawn Run and Bucks Crossing as Town Roads.

Mr. Popper read the Town Engineer's memo dated December 11, 2017. He said that he had received comments from all of the staff departments. The Police Chief noted that the street lights were installed and working, but the road signs were not installed.

Mr. Popper said that 26 street trees were not installed and he was recommending a bond of \$500 for each tree for a total of \$13,000.00. He also said that two wooden bridges hadn't been built in the open space and was recommending a \$6000 bond for each for a total of \$12,000.00. There was a question about the ownership of the open space and Mr. Popper said that he would research it. Mr. Popper next read aloud from a letter dated June 17, 2009 regarding the management plan for Stormwater Management Area #3 and the matter of the developer making a lump sum payment into an interest bearing account to pay for the maintenance.

James Cassidy, PE, Hallisey, Pearson and Cassidy, said that this type of detention basin is normally maintained by the town and really just needs mowing, which he recommended on an annual basis. He said that the developer would put the money in a fund, but he wanted to work out the particular amount with town staff. He also asked about determining when the five years should begin running. He asked to work that out as well with the town engineer and public works department. He said that there was no maintenance associated with the wooden timber bridges.

Michael Cannata made a motion to require the developer of Application #09-16 to install road signs on Bucks Crossing and Fawn Run; Seconded by Chris Cambareri. *All in favor; motion passed.*

Michael Cannata made a motion to require the developer to post a bond for 26 street trees at \$500 per tree, for a total of \$13,000.00, with that amount subject to change depending on the actual cost. Seconded by Paul Cordone. *All in favor; motion passed.*

Michael Cannata made a motion to require the developer to post a bond for two wooden bridges at \$6,000 each. Seconded by Chris Cambareri. *All in favor; motion passed.*

Michael Cannata made a motion to require the developer to maintain the detention basin shown as Stormwater Management Area #3 for the first five years and after that, for the developer to make a lump sum payment into an interest bearing account to generate income each year to pay for the maintenance. The applicant's engineer is to work with town staff to determine the amount and the timing; Seconded by Paul Cordone. *All in favor; motion passed.*

Michael Cannata made a motion to make a positive recommendation for the Section 8-24 mandatory referral, Seconded by Paul Cordone. *All in favor; motion passed.*


9. Commissioner's Comments: NONE

10. Approval of Minutes:

- a. December 5, 2017: Michael Cannata made a motion to table the minutes; Seconded by Ken Rozich. *All in favor; motion passed.*

11. Adjourn: A motion to adjourn was made by Michael Cannata. Meeting adjourned at 6:18 p.m.

Respectfully submitted,


Julie C. Petrella
Recording Clerk