

**Town of Cromwell
Planning and Zoning Commission**

***SPECIAL MEETING
7:00 P.M. TUESDAY MARCH 27, 2018
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET***

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments**
6. **Development Compliance Officer Report:**
7. **Town Planner Report:**
8. **New Business: Accept and Schedule New Applications:**
9. **Public Hearings:**
 - a. Application #18-04: Request for a 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.
10. **Executive Session**
 - a. Discuss Pending Litigation for Application #17-22: Request for Site Plan Approval for Center Point Apartments (an Affordable Housing Application) at 186 Shunpike Road. JPG Partners, Inc. is the Applicant and the Estate of Helen M. Ewald c/o Sybil C. Martin Executrix is the Owner.
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
 - a. March 6, 2018
13. **Adjourn**

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: March 20, 2018
Re: Comments for the March 27, 2018 Special Meeting Agenda

9. Public Hearings:

a. Application #18-04: Request for a 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. *Staff requests that the Commission place the standard conditions of approval (see attached copy of the 2017 letter of approval). Also attached is a copy of the plans and a summary of the tournament request from the applicant.*

10. Executive Session

a. Discuss Pending Litigation for Application #17-22: Request for Site Plan Approval for Center Point Apartments (an Affordable Housing Application) at 186 Shunpike Road. JPG Partners, Inc. is the Applicant and the Estate of Helen M. Ewald c/o Sybil C. Martin Executrix is the Owner

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Special Meeting and Public Hearing on Tuesday March 27, 2018 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #18-04: Request for a 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.

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 13th day of March 2018.

18-04

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT


Type of Activity: PGA TOUR Event
(Per Section _____ of the Cromwell Zoning Regulations)
Street Address: One Golf Club Road Zoning District: _____
Assessor's Parcel ID #: _____ Volume/Page: _____

Applicant's Name: Greater Hartford Community Foundation
Address: 90 State House Square, 11th Floor, Hartford, CT 06010
Telephone Number (daytime): 860-502-6807, 860-982-2044
Email Address: kharrington@travelerschampionship.com

Property Owner's Name: TPC River Highlands, PGA TOUR
Address: One Golf Club Road, Cromwell, CT

Description of Proposed Activity:
Applicant seeks to host PGA TOUR event known as the Travelers Championship at TPC
River Highlands. The event will take place Monday, June 18 - Sunday, June 24, 2018 and include
the placement of concessions adjacent to the golf course.

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting).*

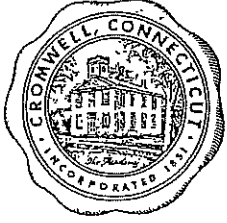


(applicant)

2-23-18

(date)

Nathan Grube, Executive Director



Planning and Zoning Commission

Town of Cromwell

NATHANIEL WHITE BUILDING
41 WEST STREET
CROMWELL, CONNECTICUT 06416

March 2, 2017

Mr. Nathan Grube
Greater Hartford Community Foundation, Inc.
90 State House Square
Hartford, CT 06103

Dear Mr. Grube,

Subject: Application #17-01: Special 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.

This is to inform you that at its regular meeting of February 21, 2017 the Planning and Zoning Commission voted to approve, with all the conditions from previous years, the above-referenced permit. Notice to that effect was published in the Hartford Courant on Tuesday February 28, 2017.

The previous conditions were:

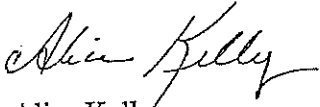
1. Signs indicating the location of drinking water will be posted at all food tents. Sufficient cups will be available at the drinking water locations.
2. Proper roping/fencing will be in place to prevent spectators from wandering into any construction areas.
3. Dust control, if necessary, will be maintained by a water truck with sprayer.
4. Noise-producing equipment will be located or screened to minimize impact on adjacent residences.
5. Mats or mulching will be placed in front of all beverage-serving booths.
6. The access road to the main parking area will be maintained in a condition satisfactory to the Public Works Director.

7. The permittee will discourage parties from using Coles Road to shuttle spectators to and from the Tournament.
8. Buses operated by the permittee will not use Coles Road to shuttle spectators to and from the Tournament.
9. The dumpster(s) located off of Glenwood Terrace will not be emptied outside the hours of 7 a.m. to 9 p.m.
10. The operation of the tournament will be in conformance with the "2016 Planning & Zoning Schedule" submitted to P&Z.
11. The applicants shall provide timely information to the community by website or email;
12. "Emergency Vehicles Only" signs shall be installed at the east end of Ridge Road;
13. The green screening/mesh material shall be removed within 3 weeks of the end of the event.
14. Golf cart drivers must be at least 16 years old.

The additional conditions per meeting with River Highlands Homeowners Association on March 18, 2008 - Updated to March 19th, 2013.

1. The time allowed for construction/teardown as well as any deliveries and maintenance shall be limited to between 7:00 am - 9:00 pm. The hours will be amended to extend from 5:00 am to 10:00 pm from June 12, 2017 to June 28, 2017.
2. Trucks, vehicles and construction equipment shall not be left to idle within 50 feet of a home for more than 5 minutes;
3. Tournament vehicles shall not park at any River Highland Roads or at the Mail Center;
4. Tournament shall provide temporary fencing along both sides of the entrance and exit roads, the inner edge of Highland Green and the north and south edge of Highland Crossing in the same way that the TPC property is fenced in order to protect the grass and irrigation system sprinkler heads;
5. Provide an informational briefing to all the homeowners as well as contact numbers to the executive board of RHHA;
6. Tournament Committee shall assign a contact person to the River Highlands Homeowners Association who will have the authority to correct any deviations from these agreed to requests. This person will have the authority to fix the problems.

Sincerely,

A handwritten signature in cursive script that reads "Alice Kelly". The signature is written in dark ink and is positioned above the printed name.

Alice Kelly
Chairman

c: Attorney Daniel Kleinman
ZEO
file

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY MARCH 6, 2018
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Cordone, Brian Dufresne, Nicholas Demetriades, David Fitzgerald (alternate), John Keithan (alternate)

Absent: Ken Rozich

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

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:01 p.m.

2. Roll Call

The presence of the above members was noted. Paul Cordone was not present for Roll Call, but arrived during the Town Planner's Report.

3. Seating of Alternates

Michael Cannata made a motion to seat David Fitzgerald and John Keithan; Seconded by Brian Dufresne. *All in favor; motion passed* (Paul Cordone was not present and did not vote).

4. Approval of Agenda

Mr. Popper added Application #18-08: Application for Site Plan Modification at 2 Willowbrook Road. P.A.V. LLC is the Applicant and Willowbrook Plaza L.P. is the Owner. He asked the Commission to accept the application and schedule it to be heard at tonight's meeting.

Michael Cannata made a motion to approve the amended agenda; Seconded by Nicholas Demetriades. *All in favor; motion passed* (Paul Cordone was not present and did not vote).

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer

Mr. Driska reviewed his report that was included in the Commission's packet. He noted the following: that the PGA Tour was beginning the design and construction process (#17-

51 and #17-52), that ARCO National Construction's work was pending until they received their OSTA permit (#17-53), Snyder Civil was ready to start construction at 11 Progress Drive (#17-54), and at 95 Berlin Road, the carwash signs were installed, the Certificate of Occupancy issued, and the premises operational (#17-57). Mr. Driska said that all the signs at the carwash were permitted per the Zoning Regulations.

7. Town Planner Report:

Mr. Popper said that ShopRite had received its permit from OSTA. After bonding and some other required permitting, they could move forward with construction. He said that there was significant interest in Cromwell from hotel developers and there were three sites being looked at - two on Berlin Road and one on Sebethe Drive. Mr. Popper said that he had met with representatives from the TPC and they would be submitting an application for site plan modification for temporary facilities during construction.

Mr. Popper clarified that a Special Meeting would be held on March 28, 2018 in lieu of the regular meeting on March 21, 2018, and once published, there could be no changes to the agenda. Application #18-03 for Matthew Zeiner, 20 Pleasant Street, to park storage trailers would be heard on March 27, 2018, as well as Application #18-04: Request for a Use Permit for Travelers Championship Golf Tournament.

Mr. Popper said that Applications #18-05: Request for a Special Permit Application for the Planned Residence Development Zone District at 76 Field Road, and #18-06: Request for Site Plan Approval for the Planned Residence Development Zone District at 76 Field Road would be heard on April 3, 2018.

8. New Business: Accept and Schedule New Applications:

- a. Application #18-04: Request for a 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.

Michael Cannata made a motion to accept the application and schedule it for public hearing to be heard on March 27, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

- b. Application #18-05: Request for a Special Permit Application for the Planned Residence Development Zone District at 76 Field Road. Carrier Group, Inc. is the Applicant and the Owner.

Michael Cannata made a motion to accept the application and schedule it for public hearing to be heard on April 3, 2018; Seconded by Paul Cordone. *All in favor; motion passed.*

- c. Application #18-06: Request for Site Plan Approval for the Planned Residence Development Zone District at 76 Field Road. Carrier Group, Inc. is the Applicant and

the Owner.

Michael Cannata made a motion to accept the application and schedule it as a business item for the April 3, 2018 meeting; Seconded by Brian Dufresne. *All in favor; motion passed.*

- d. Application #18-08: Request for Site Plan Modification for Cromwell Creamery at 2 Willowbrook Road. P.A.V. LLC is the Applicant and Willowbrook Plaza, L.P. is the Owner.

Michael Cannata made a motion to accept the application and consider it tonight; Seconded by Jeremy Floryan. *All in favor; motion passed.* (Chris Cambareri recused himself from the application and abstained from the vote).

In regards to the upcoming applications for the Carrier Group (#18-05 and #18-06), Mr. Popper said that town staff were recommending third party / peer reviews of the traffic study and soil contamination study, to be paid for by the applicant. He said that the applicant was aware of this request and had agreed to it.

Michael Cannata asked if the maintenance and the location of the emergency access would be subject to peer review and if the remaining acreage would be studied for contamination. Mr. Popper said that staff would review the emergency access and that only the acreage that was part of the application would be subject to study. Michael Cannata stated that he would like to know the applicant's intention as far the remaining acreage and Mr. Popper said that would be discussed at the hearing.

Michael Cannata made a motion requesting that staff be allowed to obtain outside consultants for Applications #18-05 and #18-06; Seconded by Paul Cordone. *All in favor; motion passed.*

Mr. Popper clarified that town staff was requesting peer reviews of the contaminated soil and traffic studies.

9. New Business:

- a. Application #18-08: Request for Site Plan Modification for Cromwell Creamery at 2 Willowbrook Road. P.A.V. LLC is the Applicant and Willowbrook Plaza, L.P. is the Owner.

Kyle Pavlick of P.A.V. LLC spoke on behalf of the Application. He stated that the business, Cromwell Creamery, was moving to 2 Willowbrook Road and would be offering the same type of service, including window service, which required a change to the façade of the building. He wanted to add a wall sign next to the window for the purposes of displaying the menu. He passed out pictures of the window, a diagram showing the proposed changes, and an example of a menu. He was proposing a sign to be 44 inches by 44 inches or smaller. Mr. Driska reviewed his calculations with the Commission and stated that the proposed sign of approximately 13.5 square feet was

within the remaining allotment (52 square feet).

Michael Cannata made a motion to approve Application #18-08, Request for Site Plan Modification for Cromwell Creamery at 2 Willowbrook Road; Seconded by Brian Dufresne. *All in favor; motion passed* (Chris Cambareri abstained from this vote).

10. Commissioner Comments:

Chairman Kelly said that the Chamber was holding a seminar on Affordable Housing on March 12, 2018, which she planned to attend. There were two bills pending at the state legislature, one concerning zoning regulations and one which would require Planning and Zoning and municipalities to provide impact statements, and if passed, they would go into effect on July 1, 2018. Chairman Kelly said that she intends to go to the seminar and she wanted to express her concerns about the appearance of the building and lack of amenities in the recently presented application.

Chris Cambareri asked James Demetriades for information regarding the procedural steps of the two bills and the legislative process. Mr. Demetriades said that Governor's Bill No. 5045 was proposed by the Governor as a budgetary bill and has not yet gone to public hearing. Raised Bill No. 5198 was introduced by a member of the House, and a public hearing held on March 1, 2018. A record of the testimony is online and the bill has now been referred to the Joint Committee on Housing.

Chairman Kelly asked if the Carrier Group will be presenting their plans on the overhead projector. Mr. Popper said that the zoning regulations do not require it, but he would request that they do so. Chairman Kelly said that she wanted to amend the zoning regulations to make that a requirement and to include that as an agenda item for an upcoming meeting.

Mr. Popper said that Carrier Group had an application pending with the Inland Wetlands and Watercourses Agency. There were no proposed activities in the wetlands, but there was activity proposed within the Upland Review Area.

Chairman Kelly said that the applicant also would be appearing in front of CWPCA.

Nicholas Demetriades asked for clarification regarding the April meeting dates. Mr. Popper said that the April 17, 2018 meeting was cancelled and a meeting scheduled for April 24, 2018.

11. Approval of Minutes:

- a. February 20, 2018: Michael Cannata made a motion to approve the minutes as presented; Seconded by Jeremy Floryan. *All in favor; motion passed.*

12. **Adjourn:** A motion to adjourn was made by Michael Cannata. Meeting adjourned at 7:41 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Julie C. Petrella".

Julie C. Petrella
Recording Clerk