

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION**



***Regular Meeting  
6:30 P.M. Thursday March 16, 2017  
Room 219, Cromwell Town Hall***

**AGENDA**

1. Call to Order
2. Roll Call/Seating of Alternates
3. Approval of Agenda
4. Public Comments
5. New Business:
6. Director of Planning and Development's Report
7. New Business:
8. Old Business:
  - a. Northern Tier STEAP Grant
9. Communications: (see attached P & Z Minutes, Redevelopment Agency Minutes)
10. Chairman's Comments/Commissioners' Comments
11. Approval of Minutes:
  - a. January 17, 2017
12. Good & Welfare
13. Adjourn

RECEIVED FOR FILING  
*3-13* 2017 at *2:55* PM.  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.  
*Jean Allquist*  
TOWN CLERK

# Memo

To: Planning & Zoning Commission

From: Fred Curtin

Date: February 30, 2017

Re: February 2017 Activity Report

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49 River Road: The Cease and Desist order is still in place and daily citation fines are accruing.

8 South Street: The tractor and several motorcycles have been removed.

191 Shunpike Road: The camper and the two unregistered vehicles have been removed.

273 Main Street: A Notice of Violation has been issued to the property owner for 3 unregistered vehicles.

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16-02	Frank Acheampong	538 Main Street	Clothing Bin for Non Profit	Withdrawn	Withdrawn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.		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	Work in progress
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 & Emporium	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	Work in progress
16-18	Keystone Novelties	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	Open for business
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
16-39	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	Work in progress
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	Tabled 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	Tabled 3/7/2017	
16-47	Planning & Zoning Comm.	Industrial Zone District	Section 3.5.C.4 Special Permit for sales and small engine repairs	Tabled 3/7/2017	
16-48	NGA Nguyen	25 Shunpike Road	3,500sf Retail Building	Approved 1/17/17	No Action
16-49	NGA Nguyen	25 Shunpike Road	New Building	Approved 1/17/17	No Action





## Town of Cromwell Planning and Zoning Commission

**REGULAR MEETING**  
**7:00 P.M. TUESDAY JANUARY 17, 2017**  
**ROOM 224 CROMWELL TOWN HALL 41 WEST STREET**  
**Minutes and Record of Votes**

**Present:** Chairman Alice Kelly, Michael Cannata, Brian Dufresne, Chris Cambareri, Rich Waters, Jeremy Floryan, Ken Slade, Paul Cordone, David Fitzgerald

**Absent:** Ken Rozich

**Also present:** Stuart Popper Director of Planning and Development, Fred Curtin Zoning Enforcement Officer, Jon Harriman Town Engineer, Ed Wengers Town Council Liaison

**1. Call to Order**

The meeting was called to order by Chairman Kelly at 7:00pm.

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates**

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to seat David Fitzgerald as an alternate. *All were in favor; the motion passed.*

**4 Approval of Agenda**

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to approve the agenda with the changes of replacing 8a and 8b from applications 16-48 and 16-19 to applications 17-01 and 17-02 and with the addition of 8c. request for a mandatory section 8-24 referral for Nooks Hill Road. *All were in favor; the motion passed.*

**5. Public Comments - none**

**6. Development Compliance Officer Report:**

Mr. Curtin reviewed his report dated January 10, 2017 and said there are no changes to 49 River Road. Chairman Kelly asked him about the status of some applications listed on the report.



**7. Town Planner Report:**

Mr. Popper reviewed his Economic Development Report dated January 5, 2017.

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

a. Application #17-01: Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation, Inc. is the Applicant; Tournament Players Club of Connecticut, Inc. is the Owner.

A motion was made by Michael Cannata and seconded by Jeremy Floryan to accept and schedule application 17-01 for a public hearing on February 21, 2017. *All were in favor; the motion passed.*

b. Application #17-02: Request to amend Section 1.7 Defined Terms of the Zoning Regulations to include new definitions (see below) for the Manufacture of Alcoholic beverages.

A motion was made by Michael Cannata and seconded by Ken Slade to accept and schedule application 17-02 for a public hearing on February 7, 2017. *All were in favor; the motion passed.*

c. 8-24 Mandatory 8-24 Referral for the sale of Town owned land at 35 Nooks Hill Road.

Mr. Cannata said that years ago, while he was on Planning and Zoning, the Boy Scouts wanted this property donated to them for building a new hut but there was some opposition by the neighbors. He said this parcel was donated to Cromwell by the Pearson family for recreation use to benefit the town. He said I don't think the Town has the right to sell this. Mr. Popper said he will research this and get an answer for next meeting.

A motion was made by Michael Cannata and seconded by Rich Waters to table the mandatory 8-24 referral for the sale of Town owned land at 35 Nooks Hill Road. *All were in favor; the motion passed.*

**9. New Business:**

a. Application #16-49: Request for Site Plan Approval to construct a new 3,500 square foot commercial building at 25 Shunpike Road. Nga Nguyen is the Applicant and the Owner.

Mr. Popper said we will hear application 16-49 during the public hearing for application 16-48.

(Motion made after discussion and motion for application 16-48)

A motion was made by Michael Cannata and seconded by Paul Cordone to approve application 16-49. *All were in favor; the motion passed.*

**10. Public Hearing:**

a. Application #16-48: Request for a Special Permit under Section 4.2 of the Zoning Regulations

to construct a new building in the Special Flood Hazard Area at 25 Shunpike Road. Nga Nguyen is the Applicant and the Owner.

Jeremy Floryan reads the public hearing for application 16-48 dated January 4, 2017.

Jim Cassidy of Hallisey, Pearson and Cassidy said he represents Nga Nguyen. He said he has handed in the affidavits of mailing and pictures of the posted signs. He said he will be showing the presentation on the overhead. Mr. Cassidy said the parcel is in the Flood Hazard area on the west side of the Shunpike. He said it is 24,083 square feet and is existing non-conforming with 2 buildings on the site. He said they are looking for a permit to redevelop the site with a 3,500 square foot building for a retail use including a nail and hair salon. He said they will remove the 2 buildings. He explained the elevations on site and said the building will be in the existing paved parking area. He said they will have 24 parking spaces with 2 handicap spaces and your regulations call for 4 spaces for every 1000 square feet so the requirement is only 16 but with 3 tenants we thought we needed more. Mr. Cassidy showed the dumpster location and discussed drainage and discharge. He said it will be a 13,800 drainage area and the impervious coverage will be the same. Mr. Cassidy explained he is putting the building in this location to balance out cuts and fills and to reduce the amount of fill in the 100 year flood plain. He said he is dropping the elevation of the swale by 2 feet so post development here is no reduction of the 100 year flood capacity. Mr. Cassidy discussed the landscaping, dumpster pads, fences and gates. He said I have amended the plans per Town comments. He said I have shown the location of the freestanding sign but they will have to come back for approval once it is designed with the tenant information.

There was a discussion on the amount of cubic yard material being removed. Mr. Popper told the Commissioners that Mr. Cassidy requested a waiver of regulation 1.5c which is the landscaping plan requirement. Mr. Cassidy said he prepared the plan as he is very familiar with the area and required plantings. He showed a rendering of the building which is 24 feet high which is well under the maximum height allowed. Mr. Cassidy reads the requirements for the special flood hazard zone and their adherence to each requirement.

A motion was made by Michael Cannata and seconded by David Fitzgerald to open the public hearing for application 16-48. *All were in favor; the motion passed.*

Mr. Popper said there are 3 memos one each from Mr. Curtin, myself and Mr. Harriman. He said we met with Mr. Cassidy and he has revised the plans to address all of our comments. He said also consider the request to waive the landscape plan by a landscape architect. He said I am ok with that and am very excited about the plans and the work.

Chairman Kelly asked for members of the public who wanted to speak regarding application 16-48.

Jay Polke 15 Harrison Drive asked to see where the new entrance would be in comparison with the abutting neighbors across the street to see how they driveways line up.

Mr. Cassidy showed where the driveway would be on the map and said it is almost exactly

opposite the driveway across the street where the bank and strip mall are.

Mr. Polke said this will fit in well with the neighborhood but there is standing water at the end of the driveway across from this and I wonder how this will affect the water. Mr. Cassidy said this won't affect it due to the crowning in the road and also I am going to discharge to the back.

Mr. Polke also said that your first floor elevation is 23 feet not 25. He said we had to build to 25. Mr. Cassidy said the required elevation is 23 feet per the most current vertical data map and you might want to double check that.

Charles Bronstein of Splash Car Wash said that he is seriously concerned with the negative impact on our business with loss of visibility. He said traffic could also be a problem. He said he would like the Commission to consider requiring the applicant to flip the design and have the buildings built on the north or western side. He said they should delay the decision to allow the applicant time to adjust his plans.

Mr. Cassidy I have tried to explain how I came up with the design. He said our plan meets or exceeds all requirements except for the existing non-conforming. He said we meet the front yard setback rules. Mr. Cassidy shows the view on the map and shows where there are currently a row of arborvitaes near where the building will go. He said those already create an obstruction. He said I agree the building will restrict the view but there is still a substantial triangle of view. He said our structure is no further than the trees. He said I just can't make it work on the other side of the site due to the flood issues.

Mr. Cannata said the building won't block the car wash sign or vacuum cleaner area.

Jay Polke 15 Harrison Drive said that the new entrance lines up like a T and would warrant a traffic light. Chairman Kelly said that is out of their purview.

Mr. Bronstein said the line of sight for his business would be reduced to 75 feet from 175 feet. He said the trees are only 6-8 feet high. He said you are helping him but hurting a neighbor.

Chairman Kelly asked why he thinks he needs 175 feet for people to see your business. Mr. Bronstein said it is not to see but to allow people to stop in time. Chairman Kelly said they can still see your business; it is visible by 75 feet.

Mr. Cannata said that the problem with your concern is he is building in the allowable box. He said he has a right to put the building where it best suited for the site if it is in compliance with the regulations. He said it would be difficult to ask him to move the building. Mr. Cannata said the speed limit is 25mph so it shouldn't be a problem to stop in time even if they are driving over the speed limit.

A recess was called at 8:20pm to change the recording CD. Chairman Kelly called the meeting back to order at 8:22pm.

Mr. Dufresne asked where the sign would go and Mr. Cassidy showed the spot on the map. He

said I don't have the details yet, that would be a separate approval. Mr. Cambareri asked if the reason the car wash building was set back was to allow cars to stack and Mr. Bronstein said yes, he would imagine that is why it was designed that way. Mr. Bronstein also said that the trees were a requirement of this Commission to block the view of the vacuums.

Mr. Waters said that in 1983 or 1984 the lot was under water. There was a discussion on flooding.

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to close the public hearing for application 16-48. *All were in favor; the motion passed.*

Mr. Popper said that if you act tonight you would have to also approve the waiver for the landscape plan by an architect. He said that the two memos from me and Mr. Curtin have been addressed but there should be a condition on the plan that the Town Engineer has to make sure his comments have been addressed.

Jon Harriman Town Engineer said that 99% of his comments have been addressed and they even incorporated some new LID technologies that DEEP will begin to require so I am all set.

Chairman Kelly asked why there was bike parking in this location. Mr. Popper said the regulations were approved in 2011 with bike parking requirements.

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to grant a waiver for the landscape plan to be completed by an architect. *All were in favor; the motion passed.*

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to approve application 16-48. *All were in favor; the motion passed.*

b. Application #16-45: Request to amend Section 3.5.C.4 Other Uses of the Zoning Regulations to permit as a Special Permit the manufacture, sale and consumption of alcoholic beverages in the Industrial Zone District.

c. Application #16-46: Request to amend Sections 7.5 Alcoholic Beverages and Section 7.5.A Permitted Zones and Distances and Section 7.5.B. Location Requirements and Limitations of the Zoning Regulations to permit the manufacture, sale and consumption of alcoholic beverages in the Industrial Zone District.

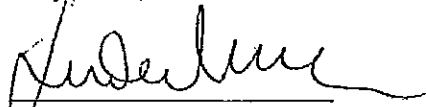
d. Application #16-47: Request to amend the Section 3.5.C.4 Other Uses of the Zoning Regulations to permit as a Special Permit retail sales and small engine repair in the Industrial Zone District. Mr. Popper explained that the related application #17-02 will need to be considered at the same future public hearing. He asked the Commission not to open the public hearings on Application #16-45 and 16-46 at this time.

**11. Commissioner's Comments:**

**12. Adjourn**

A motion was made by Michael Cannata and seconded by Ken Slade to adjourn at 8:42pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read 'Linda Imme', written over a horizontal line.

Linda Imme  
Recording Clerk

**TOWN OF CROMWELL  
REDEVELOPMENT AGENCY  
REGULAR MEETING  
6:30 PM WEDNESDAY JANUARY 18, 2017  
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Joe Fazekas, Jennifer Donohue, Ann Halibozek, Richard Nobile and Paul Warena.

**Absent:**

**Also Present:** Director of Planning and Development Stuart Popper and Al Waters.

**1. Call to Order**

The meeting was called to order by Chairman Fazekas at 6:31 pm.

**2. Roll Call**

The presence of the above members was noted.

**3. Approval of Agenda**

A **motion** was made by Richard Nobile to approve the agenda. Ann Halibozek **seconded** the motion. *All were in favor; the motion passed.*

**4. Public Comments**

Mr. Waters said that he was here as a member of the public and to offer an olive branch to the members of the Redevelopment Agency. He noted that he looked forward to working with the Agency on any future development along the River. Mr. Waters said he wanted to share his knowledge of the Connecticut River and the parts of Cromwell along the River with the Agency whenever it was needed.

Chairman Fazekas accepted Mr. Water's offer of an olive branch and noted that he looked forward to working with Mr. Waters to the benefit of the Town.

**5. New Business:**

**a. Discussion of 60 and 61 River Road**

Mr. Popper explained that he is currently working on the Memorandum of Understanding (MOU) between the Town of Cromwell and Joseph Vallone Architects & Development Studio, L.L.C. (the selected developer). Mr. Popper said he hopes to have the MOU finalized and signed by the end of next week.

The Agency members and Mr. Popper discussed 60 and 61 River Road and the various future development scenarios for both parcels.

**6. Approval of Minutes**

a. November 16, 2016

Dick Nobile made a **motion** to approve the meeting minutes for November 16, 2016. Jennifer Donohue **seconded** the motion. *Ann Halibozek abstained because she was not at the meeting. All were in favor; the motion passed.*

7. **Commissioner's Comments:**

The Agency members and Mr. Popper discussed the status of the plans for the new road from Main Street to River Road. Mr. Popper noted that the environmental testing of the road location is ongoing.

The Agency members and Mr. Popper discussed various projects in town including the outgoing and incoming tenants in the Kmart Shopping Center, the possible development at the end of County Line Drive and the new development at 25 Shunpike Road.

Mr. Popper explained that the RFQ/RFP for Cromwell Landing Park was advertised and we had received eight responses. He said the process to select a firm will begin next week and hopes to have the firm selected by the end of February.

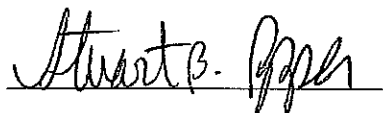
Ms. Donahue asked if we had plans for what new development projects the Agency would be considering in the near future. Chairman Fazekas said we are still involved in the planning for 60 and 61 River Road, the Cromwell Landing Park renovation and the new road from Main Street to River Road. He said we will have to discuss those new plans at our future meetings.

8. **Adjourn**

Richard Nobile made a **motion** to adjourn the meeting. Jennifer Donohue **seconded** the motion. *All were in favor; the motion passed.*

The meeting was **adjourned** at 7:02 pm.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Stuart B. Popper", written over a horizontal line.

Stuart B. Popper Director of Planning and Development  
Acting Recording Clerk

**Town of Cromwell  
Economic Development Commission**

Regular Meeting  
6:30pm Thursday, January 19, 2017  
Room 224/5, Cromwell Town Hall

Minutes and Record of Votes

**Present:** Chairman Dick Nobile, Stanley Stachura, Robert Jahn, Jay Polke

**Absent:** Joseph Fazekas,

**Also Present:** Stuart Popper, Director of Planning and Development, Al Waters, Town Council Liaison (arrived 6:37pm)

1. Call to Order

The meeting was called to order by Chairman Nobile at 6:32pm.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of the Agenda

A **motion** was made by Jay Polke and **seconded** by Stan Stachura to approve the agenda. *All were in favor; the motion passed.*

4. Public Comments – none

5. New Business:

Mr. Poppers aid that he is looking to budget \$30,000 for the River Road and Main Street Phase 2 study. He said there is a senior class at UCONN conducting the tests. He said they outlined the site and pulled old maps. He said they have found heavy metals in the soil which could be from dredging or flooding. He said we are working \$10,000 in the Redevelopment budget for River Road and will come up for the numbers for road access and submit that as well. He said I can ask Jon Harriman if the Phase 2 study at Frisbee Park is still relevant. He said if he says yes, I will submit for that as well.

There was a discussion on the road and its purpose. Mr. Popper said it is to provide direct access to the River.

6. Director of Planning and Development's report



Mr. Popper said that he has four business visits next week. He said the bank is moving forward with financing for Shop Rite and they will come in with an application for a new façade and other improvements. He said the store will be located from where Subway is now to the middle of K-mart. He said they are working on plans now so we might see an application in March. He said there is the possibility of 2 other national tenants. There was some discussion on planning and zoning approvals and Mr. Popper said that anytime someone does something with Planning and Zoning it is subject to appeal. Mr. Popper discussed how the car wash was upset with the new building being built at 25 Shunpike Road. There was also a discussion on potential issues with a liquor permit at Shop Rite since they are in close proximity to package stores.

Mr. Popper also discussed allowing breweries in the Industrial Zone.

#### 7. Old Business

Mr. Popper said they did not receive any grants in 2016 but we are going to move forward with plans to improve the intersection at County Line Drive. He said the town is in front of Rocky Hill Wetlands now. He said the land was acquired from Sysco. Chairman Nobile asked about the 74,000 square foot building for on Sebeth Drive and Mr. Popper said it is still for sale. There was a discussion on access issues at Sebeth Drive and the way to remedy it.

Mr. Popper said that Mr. Milane has sold 76 Field Road (75 acres) to Larry Webster. He said it is residential and he is guessing he can build maybe 50-60 houses. He said it is likely to be a regular subdivision since the PZC already denied the conservation subdivision.

##### a. Northern Tier STEAP Grant

#### 8. Communications: (see attached P & Z minutes, Redevelopment Agency Minutes)

#### 9. Chairman's Comments/Commissioners' Comments - none

#### 10. Approval of Minutes

##### a. November 17, 2016

A **motion** was made by Robert Jahn and **seconded** by Jay Polke to approve the minutes of November 17, 2016. *Stanley Stachura abstained; all else were in favor; the motion passed.*

#### 11. Good and Welfare

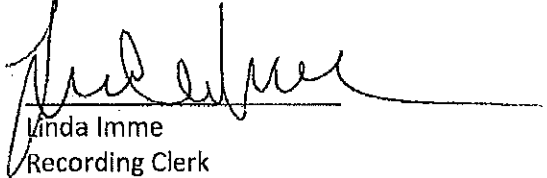
Al Waters said he apologizes for missing some meetings. He said some were due to health issues but I'd like to extend the olive branch to put things behind us and move forward. He said I apologize for not doing what I was supposed to do.

There was a discussion on moving the EDC meetings to the same night as the Redevelopment meeting but it was decided to leave the meeting day and time as is. Chairman Nobile said he had proposed combining the two commissions but it is against the Charter.

12. Adjourn

A **motion** was made by Joe Fazekas and **seconded** by Jay Polke to adjourn at 7:13pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme  
Recording Clerk