



**Town of Cromwell  
Planning and Zoning Commission**

**REGULAR MEETING  
7:00 P.M. TUESDAY JULY 18, 2017  
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET  
AGENDA**

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of Agenda
5. Public Comments
6. Development Compliance Officer Report:
7. Town Planner Report:
9. **New Business Accept and Schedule New Applications:**
  - a. Application #17-29: Request to amend the Site Plan at 23 Shunpike Road by installing pay gates to the main car wash building. Splash Car Wash is the Applicant and Vincent Vento is the Owner.
  - b. Application #11-31: Request to release the \$1,200.00 street tree bond (six trees at \$200 per tree) for the Sunset Ridge Subdivision. Reed Builders LLC, was the Applicant; John Masserio and Janice Piccoli were the Owners.
10. **New Business:**
  - a. Application #17-27: Request to amend the Site Plan at 51 Shunpike Road. The former Expect building and a portion of the former Kmart building façades will be renovated, the parking lot will be reconstructed, minor building additions constructed and new signs installed. HB Nitkin is the Applicant and Shunpike West Limited Partnership DBP HB Nitkin is the Owner.
11. **Public Hearings:**
  - a. Application #17-28: Request for a Special Permit under Section 3.5.C.4 of the Zoning Regulations permit a brewery at 30 New Lane. Fibre-Dust, LLC is the Owner and Coles Road Brewery is the Applicant.
  - b. Application #17-25: Request to amend the Zoning Map to create a Planned Residence Development Zone District at 76 Field Road. Carrier Group, Inc. is the Applicant and Larry Webster Associates LLC is the Owner.
12. **Commissioner's Comments:**
13. **Approval of Minutes:**
  - a. June 20, 2017
14. **Adjourn**

RECEIVED FOR FILING  
7-11-2017 at 2:39 PM.  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

*Lisa Conroy*  
TOWN CLERK

# Memo

To: Planning & Zoning Commission

From: Fred Curtin

Date: July 11, 2017

Re: July 2017 Activity Report

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49 River Road: This violation has been forwarded to the Town Attorney for foreclosure.

6 Kirby Road: I have issued a Cease and Desist order for paving the Landscape Buffer on the North and East property lines. They have failed to comply, nor have they filed a written appeal to my order. Citation fines will be imposed starting today and continuing until the property has been brought into complete compliance.

I'm also requesting Legal Action to start ASAP.

<b>P &amp; Z Permits 2017</b>						
<b>Permit#</b>	<b>Name of Applicant</b>	<b>Site Location</b>	<b>Type of Activity</b>	<b>Decision Date</b>	<b>Status</b>	
17-01	Greater Hartford Comm. Foundation	One Golf Club Road	Travelers Championship	Approved with conditions 2/2/17	Over	
17-02	Town of Cromwell		Amend Section 1.7 of the Zoning Regulations	Approved 3/7/2017		
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	No Activity	
17-07	Town of Cromwell	Willowbrook Rd. (South end)	Widening & pavement rehabilitation	Approved 3/21/2017	No Activity	
17-08	Stanley Jasjecki	33 Shadow Lane	Leanto Greenhouse	Approved with conditions 3/21/2017	Work in progress	
17-09	Edward Alnas	136 Berlin Road	Pizzapie Restaurant	Approved by ZEO 3/3/2017	Work in progress	

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	No Activity
17-11	C & G Holdings II, LLC	Lots 6 & 7 Commerce Dr.	Resubdivision	Approved with conditions 6/6/17	
17-12	Lisa DiMichele	6 Kirby Road	Caffe Vernazza, Emporium	Withdrawn	
17-13	Chris Cambareri	Country Squire Drive	Military Simulation	Approved by ZEO 4/17/2017	Over
17-14	Autumn Lake of Cromwell	385 Main Street	Install new signs	Approved 5/16/2017	No Activity
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	
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	Withdrawn	
17-19	Paraco Gas	Krauszers/117 Berlin Road	Propane tanks & cage	App/cond 6/6/17	No Activity
17-20	Middlesex Counseling Center	1 Willowbrook Suite 6	Family Counseling	Approved by ZEO 5/15/2017	No Activity
17-21	Town of Cromwell	Town wide	Amend sections 3.2.3 and Section 3.3.4	Approved 6/6/2017	




P & Z Permits 2016					
Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-01	Town of Cromwell	9 Capt. James Mann Memorial Drive	Watrous Park Splash Pad	Approved with conditions 1/5/16	Complete
16-02	Frank Acheampong	538 Main Street	Clothing Bin for Non Profit	Withdrawn	Withdrawn
16-03	Meghan Burt	199 Shunpike Road	Next Level Fitness Personal Training	Approved by ZEO 1/25/16	Open for business
16-04	Merritt Construction LLC	136 Berlin Road	Center for Vein Restoration	Approved by ZEO 1/25/16	Complete
16-05	Premier Partners Assoc.	192 Shunpike Road	Subdivision	Approved 4/19/16	
16-06	Applicant did not need to go to P&Z therefore # not used				
16-07	Town of Cromwell	9 Capt. James Mann Memorial Drive	Raymond Place area-improvements to Town Rds.		90% Complete
16-08	Use #16-13 instead				
16-09	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Championship	Approved with conditions 4/19/16	Event over
16-10	Pinewood Landscaping, LLC	302 Main Street	Site Plan Modification	Approved 4/19/16	Sign Complete
16-11	Christian Plummer Plummer All Season Landscaping	224 Shunpike Road	Landscaping/Retail Sales	Approved 4/19/16	Open for Business
16-12	Michael Salonia Cromwell Fire Department	105 Coles Road	Flower sale for Mother's Day and Christmas Trees	Approved 4/19/16	Event over

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-13	Town of Cromwell	Raymond Place Neighborhood	Roadway and Drainage Improvements	Approved 4/19/16	90% Complete
16-14	Town of Cromwell	41 West Street	Modify Site Plan for Parking Lot Expansion	Approved 4/19/16	Complete
16-15	Luca DiMichele	6 Kirby Road	Barbershop	Approved by ZEO 4/7/16	Complete
16-16	National Sign	4 Sebethe Road	Chili Signage	Approved 5/03/16	Complete
16-17	Dana Woods	11 Applewood Road	Add fill to yard	Approved 5/9/16 by ZEO	Complete
16-18	Keystone Novelities	111-113 Berlin Road	Temporary tent for fireworks	Approved by ZEO 6/21/16	Event over
16-19	John Vignone	84 North Road	Garage & shed over 1000 square feet	Approved 6/21/16	Complete
16-20	Elias DiMichele	6 Kirby Road	Parking lot modification	Approved 7/19/16	Working on Handicapped Parking
16-21	Tatiana DeJesus	45 Shunpike Road	Sale of Fireworks	Approved by ZEO 5/24/16	Event over
16-22	Paul Zigmont	138 Coles Road	Construct oversized garage	Approved 7/19/16	Complete
16-23	Paraco Gas	538 Main Street	BBQ - Exchange	Approved 6/21/16	Complete
16-24	Town of Cromwell	Prospect Hill Road	Valor Green Improvements	Approved 6/7/16	Work in progress
16-25	Town of Cromwell	85 Coles Road	Walking Trail	Approved 6/7/16	Work in progress
16-26	Paraco Gas/S. Taylor	72 West Street	Propane Exchange Program	Withdrawn 6/7/16	Withdrawn



Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-27	Maria Ceccacci	76 Berlin Road	Advanced Auto Parts	Approved 7/19/16	No Activity
16-28	P & Z Commission	Zoning Regs.	Amend Sections 7.1A3 (1) (2) and 10.4E.2	Approved 7/19/16	
16-29	Three Sons Realty Pride Corner Farms, Inc.	600 Main Street	Millane Nurseries	Approved 7/19/16	Open for business
16-30	Three Sons Realty Pride Corner Farms, Inc.	600 Main Street	Millane Nurseries	Approved 7/19/16	Open for business
16-31	Mukesh A. Patel	164 West Street	Proposed Bldg. Conversion - Retail Store	Approved with conditions 9/20/16	Site cleaned up
16-32	WalMart Real Estate Trust	161 Berlin Road	Add seasonal storage trailers in parking lot	Approved with conditions 10/18/16	Event over
16-33	Victor Torza	180 Sebehe Drive	Outside Halloween Party	Approved 10/4/2016	Event over
16-34	Allan Spotts	321R Main Street	Cromwell Rep. Town Committee Headquarters	Approved by ZEO 9/9/16	Event over
16-35	Fibre dust Realty LLC	30 New Lane	Site Plan Modification for outdoor storage	Denied 10/4/16	
16-36	Rodhella Realty LLC	241 and 251 Main Street	Amend zoning map	Approved 10/18/16	
16-37	Blue Rhino of New England	207 West Street	Outside storage and sale of propane tanks	Approved 10/18/16	Tanks installed

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-38	Julie Cranick	199 Shunpike Road	Stretch Fitness	Approved by ZEO 10/7/16	Open for Business
16-39	Sign Pro Inc.	14 Hillside Road	Site Plan Modification for installation of signs	Accepted & Approved 10/18/16	Complete
16-40	Sign Pro Inc.	1000 Corporate Row	Site Plan Modification for installation of signs	Accepted & Approved 10/18/16	Complete
16-41	Joseph Moruizzi	199 Shunpike Road	Energy Zone Fitness	Approved by staff 10/7/16	Open for business
16-42	Bishop's Automotive	140 Berlin Road	Replace signs with LED	Approved 12/6/2016	
16-43	Scovill Landscape	25 Cider Hill Road	Fill - level backyard	Approved by ZEO 11/9/2016	Complete
16-44	Tressan Gengler	588 Main Street	Oversized garage	Approved 12/6/2016	No Activity
16-45	Planning & Zoning Comm.	Industrial Zone District	Section 3.5.C.4 Permit for sale & consumption of alcoholic beverages in ID Zone	Approved 3/7/2017	
16-46	Planning & Zoning Comm.	Industrial Zone District	Section 7.5, 7.5A, 7.5B Location requirements for alcoholic beverages in ID zone	Approved 3/7/2017	
16-47	Planning & Zoning Comm.	Industrial Zone District	Section 3.5.C.4 Special Permit for sales and small engine repairs	Approved 3/21/2017	
16-48	NGA Nguyen	25 Shunpike Road	3,500sf Retail Building	Approved 1/17/17	Bldg Demoeo
16-49	NGA Nguyen	25 Shunpike Road	New Building	Approved 1/17/17	Bldg. Demoeo

# Memo

**To: Planning and Zoning Commission**  
**From: Stuart B. Popper, AICP**  
**Director of Planning and Development**  
**Date: July 11, 2017**  
**Re: Comments for the July 18, 2017 Meeting Agenda**

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

a. Application #17-29: Request to amend the Site Plan at 23 Shunpike Road by installing pay gates to the main car wash building. 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. Staff is requesting the Commission accept the application at the July 18, 2017 meeting and consider acting upon it that evening.*

b. Application #11-31: Request to release the street tree bond for the Sunset Ridge Subdivision. Reed Builders LLC, was the Applicant; John Masserio and Janice Piccoli were the Owners. *The applicant is requesting the release of the street tree bond in the amount of \$1,200 for six street trees in the Sunset Ridge Subdivision. Staff is requesting the Commission accept the application at the July 18, 2017 meeting and consider acting upon it that evening.*

**10. New Business:**

a. Application #17-27: Request to amend the Site Plan at 51 Shunpike Road. The former Expect building and a portion of the former Kmart building façades will be renovated, the parking lot will be reconstructed, minor building additions constructed and new signs installed. HB Nitkin is the Applicant and Shunpike West Limited Partnership DBP HB Nitkin is the Owner. *The 16.8 acre site is located in Highway Business Zone on the west side of Shunpike Road and contains the 209,000+/- square foot Cromwell Square Shopping Center.*

**11. Public Hearings:**

a. Application #17-28: Request for a Special Permit under Section 3.5.C.4 of the Zoning Regulations permit a brewery at 30 New Lane. Fibre-Dust, LLC is the Owner and Coles Road Brewery is the Applicant. *The applicant has requested that the Commission not open the public hearing this evening.*

b. Application #17-25: Request to amend the Zoning Map to create a Planned Residence Development Zone District at 76 Field Road. Carrier Group, Inc. is the Applicant and Larry Webster Associates is the Owner. The 74.8 acres of undeveloped land is located in the R-25 Zone District on the south side of Field Road. *Please see applicant's report included with meeting packet.*

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Splash Car Wash Pay Stations

Street Address: \_\_\_\_\_

Volume/Page: \_\_\_\_\_ PIN #: \_\_\_\_\_

Applicant Name: Splash Car Wash

Address: 23 Shonpike Rd  
Cromwell CT 06416

Telephone: (203) 253-8798 (day) Same (evening)

Email Address: jfranke@splashcarwashes.com

Property Owner Name: Vincent Vento

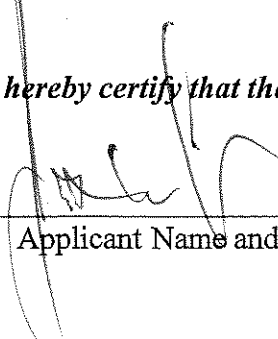
Address: 117 ICE POND LANE  
EAST BRANUN, CT 06032

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 <u>DEP 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 requirements</u> 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

6/20/17  
Date

17-27

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Cromwell Square Shopping Center  
Street Address: 51 Shunpike Road  
Volume/Page: 464 / 279 PIN #: 00317000

Applicant Name: HB NITKIN, Craig Way, Vice President  
Address: 230 Mason Street  
Greenwich, CT 06830


Telephone: 203-983-5433 (day) 203-858-7040 (evening)  
Email Address: PCWAY@HBNITKIN.COM

Property Owner Name: Shunpike - West Limited Partnership dba HB NITKIN  
Address: 230 Mason Street  
Greenwich, CT 06830

Attached:  
 Application fee. \$160  
 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) <input checked="" type="checkbox"/> |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ?<br>if yes, have you obtained it?                                    | (Yes)                                     | (No) <input checked="" type="checkbox"/> |
| 3. Will this project require a DEP <u>Stormwater Management Permit</u> ?<br>if yes, have you applied for it?                               | (Yes)                                     | (No) <input checked="" type="checkbox"/> |
| 4. Will this Project Require an <u>STC Permit</u> ?<br>if yes, have you submitted a copy of the plans to the STC? <u>will be late June</u> | (Yes) <input checked="" type="checkbox"/> | (No) <input checked="" type="checkbox"/> |
| 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="checkbox"/> | (No) <input checked="" type="checkbox"/> |

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

  
Applicant Name and Signature  
Craig Way, Vice President, HB NITKIN

6/12/17  
Date



June 14, 2017

Mr. Stuart B. Popper
Director of Planning and Development
Town of Cromwell
41 West Street
Cromwell, CT 06416

300 Winding Brook Drive
Glastonbury, CT 06033

Tel: 860-652-8227
800-288-8123

www.bscgroup.com

RE: Traffic Engineering Update
Cromwell Plaza / The Shops at Cromwell Square
Cromwell, Connecticut

Dear Mr. Popper:

BSC Group-Connecticut, Inc. (BSC) is pleased to submit this letter summarizing efforts to date regarding the traffic engineering services associated with the proposed Cromwell Plaza / The Shops at Cromwell Square redevelopment located at 45 Shunpike Road / Route 3 in Cromwell, Connecticut (the "Site"). The proposed project development generally consists of the reconstruction of the existing Cromwell Plaza building to include a 67,000 square-foot (sf) Shop Rite Supermarket. Most of the new store is being built within the existing vacant building formerly occupied by X-Pect Discounts and a portion of the building formerly occupied by K-Mart.

BSC is preparing the Traffic Impact Study (TIS) with the following understandings:

- 1. The Site development will be locally-permitted through the Site Plan Approval process as outline by the Town of Cromwell (the Municipality) Zoning Regulations. Town staff have indicated that a traffic study will not be required as part of the local approval process.
2. Coordination with the State Office of Traffic Administration (OSTA) is required to amend the existing MTG Certificate for this location. It is assumed that the proposed condition will not require mitigation on the State Highway System and be allowable as an OSTA Administrative Decision (AD).
3. It is assumed that the proposed condition will generate more than 100 new trips and require the components of the Traffic Impact Study as outlined in the AD Checklist Sections III.A-G.
4. The traffic study is intended to assess the movement of vehicular traffic at and around the Site and to determine what mitigation measures, if any, may be required to accommodate the proposed project in its entirety. Access to the site is unchanged from the existing access drive locations on Shunpike Road, West Street, and Cromwell Hills Drive.

Engineers

Environmental Scientists

Custom Software Developers

Landscape Architects

Planners

Surveyors

BSC has completed the following tasks in preparation for the final TIS to be submitted to OSTA in late June:

- 1. BSC has contacted OSTA to discuss trip generation methodology, transit credits for bus routes within the project site, internal capture credits associated with a shopping plaza similar to the project site, and growth rates for traffic data projected with the Town of Cromwell.
2. BSC has completed much of the background data gathering including accident data, site roadway characteristics and geometry, available sight distance for access points.



Mr. Stuart B. Popper  
June 14, 2017  
Page 2

3. BSC has begun to develop the project traffic model that will determine the Level of Service associated with each intersection and ultimately whether mitigation measures will be required.
4. BSC has completed turning movement traffic counts for peak traffic periods at eight (8) intersection, including the site driveways. Results of the turning movement counts are expected to be received by June 16, 2017 and will be incorporated into the traffic model.

Please contact me at 860-652-8227 (extension 4552) or by e-mail at [rpinckney@bscgroup.com](mailto:rpinckney@bscgroup.com) if you have any questions or comments.

Sincerely,  
**BSC Group – Connecticut, Inc.**

Robert Pinckney, PE  
Manager of Transportation Services

cc: Ed Pepin, Pepin Associates  
Craig Way, HB Nitkin Group

**PROJECT NARRATIVE**

**Proposed Shop Rite Supermarket  
@ Cromwell Square Shopping Center  
51 Shunpike Road  
Cromwell, Connecticut**

**June 15, 2017**

**Introduction**

The HB Nitkin Group proposes to construct a ±67372 SF Shop Rite Supermarket to be located in the area of the former X-Pect tenant space (33,709 SF), and within about 24,361 SF of the north end of the former K-Mart tenant space. Additions to the front of the building and rear of the building round out the total proposed area of this facility. A 6,126 SF mezzanine is planned that will house office support facilities for the store, as well as a Community Room, available for public functions and meetings, that doubles as a cooking demonstration area.

The Shop Rite Supermarket is a full-service operation offering a Pharmacy, Florist, In-Store Bakery, Butcher, In-Store Dietician and Cafe. This store will also offer the "Shop Rite From Home," online grocery pickup and delivery service. The supermarket is expected to operate Monday through Saturday, between the hours of 7 AM and 11 PM, and Sundays, 7AM to 10PM. Third shift grocery stocking will be daily. The store expects to employ about 250 full-time and part-time employees.

Deliveries to the store will be primarily during the hours of 6AM and 10PM, Monday through Saturday, with the majority of deliveries occurring between 6AM and 2PM. Trucks will back up to the building at one of eight, sealed overhead doors. Shop Rite has a non-idling policy, requiring trucks to turn off their engines if they will be running for greater than five minutes. Small hand truck deliveries are brought directly into the store via a ramp and receiving door at the NW corner of the building.

Solid waste generated by the store will be disposed directly into a fully enclosed compactor unit located at the SW corner of the building. The type and quantity of solid waste generated from this facility will be comparable to other similar uses, and this compactor unit will be picked up about once every two weeks, hauled off-site to an approved landfill facility by a local waste hauler. A smaller compost unit will be placed on site and emptied once per week or as needed.

The project will be constructed in a single phase, starting with demolition of the former K-Mart building portion, site preparation, and site development. Construction is planned to begin early fall of this year and store opening is expect during the Summer of 2018.

**Project Description**

The proposed project consists of the demolition of the former K-Mart building area to be occupied by Shop Rite. This structure will be replaced new with a floor level matching that of the former X-Pect space. The building addition to the front serves as an entrance atrium space. The rear building addition is receiving/loading, stockroom and cooler/freezer space.



### Site

Proposed sitework for this project includes pavement repair, sealing and re-striping throughout the parking field in front of Shop Rite, as well as full-depth paving removal and replacement to the rear of Shop Rite. The concrete sidewalk for the full length of the store will to be demolished and replaced. The new sidewalk will project some 5' further into the driveway in front of the store requiring some re-alignment of driveway striping and parking lot spaces along the front of the building. A cut-out area is provided at the front sidewalk, to enable a car to pull up to the store, out of the drive lane, to receive groceries delivered to their car via the "Shop Rite From Home" pickup service.

### Site Lighting

All parking field site lighting will be replaced with new LED, International Dark-Sky Association approved luminaires, mounted on poles of varying heights (37' high maximum).

### Water

The property is currently served by municipal water with a 10" water main located at the rear of the shopping center. A new 3" domestic, and 8" dedicated fire service will be connected off the existing main and extended to the building.

### Sewer

The property is currently served by municipal sewer with a 10" sewer main located at the southerly side of the site. A new 8" PVC sewer will service the building, exiting the SW corner, and flowing by gravity for approximately 450' along the west property line of the site until it connects with the existing sewer service at an existing sewer manhole location.

Grease waste is collected via a separate internal piping system, and will be run through internal grease interceptors and an external 2,500 gallon grease trap. This grease trap is required, by Town regulation, to be serviced and cleaned on a quarterly basis.

### Storm Water

Minimal grading changes are planned along the storefront sidewalk that will not alter the storm water drainage flow patterns, and therefore drainage is unchanged in the front parking field. Grading changes at the rear of the store necessitates additions of new catch basin in front of each loading dock door, to be piped through a new hydrodynamic separator type water quality structure and drainage manhole, and eventually into an existing 18" RCP storm pipe system that is located along the west property line of the site.

### Utilities

New gas, electric, and telephone services, properly sized for this facility will be brought to this new facility in coordination with the appropriate Utility authority.

### Signage

Proposed signage for this project will consist of a combination of a new free-standing sign located at the Shunpike Road entrance, which shall maintain existing grandfathered, non-conforming sign area, and new building signage, which will be in compliance with zoning sign regulations.

### Traffic

Access to the site is unchanged from the existing access drive locations on Shunpike Road, West Street, and Cromwell Hills Drive. Because It is assumed that the proposed facility will generate more than 100 new trips, coordination with the State Office of Traffic Administration (OSTA) is required to amend the existing Major Traffic Generator Certificate

for this location. It is assumed that the proposed condition will not require mitigation on the State Highway System and be allowable as an OSTA Administrative Decision (AD). The Owner's traffic engineer is currently gathering turning movement counts at required off-site intersections, and preparing a Traffic Impact Study for submission to OSTA.

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday July 18, 2017 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #17-28: Request for a Special Permit under Section 3.5.C.4 of the Zoning Regulations permit a brewery at 30 New Lane. Fibre-Dust, LLC is the Owner and Coles Road Brewery is the Applicant.

2 Application #17-25: Request to amend the Zoning Map to create a Planned Residence Development Zone District at 76 Field Road. Carrier Group, Inc. is the Applicant and Larry Webster 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 29<sup>th</sup> day of June 2017.

17-28

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SPECIAL PERMIT

Type of Activity: Manufacturer of Beer

(Per Section \_\_\_\_\_ of the Cromwell Zoning Regulations)

Street Address: 30 New Lane Zoning District: Industrial

Assessor's Parcel ID #: 00554900 Volume/Page: 1559/227

Applicant's Name: COLES ROAD BREWING LLC

Address: 130 COLES ROAD, CROMWELL, CT

Telephone Number (daytime): 860-463-3094

Email Address: contact@colesroadbrewing.com

Property Owner's Name: FIBREDUST REALTY LLC

Address: 30 NEW LANE

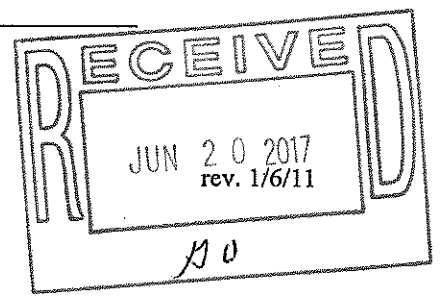
Description of Proposed Activity:

Manufacture and sale of beer on premises.

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).*

Paul Meo  
(applicant)

6/6/17  
(date)



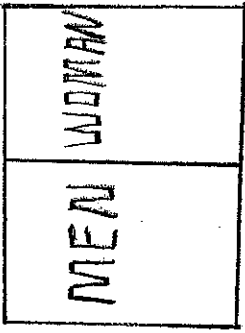
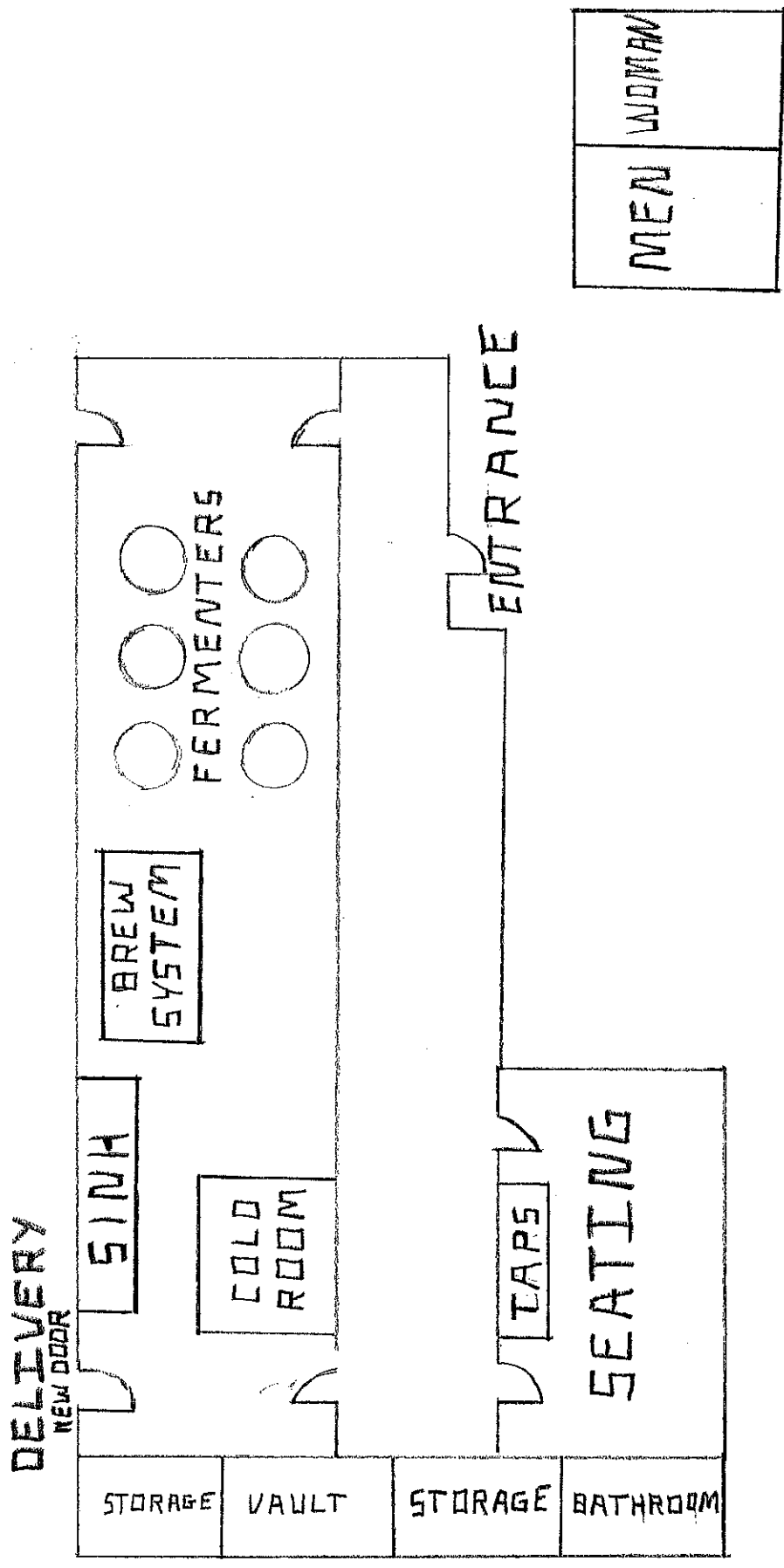
We are seeking approval to open our business, Coles Road Brewing, which is to be a nanobrewery. Our main focus will be brewing beer for sales in house, which consists of filling beer for off site consumption and flights and samples for on site consumption. It will be approximately 4000 square foot facility with 60% of the space allocated for over \$270,000 of manufacturing equipment. We will have two full time employees and four part time employees.

We plan to foster a family friendly environment, with seating for up to 30 people. We will be open to the public between the hours of four and eight p.m. on Thursday and Friday, and between twelve and eight p.m. on Saturday and Sunday. The brewing of the beer is a never ending process and employees will be there as necessary. There will be nineteen marked parking spaces and an additional space for handicapped parking.

Our primary retail focus will be filling growlers (refillable glass container) and crowlers (32oz single use cans). We will be only serving beer that is made on site. While our customers are waiting for their vessels to be filled, we will be selling a flight of 4 oz samples, 5 and/or 10 oz pours. We will also have merchandise for sale such as apparel, glassware, etc.

PROPOSED

# COLLES ROAD BREWING



NOT TO SCALE



**Town of Cromwell  
Planning and Zoning Commission**

**APPLICATION TO AMEND THE ZONING MAP**

Property Address: 76 Field Road PIN \_\_\_\_\_

Current Zone: R-25 Proposed Zone: PRD

Applicant: Carrier Group, Inc.

Mailing Address: 68A South Canal Street  
Plainville, CT 06062

Email: Johnny.C@ByCarrier.com

Telephone: 860-793-6885

Owner: Larry Webster Associates, LLC

Mailing Address: 19 Aqueduct Lane  
Farmington, CT 06032

Reason for Proposed Change:

To allow for a planned community which utilizes open space in a balanced approach with permanent buffering of the existing neighborhoods and convenient recreational open space.

Is the property within 500' of an adjoining town? (yes) \_\_\_\_\_ (no) X

Does the property contain streams or wetlands? (yes) \_\_\_\_\_ (no) X

Is the property within the Historic District? (yes) \_\_\_\_\_ (no) X

The following shall be submitted with this Application:

- (✓) \$160 application fee;
- (✓) Legal Description of the property (metes and bounds);
- (✓) 3 copies of a map prepared in accordance with Article 8.9 of the Zoning Regulations.

Larry Webster  
(signature of owner)

06/09/17  
(date)

Johnny Carner  
(applicant)

06/09/17  
(date)



**MILONE & MACBROOM®**

June 12, 2017

Ms. Alice Kelly, Chair  
Cromwell Planning and Zoning Commission  
C/O Stuart Popper  
Director of Planning and Development  
41 West Street  
Cromwell, CT 06416

**RE: Master Plan and Zone Map Amendment Application  
Proposed Planned Residential Community  
76 Field Road  
Cromwell, Connecticut  
MMI #2641-16-02**

Dear Chair Kelly and Members of the Commission:

On behalf of the Carrier Group, Inc., we are pleased to submit an application for master plan approval for a 75-home single family planned residential community under your section 4.7 – Planned Residential District (PRD) of the Cromwell Zoning Regulations.

Also in accordance with section 9.4.B.7, we are requesting a waiver of the following required submission materials:

1. 9.4.B.2 – Municipal Fiscal Impact has been prepared by a planner and not a professional real estate economic analyst. Our planners have a significant amount of experience preparing fiscal impact analysis for both private and municipal clients. Furthermore, this land is currently zoned residential, so there is not a change in use, which would result in the need for a more detailed fiscal analysis.
2. 9.4.B.4 (2) – proposed lighting and 9.4.B.4 (4) – proposed utilities will be prepared at the site plan stage.
3. 9.4.B.2 (2) and (4), 9.4.B.4 (3), 9.4.B.5, 9.4.B.6, which are not applicable due to this project being residential and the lack of cultural resources on the site.

We look forward to presenting the application at your July meeting.

Very truly yours,

MILONE & MACBROOM, INC.

Thomas J. Daly, P.E., Principal  
Senior Project Manager, Civil Engineering

Enclosures

cc: John Carrier  
Attorney Joan Molloy

2641-16-02-jn917-ltr

Milone & MacBroom, Inc., 99 Realty Drive, Cheshire, Connecticut 06410 (203) 271-1773 Fax (203) 272-9733  
www.miloneandmacbroom.com

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

  
TOWN CLERK

**7:00 PM TUESDAY JUNE 20, 2017**

**ROOM 224 CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Kenneth Slade, Paul Cordone, David Fitzgerald (alternate)

**Absent:** Brian Dufresne, Richard Waters, Ken Rozich, Nicholas Demetriates (alternate)

**Also Present:** Director of Planning and Development Stuart Popper

**1. Call To Order**

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

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates**

Ken Slade made a motion to seat Alternate David Fitzgerald, Seconded by Michael Cannata. *All in favor; motion passed.*

**4. Approval of Agenda**

Mr. Popper asked that the Commission amend the agenda to include under New Business: Accept and Schedule New Applications as Item 9d: Application #17-28 for a Special Permit to operate a brewery at 30 New Lane. Fibre-Dust, LLC is the Owner and Coles Road Brewery is the Applicant.

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

**5. Public Comments**

There were no public comments at this time.

**6. Development Compliance Officer Report**

Mr. Curtin was not present at the meeting and there were no questions from the Commission.

**7. Town Planner Report**

Mr. Popper reviewed his Economic Development Coordinator Report for June 2017 that he had prepared for the Town Council with the Commission.

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

- a. Application #17-25: Request to amend the Zoning Map to create a Planned Residence Development Zone District at 76 Field Road. Carrier Group, Inc. is the Applicant and Larry Webster Associates is the Owner.

Michael Cannata made a motion to accept and schedule this application to be heard on July 18, 2017; seconded by Paul Cordone. *All in favor; motion passed.*

- b. Application #17-26: Request for a Temporary Event Permit to hold a fund raiser tent sale on Saturday and Sunday June 24th and June 25th, 2017 in the FibreDust parking lot at 30 New Lane. Stephen Larson is the Applicant and FibreDust Realty LLC is the Owner.

Michael Cannata made a motion to accept and schedule this application to be heard at the present meeting; seconded by Jeremy Floryan. *All in favor; motion passed.* After a brief discussion, it was decided that the town staff could address this application administratively.

- c. Application #17-27: Request to amend the Site Plan at 51 Shunpike Road. The former Expect building and a portion of the former Kmart building façades will be renovated, the parking lot will be reconstructed, minor building additions constructed and new signs installed. HB Nitkin is the Applicant and Shunpike West Limited Partnership DBP HB Nitkin is the Owner.

Michael Cannata made a motion to accept and schedule this application to be heard on July 18, 2017; seconded by Chris Cambareri. *All in favor; motion passed.*

- d. Application #17-28: Request for a Special Permit to operate a brewery at 30 New Lane. Coles Road Brewery is the Applicant and Fibre Dust LLC is the Owner.

Michael Cannata made a motion to accept and schedule this application to be heard on July 18, 2017, seconded by Chris Cambareri. *All in favor; motion passed.*

Mr. Popper stated that he had received the application for Center Point Apartments for Shunpike Road, which had been scheduled for July 18, 2017. Per the Applicant's attorney that it be heard in August, Mr. Popper was asking that it be heard at a special meeting on August 1, 2017.

**10. New Business:**

- a. Application #17-23: Request for Site Plan Modification to install additional parking for the Cromwell Diner at 135 Berlin Road. JL Surveying is the Applicant and SAAD Associates LLC is the Owner.

John Guilmartin of J.L. Surveying presented the application. He began by reviewing the site plan, which had been revised to add in six additional parking spaces. He

explained that the property owner needed additional parking and reviewed on the map the changes that were being requested. Mr. Popper stated that two of the spaces encroached on the Town's Right of Way and that the Town Council would have to approve those spaces for them to be built as proposed. There was a brief discussion regarding the concerns raised in the Town Engineer's memo dated June 15, 2017, as well as concerns over the landscaping plans and the number of handicapped parking spaces. Michael Cannata asked about the stormwater compliance control measures as mentioned in the Town Engineer's memo and Mr. Popper clarified that only the additional parking spaces needed to comply.

Michael Cannata made a motion to approve the application under the following conditions: that all matters outlined in Jon Harriman's memo dated June 15, 2017 be addressed, that the Kirby Road island be redesigned and that the landscaping plan be approved by town staff, that the directional arrows be repainted and that the required amount of handicapped spaces be confirmed. The motion was seconded by Paul Cordone. *All in favor; motion passed.*

**11. Commissioner's Comments: NONE**

**12. Approval of Minutes:**

a. June 6, 2017: A motion to approve the minutes was made by Michael Cannata; Seconded by Jeremy Floryan. *All in favor; motion passed.*

**13. Adjourn:** a motion to adjourn was made by Michael Cannata; seconded by Alice Kelly. *All in favor; motion passed.* Meeting adjourned at 7:35 p.m.

Respectfully Submitted,



Julie C. Petrella  
Recording Clerk