



**Town of Cromwell  
Planning and Zoning Commission**

**REGULAR MEETING  
7:00 P.M. TUESDAY MARCH 19, 2019  
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET  
AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments**
6. **Development Compliance Officer Report:**
7. **Town Planner Report:**
8. **New Business: Accept and Schedule New Applications:**
  - a. Application #19-13: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association are the Owners.
9. **New Business:**
  - a. Application #19-02: Request for Site Plan approval to convert the existing single family home at 200 West Street into a restaurant. Linh D. Truong is the Applicant and Linh D. Truong and Linda Duong are the Owners.
  - b. Application #19-11: Request to modify the site plan at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.
10. **Public Hearing:**
  - a. Application #19-07: Request to Amend Section 7.5.B.1 of the Zoning Regulations Location Requirements and Limitations to permit the sale of beer at a retail outlet exceeding 50,000 square feet. The Town of Cromwell Planning and Zoning Commission is the Applicant.
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
  - a. March 5, 2019
13. **Adjourn:**

RECEIVED FOR RECORD  
Mar 12, 2019 01:39P  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT

P&Z 2019 Permit Report					
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
19-01	Danielle Buggie	2 Willowbrook Road	Hair Salon	Approved by staff 12/31/18	Operational
19-02	Linh Truong	200 West Street	Restaurant	Application pending	Application pending
19-03	Covenant Homes, Inc.	52 Missionary Road	Loop Road & D-Wing Demolition	Approved 2/19/19	Application pending
19-04	Ready Imaging, Inc.	176 West Street	Reface existing pylon sign cabinets with LED faces	Approved 3/5/19	Scheduled Mar. 5
19-05	Salvaore Petrella	560 Main Street	Renew SPA for commercial building	Approved 2/19/19	Approved
19-06	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Golf Tournament	Approved 3/5/19	Awaiting Event
19-07	P&Z Commission	Town wide	Zoning regulation amendment to allow retail sale of beer in large supermarkets	Accept & Scheduled 3/5/19	Awaiting March 19
19-08	William Mutraji	136 Berlin Road	Gyro Love Restaurant	Approved by staff 2/25/19	Operational
19-09	Joe Stefano	1 Willowbrook Road	Central CT Dermatology	Approved by staff 2/25/19	Awaitin Opening

# Memo

**To:** Planning and Zoning Commission  
**From:** Stuart B. Popper, AICP  
Director of Planning and Development  
**Date:** March 12, 2019  
**Re:** Comments for the March 19, 2019 Meeting Agenda

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

a. Application #19-13: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association are the Owners.

**9. New Business:**

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

*The .26 acre site is located in Highway Business District Zone on the north side of West Street. The site contains the 1,238 square foot existing single family house and 725 square foot garage. The applicant is proposing to demolish the existing garage for additional parking and to add an addition onto the rear of the building. The expanded house will be converted into the Pho & Grill Vietnamese Restaurant. The restaurant will be open 6 days a week, closed Monday with 3 employees. Attached are plans and staff comments.*

b. Application #19-11: Request to modify the site plan at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.

*The existing 4.1 acre vacant site is located on the north side of Berlin Road adjacent to the Liberty Bank building. The PZC approved the site plan for the 123 guest room hotel with 115 parking spaces at the September 20, 2018 meeting. The applicant is proposing to modify the approved site plan and the proposed modifications result in the loss of three parking spaces. The loss of the three parking spaces will be compensated with an increase in the number of shared parking spaces made available on the adjacent Liberty Bank site. Attached is a narrative from the applicant describing the proposed site plan modifications and staff comments received to date.*

**10. Public Hearing:**

a. Application #19-07: Request to Amend Section 7.5.B.1 of the Zoning Regulations Location Requirements and Limitations to permit the sale of beer at a retail outlet exceeding 50,000 square feet. The Town of Cromwell Planning and Zoning Commission is the Applicant.

*Attached is a copy of the proposed Zoning Regulation Amendment.*

19-13

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Place of Worship  
(Per Section 2.2.C.4 of the Cromwell Zoning Regulations)  
Street Address: 573 MAIN STREET Zoning District: R-15  
Assessor's Parcel ID #: 00260/00 Volume/Page: 32-214

✓ Applicant's Name: OMAR ISLAMIC CENTER  
Address: P.O. BOX 2772 MIDDLETOWN CT 06457  
Telephone Number (daytime): 860 559 45 21  
Email Address: INFO @ OICCT.ORG

Property Owner's Name: KNIGHTS OF COLUMBUS BLDG. ASSN MC  
Address: 505 MAIN STREET CROMWELL, CT 06416

Description of Proposed Activity:  
REQUEST FOR SPECIAL PERMIT FOR PLACE  
OF WORSHIP

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).

AHMED BENTR  
(applicant)

03/11/2019  
(date)

19-02

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Pho & Grill Restaurant  
Street Address: 200 West Street Cromwell CT 06416  
Volume/Page: 1566-20 PIN #: 00488500

Applicant Name: Linh Truong  
Address: 200 West Street Cromwell CT 06416

Telephone: 860-548-6306 (day) 860-548-6306 (evening)  
Email Address: HaoTruong33@gmail.com

Property Owner Name: Linh Truong  
Address: 200 West Street Cromwell CT 06416

Attached:

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

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

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

Linh Truong  
Applicant Name and Signature

1-9-19  
Date

# Memo

To: Town Staff  
From: Stuart B. Popper, Town Planner  
Date: March 7, 2019  
Re: Application #19-02 – 200 West Street

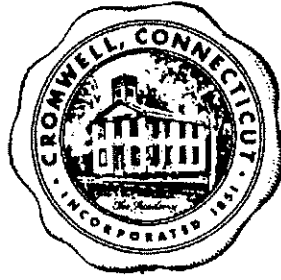
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Please review and comment on the following application. Email responses are welcome.

Application #19-02 -200 West Street. Demolish sunroom off back of structure and add a 626 square foot addition that will extend off rear of structure. Also, a 3 car garage on property will be demolished. Linh Truong is the Applicant and Owner. This application will be acted on at the P&Z meeting on March 19, 2019.

- NEED C.T. LICENSED DEMO CONTRACTOR FOR ALL DEMOLITION  
- PROVIDE ACCESSIBLE PARKING DIMENSIONS AND SIGNAGE  
S.S. 3.7.19

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



## MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development  
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*  
Date: March 8, 2019  
Re: **Plan Review, PZC Application #19-02, Site Plan Building Addition,  
200 West Street**

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### PROPOSAL

The Applicant is seeking approval to construct a 626 SF addition onto an existing 784.7 SF building proposed to be a fast food (take out) restaurant in the Highway Business Zone . As part of the proposal an existing garage will be demolished and new parking spaces will be added as well as existing spaces reconfigured. The Applicant is scheduled to be heard by the Zoning Board of Appeals on March 12, 2019 for a side yard setback variance request needed for the addition.

### COMMENTS

The submitted site plan complies with the Cromwell Zoning Regulations for:

- Highway Business Zone
- Developer's Performance Bond Spread Sheet submittal
- Dumpsters
- Landscaping
- Lighting
- Parking
- Signage

## Popper, Stuart

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**From:** Michael Terenzio <mterenzio@cromwellfd.com>  
**Sent:** Monday, March 11, 2019 11:57 AM  
**To:** Popper, Stuart  
**Cc:** Todd Gagnon; Jason Brade  
**Subject:** Planning & Zoning applications #19-02, and #19-11

Hello Mr. Popper,

Please accept this email as notification of the Fire Department's review from an operational prospective of the applications #19-02 and #19-11. There are no concerns or issues identified with granting the request for application #19-02 for 200 West St. from the fire department operational view.

In regards to application #19-11 at 76 Berlin Rd.; the Springhill Suites project modifications the only issue that the fire department from an operational viewpoint would be is the location relationship between the Fire Department Connection (FDC) for the built in fire protection system(s) and the nearest hydrant. We noticed the proposed hydrant location to be installed at the front entrance on the southern side of the building. We would tentatively agree with this location as long as the hydrant will also be within 50' to 100' of the FDC. We were unable to notice if the proposed location of the FDC is currently depicted on the drawing submitted at this time.

If you have any questions please do not hesitate to contact us.

Michael Terenzio; B.S. EM; FO IV, FSI II  
Fire Chief

**Cromwell Fire Department**  
82 Court St  
Cromwell, CT 06416  
Phone: 860-635-6155 x1320  
Cell: 860-471-1450  
Fax: 860-632-1599  
Email: [mterenzio@cromwellfd.com](mailto:mterenzio@cromwellfd.com) / [www.cromwellfd.com](http://www.cromwellfd.com)



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## Popper, Stuart

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**From:** Chief Lamontagne  
**Sent:** Monday, March 11, 2019 9:57 AM  
**To:** Popper, Stuart  
**Subject:** 19-02

Stuart,

I received the plans for 200 West Street. I did not see anything in regards to the flow of traffic for the proposed restaurant. Is there a barrier between 200 West Street and Top Nails?

*Denise Lamontagne*

Chief of Police  
Cromwell Police Department  
860-635-2256 x.7843  
860-613-2934 fax

19-11

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Springhill Suites Marriott Site Plan Modifications to #18-55

Street Address: 76 Berlin Road

Volume/Page: 1149/115 PIN #: 11101500

Applicant Name: AVA Group

Address: 3737 Route 46 East  
Parsippany, NJ 07054

Telephone: (856) 234-9391 (day) \_\_\_\_\_ (evening)

Email Address: ajesh@avadevelopmentinc.com

Property Owner Name: Cobblestone Associates, LLC


Address: 4 Heritage Drive  
Danbury, CT 06811

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

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

 9/28/19

Applicant Name and Signature

\_\_\_\_\_

Date



# PERMIT APPLICATION FOR SITE PLAN APPROVAL & SPECIAL PERMIT SUPPLEMENTAL NARRATIVE

## PROJECT DESCRIPTION

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

The Springhill Suites Marriott hotel project received approval for Application #18-54, Request for Special Permit, and Application #18-55, Request for Site Plan Approval from the Cromwell Planning and Zoning Commission on September 20, 2018.

The enclosed application and supporting documents have been prepared in support of a Request for Site Plan Modification application for minor changes to the approved site layout.

## DESCRIPTION OF MODIFICATIONS

The approved site plan for the Springhill Suites hotel included an access drive and parking to the north and northwest of the hotel building that required excavation into the riprap embankment and construction of a retaining wall. Welti Geotechnical, P.C. was engaged by the applicant to provide the necessary design parameters for the excavation, shoring, and new retaining wall design alternates were reviewed. Unfortunately, the retaining wall and associated construction and shoring work is cost prohibitive for the hotel project to move forward.

In response, potential modifications to the site layout were considered that would eliminate any excavation into the riprap embankment. The selected Site Modification plan is enclosed. The hotel building, vehicular and pedestrian access, and parking to the east and south generally remain the same. The modifications occur to the north and west of the hotel building and consists of the following:

- The one-way driveway was shifted to the south of the existing riprap embankment and concrete block retaining wall.
- Parking spaces between the one-way drive and the hotel building were revised to include a mix of parallel and angled spaces.
- The trash enclosure was shifted to the south, outside of the limits of the existing embankment and retaining wall.
- The parking island widths to the south of the hotel building were reduced to allow for 2 additional parking spaces.

The modified site plan results in a loss of 3 parking spaces as compared to the approved development. The loss of parking spaces on the site will be compensated with an increase in the number of shared parking spaces made available on the adjacent Liberty Bank site. Combined, both the hotel and Liberty Bank site provide adequate parking to meet the use and Zoning requirements.

## Popper, Stuart

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**From:** Michael Terenzio <mterenzio@cromwellfd.com>  
**Sent:** Monday, March 11, 2019 11:57 AM  
**To:** Popper, Stuart  
**Cc:** Todd Gagnon; Jason Brade  
**Subject:** Planning & Zoning applications #19-02, and #19-11

Hello Mr. Popper,

Please accept this email as notification of the Fire Department's review from an operational prospective of the applications #19-02 and #19-11. There are no concerns or issues identified with granting the request for application #19-02 for 200 West St. from the fire department operational view.

In regards to application #19-11 at 76 Berlin Rd.; the Springhill Suites project modifications the only issue that the fire department from an operational viewpoint would be is the location relationship between the Fire Department Connection (FDC) for the built in fire protection system(s) and the nearest hydrant. We noticed the proposed hydrant location to be installed at the front entrance on the southern side of the building. We would tentatively agree with this location as long as the hydrant will also be within 50' to 100' of the FDC. We were unable to notice if the proposed location of the FDC is currently depicted on the drawing submitted at this time.

If you have any questions please do not hesitate to contact us.

Michael Terenzio; B.S. EM; FO IV, FSI II  
Fire Chief

Cromwell Fire Department  
82 Court St  
Cromwell, CT 06416  
Phone: 860-635-6155 x1320  
Cell: 860-471-1450  
Fax: 860-632-1599  
Email: [mterenzio@cromwellfd.com](mailto:mterenzio@cromwellfd.com) / [www.cromwellfd.com](http://www.cromwellfd.com)



## Popper, Stuart

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**From:** Driska, Bruce  
**Sent:** Friday, March 08, 2019 10:08 AM  
**To:** Popper, Stuart  
**Subject:** Plan Review, PZC Application #19-11, Springhill Suites Marriott, Modification Site Plan  
**Attachments:** Plan Review, PZC Application #19-11, Springhill Suites Marriott, Modification.docx Site Plan

Hi Stuart,

Here's my comments for the Springhill Suites modified Site Plan. I spoke with Jon Harriman regarding a non-zoning but practical concern I have regarding the revised dumpster location. The new location appears to be a problem in the making for dumpster emptying truck drivers.

Bruce

## Popper, Stuart

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**From:** Chief Lamontagne  
**Sent:** Monday, March 11, 2019 8:26 AM  
**To:** Popper, Stuart  
**Subject:** 19-11

Stuart,  
I do not have any comments on the modifications.

*Denise Lamontagne*

Chief of Police  
Cromwell Police Department  
860-635-2256 x.7843  
860-613-2934 fax

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday March 19, 2019 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #19-07: Request to Amend Section 7.5.B.1 of the Zoning Regulations Location Requirements and Limitations to permit the sale of beer at a retail outlet exceeding 50,000 square feet. The Town of Cromwell Planning and Zoning Commission is the Applicant.

At this hearing interested persons may appear and be heard and written testimony received. This application is available for public inspection in the office of the Town Planner.

Alice Kelly  
Chairman

Dated in Cromwell, Connecticut this the 6<sup>th</sup> day of March 2019.

19-07



**Town of Cromwell  
Planning and Zoning Commission**

**APPLICATION TO AMEND THE ZONING REGULATIONS**

Name: Planning and Zoning Commission  
Address: 41 West Street Cromwell, CT 06416  
Telephone: 860-632-3422 Email: spzpp@ccromwellct.com

**A. Request to Change an Existing Regulation:**

- 1. Current Article Number: 7.5.B.1.
- 2. Current Regulation wording (attach if necessary):  
see attached
- 3. Proposed Change wording (attach if necessary):  
see attached

**B. Request to Create a New Regulation:**

- 1. Suggested Article Number: \_\_\_\_\_
- 2. Zoning District(s) to be Affected by New Regulation: \_\_\_\_\_
- 3. New Regulation wording (attach if necessary):  
\_\_\_\_\_

**C. Reason for Proposed Change or New Regulation:**

to allow for retail sale of beer at large supermarkets.

Arthur B. Pappas (applicant)      2/21/19 (date)



Please note the amended text is in bold and italic text.

#### 7.5.B Location Requirements and Limitations

No building or premises shall be used, and no building shall be erected or structurally altered which is arranged, intended, designed, or used for the sale of alcoholic beverages where:

1. A retail outlet for consumption of alcoholic beverages off the premises is located within 1,500 feet (measured as indicated below) of another outlet selling alcoholic beverages to be consumed off the premises ***with the exception being for the sale of beer at a retail outlet exceeding 50,000 square feet.***

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY, MARCH 5, 2019  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Nicholas Demetriades, Chris Cambareri, Paul Cordone, Ken Rozich, David Fitzgerald (alternate), John Keithan (alternate)

**Absent:** Brian Dufresne, Ken Slade, Mo Islam (alternate)

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

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7:03 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Michael Cannata made a motion to seat David Fitzgerald and John Keithan; Seconded by Jeremy Floryan. *All were in favor; motion passed.*
4. **Approval of Agenda:**

Mr. Popper added under New Business Accept and Schedule New Applications, Application #19-11, AVA Group, Site Plan Modification at 76 Berlin Road, and Application #19-02, Linh D. Truong, Request for an Extension of Time for the Commission to act on a Site Plan for 200 West Street. Mr. Popper said that the site plan application had been received in January but not acted upon. This extension of time, if granted, would give the Commission an additional sixty-five days to consider the application.

Michael Cannata made a motion to approve the amended agenda; Seconded by Ken Rozich. *All in favor; motion passed.*

5. **Public Comments:** NONE

6. **Development Compliance Officer Report:** Mr. Driska asked if there were any questions or comments on his updated report.

Chris Cambareri thanked Mr. Driska for responding to his previous question via email. Nick Demetriades asked about the van with Pizza Pie advertising parked at the Nardelli's plaza along Berlin Road. Mr. Driska said that as long as the signage was a body detail and the vehicle could be driven, then it is legal. He said he would review the placement of where the van was parked. Nick Demetriades said he was worried about setting a precedent and thereby encouraging other businesses to follow suit.

Mr. Driska said that the TPC and ARCO warehouse projects were progressing on schedule. He said that the Dollar General 's exterior trim was being worked on.

7. **Town Planner Report:** Mr. Popper said that ShopRite planned to open the first week of May and Marshalls opening a week after that. Mr. Popper said that he thought that the placement of ShopRite and Starbucks would help with filling vacancies in their respective plazas. He mentioned the Springhill Suites application for a site plan modification. He said that the change concerned three parking spaces to be relocated via easement with Liberty Bank. Mr. Popper confirmed that Barb's Pizza was continuing with its relocation.

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

- a. Application #19-07: Request to Amend the Zoning Regulations Section 7.5.B.1 of the Zoning Regulations Location Requirements and Limitations to permit the sale of beer at a retail outlet exceeding 50,000 square feet.

Michael Cannata made a motion to accept the application and to schedule it for a public hearing on March 19, 2019; Seconded by Paul Cordone. *All were in favor; motion passed.*

- b. Application #19-11: Application for Site Plan Modification. AVA Group is the Applicant and Cobblestone Associations, LLC is the Owner.

Michael Cannata made a motion to accept the application and to schedule it as a business item to be considered on March 19, 2019; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

- c. Application #19-02: Request for Extension of Time for Site Plan Approval for 200 West Street. Linh D. Truong is the Applicant.

Michael Cannata made a motion to grant the Commission an extension of time to consider the Site Plan application; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

## 9. Public Hearing:

- a. Application #19-04: Request for a Special Permit under Section 5.3.B.2 of the Zoning Regulations to install new electronic price signs at the Mobile Station at 176 West Street. Ready Imaging, Inc. is the Applicant and Global Montello Group Corp is the Owner.

Ken Rozich read the legal notice.

Michael Cannata made a motion to open the public hearing; Seconded by Ken Rozich. *All were in favor; motion passed.*

Al Whiting, Ready Imaging, Inc., said that this was an application to replace the existing manual price sign with an LED price sign. He said that there would be no change in the size, height, location, or square footage of the signage. Mr. Whiting said that the LED digits were controlled by a photocell and that it doesn't operate at capacity. He read a statement from the manufacturer, Able Applied Technologies, which stated that the photocell automatically dims, with the red LED at 85% full brightness during the day, and the green LED at 40%, and at 10-15% at night. Mr. Whiting said that these are the factory settings, but they can be manually adjusted as necessary.

Nick Demetriades asked if anything flashed and Mr. Whiting said no.

The hearing was opened to public comment. There were no comments.

Mr. Driska asked that there be a contact person in the event the local traffic authority deemed it a nuisance. Mr. Whiting said it would be him and he would provide his contact information.

Michael Cannata made a motion to close the public hearing; Seconded by John Keithan. *All were in favor; motion passed.*

Michael Cannata made a motion to approve Application #19-04: Request for a Special Permit under Section 5.3.B.2 of the Zoning Regulations to install new electronic price signs at the Mobile Station at 176 West Street, with the condition that the applicant provide the Zoning Enforcement Officer with contact information for the party responsible for the sign, in the event it is necessary to adjust the

settings; Seconded by Chris Cambareri. *All were in favor; motion passed.*

- b. Application #19-06: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant and Tournament Players Club of Connecticut, Inc, is the Owner.

Michael Cannata made a motion to open the public hearing; Seconded by Nick Demetriades. *All were in favor; motion passed.*

Attorney David DeBassio, Legal Council for the Hartford Community Foundation, introduced the application, saying they were requesting a Use Permit in order to operate the Traveler's Championship. He reviewed the charitable monies raised by the Tournament, saying that over \$40M had been raised for over 700 charities in the state. He also cited the numerous awards received by the tournament, including the Players Choice Award, which it has won since the award's inception.

Kevin Harrington, Senior Director of Operations, Travelers Championship, said that the tournament dates were June 17-23. He said that there were a number of changes resulting from the clubhouse project, including the relocation of the Patriots Outpost to the 18<sup>th</sup> tee, the Mohegan Sun Club to the 17<sup>th</sup> tee, the expanded merchandise facility to the practice facility and the catering to the gray lot near the First Tee building.

Mr. Harrington said that the construction schedule followed the same timeframe as last year, with the same start and end dates, but the sequencing was different. He said that the "Green lot" at the corner of Field Road and Golf Club Road was going to be used proactively as a parking lot, with a new ticketing area being added so people using that lot would have a shorter walk. He said that they were awaiting confirmation from the Board of Education about the use of the Woodside Intermediate School parking lot for their handicap accessible parking and shuttle service. Mr. Harrington said that they would be having entertainment on Friday and Saturday evenings.

Mr. Harrington said that the setup and cleanup schedules were the same as last year's, and that they were agreeable to all previously imposed conditions. He said that the construction schedule just needed to be updated to reflect 2019 dates.

Chairman Kelly asked about the letter from Barbara Gallo dated March 3, 2019. Mr. Harrington said that they have worked well together in the past and that he had shared his cell phone number

with her in the event of any problems. He said that they will turn off the air conditioning units at 9 or 10 p.m., and that they would be following the same timeframe as far as picking up the dumpsters.

Nick Demetriades asked about the construction schedule and was told it would be from 5 a.m. to 10 p.m. from June 17 to June 23. He asked that efforts be made to prevent deliveries and construction vehicles from using River Highlands Drive. Mr. Harrington said that they try to address it via signage and enforcement.

Chris Cambareri thanked Mr. Harrington for taking care of the residents in years past. Other Commission members echoed his sentiment.

The hearing was opened to public comment.

Fred Trabucchi, 4 Thainstone, thanked and complimented the tournament. He asked the Commission to consider setbacks, saying that not all areas on the property are equal for all activities.

Dave Walsh, 3 Thainstone, said he is closest to the access roadway, and commented on the noise level from construction throughout the tournament, especially truck noise occurring after 11 p.m.

Mr. Harrington said that they had an issue last year with a contractor working beyond the cut off time of 10 p.m. on the Monday and Tuesday. He said that he personally worked to address the issue. This year, the vendor will have additional filling trucks to ensure that they are done by 10 p.m.

Terence Brick, 4 Thistle Down, complimented the tournament, saying it was the town's Superbowl, if not the whole state's. He said that the types of issues raised tonight are part of operating a world-class tournament. He said that parking for the residents is an issue, and he would like to see that addressed during the kickoff meeting. He wanted to see the front lot on Field Road as a parking area for residents before it was offered to the general public.

Chairman Kelly said that the tournament was one of the greatest events Cromwell has each year and that it is top notch with the top players. She wanted to make sure that its scheduling allowed the best players to participate and said that she hopes there will be a women's tournament at some point.

Michael Cannata made a motion to close the public hearing; Seconded by Nick Demetriades. *All were in favor; motion passed.*

Mr. Popper said that the only condition of approval was the update to the dates as necessary.

Michael Cannata made a motion to approve Application #19-6, Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road, with the conditions contained in the previous approval letter dated April 9, 2018, to be updated to reflect this year's tournament dates and times; Seconded by Chris Cambareri. *All were in favor; motion passed.*

#### **10. Commissioner's Comments:**

Nick Demetriades commented on what he considered to be disparate treatment of the traffic reports as reviewed by the Commission during the Country Squire development application and the Court Street development application. He said he was concerned about the level of scrutiny, especially in light of one having service levels of Es and Fs, and the other having Bs and Cs.

Michael Cannata said that the Country Squire pre-development service levels were already low and the proposed development did not further degrade them. Ken Rozich said that the projects were considered as a whole, taking into account the zone, the location, and input from the neighbors.

There was a brief discussion regarding the Town's inventory of affordable housing and Chairman Kelly said she believed the Town to have a number of units well above the required affordable housing percentage based on rent, but that those units were not deed restricted and therefore did not qualify.

Paul Cordone said that he feels that traffic engineering studies can vary greatly based on the particular traffic flows of when they were conducted and that should factor in their evaluation.

#### **11. Approval of Minutes:**

a. February 5, 2019:

Michael Cannata made a motion to approve the minutes as presented, Seconded by Paul Cordone.

In favor: Chairman Alice Kelly, Michael Cannata, Jeremy Floryan, Nick Demetriades, Chris Cambareri, Paul Cordone, David Fitzgerald

Abstained: Ken Rozich, John Keithan

*Motion passed.*

- b. February 19, 2019: Nick Demetriades made a motion to approve the minutes as presented, Seconded by Jeremy Floryan.

In favor: Chairman Alice Kelly, Jeremy Floryan, Nick Demetriades, Chris Cambareri, Ken Rozich, Paul Cordone, David Fitzgerald

Abstained: Michael Cannata, John Keithan

*Motion passed.*

**12. Adjourn:** Michael Cannata made a motion to adjourn the meeting; Seconded by Paul Cordone. Meeting adjourned at 8:12 p.m.

Respectfully submitted,



Julie C. Petrella  
Recording Clerk