



RECEIVED FOR RECORD
Feb 26, 2019 12:45P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. TUESDAY MARCH 5, 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 #19-07: Request to Amend Section 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.
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 Goup Corp is the Owner.
 - 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; Tournament Players Club of Connecticut Inc. is the Owner
10. **Commissioner's Comments:**
11. **Approval of Minutes:**
 - a. February 5, 2019
 - b. February 19, 2019
12. **Adjourn:**

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	PH on 3/5/29	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	PH on 3/5/19	Scheduled Mar. 5	
19-07	P&Z Commission	Town wide	To allow retail sale of beer in large supermarkets	Accept & Scheduled 3/5/9		
19-08	William Mutraji	136 Berlin Road	Gyro Love Restaurant	Approved by staff 2/25/19		
19-09	Joe Stefano	1 Willowbrook Road	Central CT Dermatology	Approved by staff 2/25/19		

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: February 26, 2019
Re: Comments for the March 5, 2019 Meeting Agenda

8. New Business: Accept and Schedule New Application:

a. Application #19-07: Request to Amend Section 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. *The purpose of this amendment is to allow for large grocery stores located in existing shopping centers to be permitted to sell beer.*

9. Public Hearings:

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 Goup Corp is the Owner. *The .64 acre site containing the Mobil station is located in the Highway Business Zone District on the corner of West Street and Shunpike Road. The applicant is proposing to replace the existing price signs with new electronic price signs. Attached are the Development Compliance Officer's comments.*

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; Tournament Players Club of Connecticut Inc. is the Owner. *This is the annual application for the TPC event. We have included in the packet a copy of approval letter from last year so the Commission members can see all the previously required conditions. Also attached are the Development Compliance Officer's comments.*



**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@ecromwellct.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.

Stuart 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

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday March 5, 2019 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #19-04: 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 Goup Corp is the Owner.
2. 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; 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 the 19th day of February 2019.

19-04

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Install new electronic price signs
(Per Section S. 3. B. 2 of the Cromwell Zoning Regulations)
Street Address: 176 West St Zoning District: HB
Assessor's Parcel ID #: 00328400 Volume/Page: 1590-294

Applicant's Name: Ready Imaging, Inc - Albert E. Whiting
Address: POB 1318 Manchester, CT 06045-1318
Telephone Number (daytime): 0:860 649-2755; C: 860 573-9376
Email Address: a.whiting@readyimaging.com

Property Owner's Name: Global Montello Group
Address: 15 North East Ind. Rd., Branford, CT 06405

Description of Proposed Activity:
Reface existing pylon sign cabinets with LED faces.
No change in size or location of sign. see attached dwg
188224.E

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).**

Albert E. Whiting
(applicant)

1/28/19
(date)

Type B Mobil System

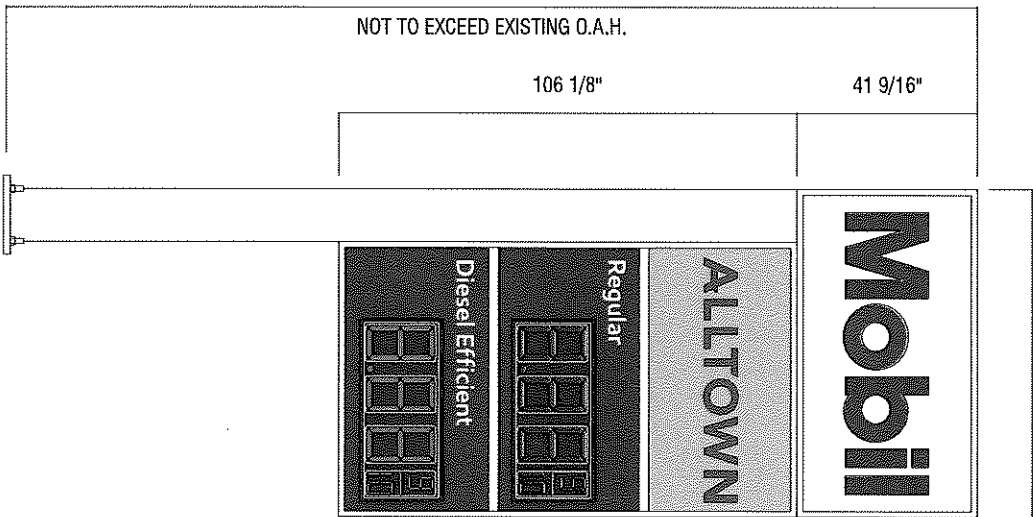
Mobil ID (41 9/16" x 74 13/16")
 2x Alltown (34 7/16" x 62 3/16")
 2x Regular w/ 16" Red Able 7-Segment LEDs (34 7/16" x 62 3/16")
 2x Diesel Efficient w/ 16" Green Able 7-Segment LEDs (34 7/16" x 62 3/16")
 Note: Elmpoint Semibold font style



Existing

EXACT O.A.H. UNKNOWN AT THIS TIME

NOT TO EXCEED EXISTING O.A.H.



Proposed

#19-04



VISUAL COMMUNICATIONS

www.federalheath.com
 1281 Washington St Suite 245 Grafton, WI 53024
 262.377.2975 - Phone 262.377.3179 - Fax

Other Office Locations:

- Los Angeles - Oceanside - Las Vegas
- Tacoma - Kansas City - Wilkesboro
- Milwaukee - Eureka - Houston
- San Antonio - Atlanta
- Tampa - Daytona Beach

Building Quality Signage for American Business

Revisions:

1. Revised Signage Changed DF to 2x, BL 11.26.18
- 2.
- 3.
- 4.

Account Rep:

Project Manager: **Peggy Deleck**

Drawn By: **Brenda Lammers**

Project Location:

ExxonMobil
 176 West St.
 Cromwell, CT

This original drawing is provided as part of a perfect project and is not to be altered, copied or reproduced in any form without the written permission of the artist. Sign Company, LLC 91 113 authorized agent.

Job Number: **EX188224.E**

File Name:

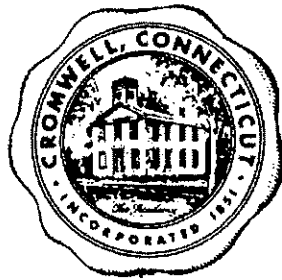
Date: **11.15.18**

Sheet Number: **1** of **1**

Design Number:

Approved Approved w/changes

Signature _____ Date _____



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
Date: February 25, 2019
Re: **Plan Review, PZC Application #19-04, Special Permit, Electronic Fuel Sign,
Mobil Station & Ready Imaging Inc., 76 Berlin Road**

BACKGROUND

The Mobil Station/Alltown Store has an existing pylon fuel pricing sign.

PROPOSAL

The Applicant is seeking approval to reface an existing sign which uses manually changed fuel pricing to electronic number pricing. The proposed change is to reface the pricing numbers only. The height and signage area remain the same.

COMMENTS

The application complies with the Class I zoning regulations §5.3.H, Sign Standards.



19-06

**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: _____

Parcel ID #: _____ Volume/Page: _____

Applicant: Greater Hartford Community Foundation

Address: 90 State House Square, 11th Floor, Hartford, CT 06010

Telephone Number (daytime): 860-502-6807

Email Address: kharrington@travelerschampionship.com

Property Owner: 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 17 - Sunday, June 23, 2019 and include the placement of

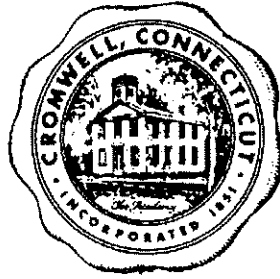
concessions adjacent to the golf course.

"I have read and I am familiar with the Cromwell Zoning Regulations Article 8.7 ("Special Permit Application Procedures"), Article 8.10.G ("Notification of Abutting Property Owners") and Article 8.10.H ("Public Hearing Sign Posting Requirements"). An "Impact Statement" per Section 9.4.A is attached."

Nathan Grube
(Signature of Owner or Designated Agent)

2/4/2019
(date)

Nathan Grube
(printed name of signer)



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development

From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer **BD**

Date: February 12, 2019

Re: **Plan Review, PZC Application #19-6, Special Permit, PGA Tour Event**

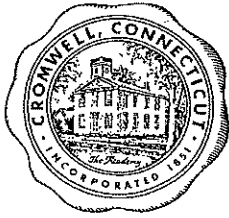
PROPOSAL

The Applicant is seeking approval to host the 2019 Travelers Championship PGA Tour.

COMMENTS

The Applicant shall meet the 2018 conditions of approval as listed within the attached letter dated April 9, 2018. In addition to the 2018 conditions of approval the Applicant's proposal (below) shall be included as part of the 2019 approval.

- Condition #10 will be updated to refer to the "2019 Tournament Construction Schedule"
- On Page 2 in the additional conditions section, item 1 will reference June 10, 2019 and June 26, 2019



Town of Cromwell

NATHANIEL WHITE BUILDING
41 WEST STREET
CROMWELL, CONNECTICUT 06416

April 9, 2018

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

Planning and Zoning Commission

Dear Mr. Grube,

Subject: Application #18-04: 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 March 27, 2018 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 April 3, 2018.

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 "2018 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 11, 2018 to June 27, 2018.
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,

Stuart B. Popper, AICP
 Director of Planning and Development

c: Attorney Daniel Kleinman
 ZEO
 file

RECEIVED FOR RECORD
Feb 07, 2019 09:45A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY, FEBRUARY 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, Brian Dufresne, Paul Cordone, David Fitzgerald (alternate)

Absent: Ken Slade, Ken Rozich, Mo Islam (alternate), John Keithan (alternate)

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7 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; Seconded by Paul Cordone. *All were in favor; motion passed.*
4. **Approval of Agenda:** Mr. Popper added the following as Item 8.C. under New Business: Accept and Schedule New Applications:

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 approve the amended agenda; Seconded by Jeremy Floryan. *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 report. He said that the building at County Line Drive was fully enclosed, with the windows and overhead doors being installed. He said that the structures at ShopRite, Dollar General and at the TPC were all progressing.

Mr. Popper said that the application for Covenant Village would be scheduled soon and that most of the approved projects had received their permits from OSTA, except for Starbucks. Mr. Popper said that he expected Starbucks and the hotel on Berlin Road would begin construction this spring.

Mr. Driska said that the Carrier project on Field Road was progressing, with the roads being cut in and pipes laid for water and sewer. He said that the project at 150 Country Squire Drive had not begun construction as they were still working on design issues concerning the roadway.

Chairman Kelly asked about the signage at Café Luna and Joe's Filling Station. Mr. Driska said that the Town allows temporary signs after opening and Mr. Popper said that the signs are generally allowed for thirty days but that he would review their duration.

7. Town Planner Report:

Mr. Popper mentioned several new businesses in town that had recently opened: Café Luna, Joe's Filling Station, Gyro Love, and Mizzu Asian Bistro. He said that he hoped to make additional announcements regarding new development soon and expected that a number of projects would be under construction in the spring.

8. New Business Accept and Schedule New Applications:

- 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.

Michael Cannata made a motion to accept Application #19-04 and schedule it for a public hearing on March 5, 2019; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

- b. Application #19-05: Request to Renew Site Plan Approval for a commercial building at 560 Main Street. Salvatore & Salvatrice Petrella are the Applicants and the Owners.

Michael Cannata made a motion to accept Application #19-05 and to schedule it to be considered as a business item at tonight's meeting; Seconded by Chris Cambareri. *All were in favor; motion passed.*

Mr. Popper said that the Site Plan Approval for a commercial building at 560 Main Street, Application #14-06, had been approved on March 18, 2014. The request was to extend that approval for an additional five years. Mr. Popper said that the original approval contained

several comments from the Town Engineer and Water Divisions that had all been addressed prior to the filing of the Mylars, and if the Commission was to grant the approval, it would be without conditions.

Michael Cannata made a motion to grant an extension of the site plan approval at 560 Main Street for an additional five years; Seconded by Chris Cambareri. *All were in favor; motion passed.*

- c. 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 accept Application #19-06 and to schedule it for a public hearing on March 5, 2019; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

9. Public Hearing:

- a. Application #18-84: Request for a Special Permit under Section 7.5.B.3 of the Zoning Regulations for consumption of alcoholic beverages on the premises of a hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.

Chairman Kelly read the legal notice.

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

Mr. Popper said that the earlier conditions placed on the approval of Application #18-54: Request for a Special Permit under Section 3.3.C.4. of the Zoning Regulations to permit the construction of a 125 room hotel at 76 Berlin Road had been addressed. He said that there were no staff comments concerning the present application.

Brandon Handfield, P.E., with Yantic River Consultants, LLC, was present on behalf of AVA Group. He submitted an affidavit regarding the posting of the sign and the Certificate of Mailing. He said that the previous application was for the approval of a Springhill Suites Hotel.

He reviewed the architectural floor plan of the first floor and reviewed the layout, showing the proposed lounge area for the sale and consumption of alcohol. He said that the lounge would only be for hotel patrons. The proposed hours were 5 p.m. to midnight, seven days a week. The area would also be used for the continental

breakfast and as a lounge during off hours. He reviewed the seating plan. He said that there was an enclosed patio area that was completely fenced in and only accessible by hotel guests from the inside, using their key guards, that would be available as an additional seating area.

Mr. Handfield said that the hotel was focused on business professionals and would be busiest from Monday to Thursday. Chairman Kelly asked how the hotel would prevent the lounge from being used by non-patrons and Mr. Handfield said there was no way to do so but suggested that hotel patrons generally charge their tab to their room.

Mr. Popper said that there were no staff comments on the application.

Paul Cordone asked about the fencing around the patio and was told it was at least six feet high with landscaping and stone masonry and it was intended to act as a wall.

Nick Demetriades asked if there were any issues concerning the daycare and was told no. Mr. Driska corrected the section numbers in his memo to 7.5.B.1 and 7.5.B.3. Mr. Popper said that the Zoning Regulations require an applicant to obtain a Special Permit for the sale of alcoholic beverage.

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

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

Michael Cannata made a motion to approve Application #18-84: Request for Special Permit under Section 7.5.B.3 of the Zoning Regulations for consumption of alcoholic beverages on the premises of a hotel at 76 Berlin Road; Seconded by Paul Cordone. *All in favor, motion passed.*

10. Commissioner's Comments: None

11. Approval of Minutes:

- a. January 15, 2019: Michael Cannata made a motion to approve the minutes as presented, Seconded by Jeremy Floryan.

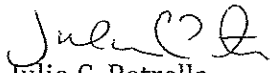
In favor: Chairman Kelly, Michael Cannata, Jeremy Floryan, Nick Demetriades, Chris Cambareri.

Abstained: David Fitzgerald, Paul Cordone.

Motion passed.

12. Adjourn: Michael Cannata made a motion to adjourn the meeting; Seconded by Paul Cordone. Meeting adjourned at 7:23 p.m.

Respectfully submitted,


Julie C. Petrella
Recording Clerk

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY, FEBRUARY 19, 2019
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Jeremy Floryan, Nicholas Demetriades, Chris Cambareri, Ken Rozich, Paul Cordone, David Fitzgerald (alternate)

Absent: Michael Cannata, Brian Dufresne, Ken Slade, Mo Islam (alternate), John Keithan (alternate)

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7:01 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Ken Rozich made a motion to seat David Fitzgerald; Seconded by Paul Cordone. *All were in favor; motion passed.*
4. **Approval of Agenda:** Nicholas Demetriades made a motion to approve the agenda; Seconded by Ken Rozich. *All in favor; motion passed.*
5. **Public Comments:** NONE
6. **Development Compliance Officer Report:** Mr. Driska said that the construction at 120 County Line Drive was progressing, with the doors and windows having been installed and the sprinkler system going in next. The TPC project was progressing on track and should be ready in time for the tournament. He mentioned that the Dollar General had been framed quickly. Chris Cambareri asked Mr. Driska and Mr. Popper to review the approved window sizes and whether a stone façade was required at the Dollar General.
7. **Town Planner Report:** Mr. Popper said that the public hearing on the golf tournament would take place at the March 5th meeting, as well as the public hearing on the automatic signage at the Mobile Station. He said that there may be more applications coming in.

8. New Business Accept and Schedule New Applications: None

9. Public Hearing:

- a. Application #19-03: Request for Site Plan Approval for the construction of the loop road and the demolition of a portion of the existing D-Wing at Covenant Village of Cromwell at 52 Missionary Road. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner.

Chairman Kelly read the legal notice.

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

Chairman Kelly offered the Commission's condolences to Covenant Village on the recent passing of their long-time attorney, Michael Dowley.

Attorney Matthew Ranelli, with the firm of Shipman and Goodwin, acknowledged Attorney Dowley's previous representation. He stated that Covenant Village was here tonight on the next phase of their Site Plan application, in which the D-Wing would be demolished and the loop road and additional parking constructed. He said that Ted Hart of Milone & MacBroom and Mike Hamel from Covenant Village were present as well. Attorney Ranelli submitted the Certificate of Mailing and said the sign was posted.

Ted Hart, P.E., with Milone & MacBroom, of Cheshire, Connecticut, reviewed the location of the D-Wing, saying it was adjacent to Pilgrim Manor. He reviewed the site orientation and the previously approved master plan. He said that the construction plan would otherwise cut off access to a portion of the property, but that the construction of the loop road will allow for access from Missionary Road and improved circulation. He said that all of the D-Wing would be demolished, except for a small piece of the building, a walking loop, and a portion of the parking lot.

Mr. Hart reviewed the proposed site rendering of the 24-foot wide loop road and parking lot. He said that the lot would have 29 parking spaces in the upper portion and 20 spaces in the lower. He pointed out the location of the trash compactor and the fuel storage tank for the generator, as well as the sidewalk, and 4' wall around the walkway. He said that the parking lot would mainly be used by employees. Mr. Hart said that the plans called for a retaining wall around the loop road, four shade trees, five new catch basins, a yard

drain, and two large underground storage areas for stormwater. He said that the storage area would meter out flows before discharging the water into the existing storm drainage system, resulting in zero increase in runoff. Mr. Hart said that they had provided a post construction operations and maintenance plan, as well as a sediment and erosion plan. As far as the construction sequence, they would be knocking down the building, grading the property, and then constructing the road to provide access all the way around the campus. He said that the total net cut would be 400 cubic yards.

Nick Demetriades asked Mr. Popper about Jon Harriman's drainage question. He also asked Mr. Hart how he could add so much bituminous pavement and still have zero runoff. Mr. Popper said that Mr. Harriman had submitted a memo dated February 19, 2019, stating that the drainage issues had been addressed and suggesting two conditions of approval.

Mr. Hart said that the master plan included the addition of a large stormwater basin near the existing pond, which will reduce peak flows. He said that they could not add an infiltration system near the parking lot because of the type of soil present.

Nick Demetriades asked about the retaining wall being constructed so close to the property line. Mr. Hart said that the adjacent property was a sister company, Adelbrook, and so there should not be any issues with accessing it for maintenance. Mr. Popper said that there was no spacing requirement in the placement of the access road in relation to the property line.

Mr. Popper said that there were no other staff comments, except for Mr. Harriman's comments of February 19, 2019.

Mr. Hart mentioned that he had shifted the handicapped parking spaces to be closer to the accessible route, per David Jolley's comment.

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

Chairman Kelly asked about the D-Wing being demolished. Mr. Hart said that the building contained a chapel in its basement, but that the upper level was abandoned.

Michael Hamel, Director of Facility Management at Covenant Village, said that the new parking lot created 45 spots, to be used by employees. He said that this would free up the front parking lot for

use by visitors and guests, alleviating some of the previously discussed parking issues.

Paul Cordone asked about the lot coverage requirement. Mr. Popper said that this was an institutional zone and the plan met all coverage requirements.

Ken Rozich made a motion to close the public hearing; Seconded by Chris Cambareri. *All were in favor; motion passed.*

Ken Rozich made a motion to approve Application #19-03: Request for Site Plan Approval for the construction of the loop road and the demolition of a portion of the existing D-Wing at Covenant Village of Cromwell at 52 Missionary Road, with the following two conditions of approval as contained in Jon Harriman's memo dated February 19, 2019:

1. that the as-built survey shall confirm that the installed underground detention system meets the design requirements
2. that a long term operations and maintenance plan for the storm water system shall be added to the plans, and the owner shall submit to the town an annual report demonstrating compliance with the O&M plan by the 31st of January for the previous year.

Seconded by Chris Cambareri. *All in favor, motion passed.*


10. Commissioner's Comments: None

11. Approval of Minutes:

- a. February 5, 2019: no action taken

12. Adjourn: Paul Cordone made a motion to adjourn the meeting; Seconded by Nick Demetriades. Meeting adjourned at 7:35 p.m.

Respectfully submitted,


Julie C. Petrella
Recording Clerk