



**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY MARCH 6, 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:**
 - 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.
 - 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.
 - 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.
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
 - a. February 20, 2018
13. **Adjourn**

P & Z Permits 2017						
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
17-01	Greater Hartford Comm. Foundation	One Golf Club Road	Travelers Championship	Approved with conditions 2/2/17	Event over	
17-02	Town of Cromwell		Amend Section 1.7 of the Zoning Regulations	Approved 3/7/2017	Complete	
17-03	Jonathan Gerolami	321/323 Main Street	Recreation games	Approved by ZEO 1/20/2017	Open for Business	
17-04	Sommer Nelson	547 Main Street	VCA Cromwell Animal Hospital- Dog Training classes	Approved by ZEO 1/27/2017	Open for classes	
17-05	Michael Santangelo	17 Jennerifer Lane	Oversized Garage	Approved 3/21/2017	Complete	
17-06	Town of Cromwell - Public Works Dept.	Willowbrook Rd at 372	Roadway reconstruction filling within flood hazard area	Approved 3/21/2017	Begins 11/16/17 on going to Spring 2018	
17-07	Town of Cromwell	Willowbrook Rd. (South end)	Widening & pavement rehabilitation	Approved 3/21/2017	Begins 11/16/17 on going to Spring 2018	
17-08	Stanley Jasiecki	33 Shadow Lane	Leanto Greenhouse	Approved with conditions 3/21/2017	Complete	
17-09	Edward Alnas	136 Berlin Road	Pizzapie Restaurant	Approved by ZEO 3/3/2017	Complete	

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-10	Two Men & a truck	70 County Line Drive	Proposed Building	Approved 4/18/17	Withdrawn
17-11	C & G Holdings II, LLC	Lots 6 & 7 Commerce Dr.	Resubdivision	Approved with conditions 6/6/17	Complete
17-12	Lisa DiMichele	6 Kirby Road	Caffe Vernazza, Emporium	Withdrawn	Closed
17-13	Chris Cambareri	Country Squire Drive	Military Simulation	Approved by ZEO 4/17/2017	Event over
17-14	Autumn Lake of Cromwell	385 Main Street	Install new signs	Approved 5/16/2017	Complete
17-15	Keystone Novelties	113 Berlin Road	Temp Fireworks Retail	Approved 5/2/17	Event over
17-16	Kevin Reed	town wide	Amenda reg 3.5.C.4 to add pet day care	Approved 5/16/2017	Complete
17-17	Fire Dept. Michael Terenzio	105 Coles Road	Mother's day flower dales	Approved by ZEO 4/16/17	Event over
17-18	Lisa DiMichele	6 Kirby Road	SP Mod. To install parking spaces	Denied 7/18/2017	Closed
17-19	Paraco Gas	Krauszers/117 Berlin Road	Propane tanks & cage	App/cond 6/6/17	Not completed or started
17-20	Middlesex Counseling Center	1 Willowbrook Suite 6	Family Counseling	Approved by ZEO 5/15/2017	Open for Business
17-21	Town of Cromwell	Town wide	Amend sections 3.2.3 and Section 3.3.4	Approved 6/6/2017	Complete

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-22	JPG Partners, LLC	186 Shunpike Road	Construct affordable housing development	PH continued to 11/21/2017	Denied 1/16/2018
17-23	JLSurveying	135 Berlin Road	Install additional parking at Cromwell Diner	Approved with conditions 6/20/17	Not complete
17-24	Myhang Phan	542 Main Street	My Hair Salon	Approved by ZEO 5/24/2017	Open for Business
17-25	Carrier Group Inc.	76 Field Road	Change zone R-25 to PRD zone	Approved 8/1/17	Complete
17-26	Stephen Larson	30 New Lane	Fibre Dust tent sale	Approved by staff	Event over
17-27	HB Nitkin	51 Shunpike Road	Amend site plan	Approved with conditions 7/18/17	Pending
17-28	Coles Road Brewery	30 New Lane	Operate a Brewery	Tabled	Withdrawn
17-29	Splash Car Wash	23 Shunpike Road	Car Wash pay stations	Approved 7/18/2017	Complete
17-30	Kendall Amenta	2 Willowbrook Road	Tanning Salon & Spa	Approved by ZEO 7/3/2017	Open for Business
17-31	Dorothy Williams	200 West Street	Install monument sign	Approved 8/1/17	Open for business
17-32	Arco National Const.	120 County Line Drive	Erosion & Control Plan	Approved 9/5/17	Work in progress
17-33	Christopher Panebianco	48 South Street	Home based business	Approved 9/5/17	Complete

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-34	Robert Gallitto	95-97 Berlin Road	Site Plan Modification	Approved 9/5/17	Work in progress
17-35	Jeff DiClemente	75 Field Road	Park Comm. Vehicles and Trailer	Approved 10/3/2017	Complete
17-36	Evergreen	Willowbrook Road	Site Plan Modification	On Hold	Withdrawn
17-37	Republican Town Comm.	309 Main Street	Campaign Headquarters	Approved by ZEO 8/23/2017	Event over
17-38	Stephen Larson	30 New Lane	Fibre Dust Retail Store	Approved by ZEO 8/30/17	Work in progress
17-39	Linden Landscape Ed Amate	60 Hicksville Road	New Parking Expansion a Adelbrook,	Approved w/conditions 10/3/2017	Under construction
17-40	Ed Amate	136 Berlin Road	Smoothie & Art Class	Approved by Town Planner 8/30/17	Open
17-41	Patrick Precourt	14 Alcap Ridg	Gym/Fitness Center	Approved by Town Planner 8/31/17	Complete
17-42	National Sign Corp.	164 West Street	Install new digital sign	Approved 11/9/17	Complete
17-43	Celina Kelleher	Pierson Park	Trick R Trunk	Approved by Town Planner 9/1/17	Event over

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-44	Cromwell Little League	6 Mann Memorial	Install Lights on field	No Action	Pending
17-45	Cromwell Village Assoc.	150 Country Squire Dr./Nike Site	Amend zone map	Approved 11/9/17	Complete
17-46	Lisa DiMichele	6 Kirby Road	Additional parking for coffee shop	Approved 10/3/2017	Complete
17-47	Tom O'Rourke	Nike Site/Country Squire Dr	Military Simulation event	Approved by ZEO 9/18/2017	Complete
17-48	Troung Linh	200 West Street	Astrology & Crystal Energy	Approved by ZEO 8/3/2017	Complete
17-49	Gary Nelson	5 Reiman Drive	Painting & Handyman Serv.	Approved by ZEO 10/2/2017	Complete
17-50	Patricia Deperry	680 Main Street	Create rear lot	Approved 2/5/17	
17-51	PGA Tour Design & Const	1 Golf Course Road	Construct new club house	Approved 12/5/17	Scheduled to begin after PGA event
17-52	PGA Tour Design & Const	1 Golf Club Road	New club house & assoc. infrastructure	Approved 12/5/17	Scheduled to begin after pga event
17-53	ARCO National Const.	120 County Line Drive	Construct warehouse	Approved 12/12/17	Work in progress
17-54	Snyder Civil	11 Progress Drive	Consruct bldg. Addition	Approved 1/2/2018	Work in progress

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: February 28, 2018
Re: Comments for the March 6, 2018 Meeting Agenda

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. *Staff is requesting that the Commission accept the application at the March 6, 2018 meeting and schedule it to be considered at the March 27, 2018 meeting.*

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. The applicant is proposing to develop 75 single family homes in the PRD Zone District. *Staff is requesting that the Commission accept the application at the March 6, 2018 meeting and schedule it to be considered at the April 6, 2018 meeting.*

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. The applicant is proposing to develop 75 single family homes in the PRD Zone District. *Staff is requesting that the Commission accept the application at the March 6, 2018 meeting and schedule it to be considered at the April 6, 2018 meeting.*

RECEIVED FOR RECORD
Feb 23, 2018 02:00P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

JA

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY FEBRUARY 20, 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), Ken Rozich

Absent: John Keithan (alternate)

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Attorney Kari Olson

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:02 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 Brian Dufresne. *All in favor; motion passed.*

4. Approval of Agenda

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

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer

Mr. Driska said that a report would be provided with the next meeting's packet. He said there were no significant changes since the last report he provided.

Mr. Driska said that ARCO had stopped work on the County Line Drive project as they needed to obtain their OSTA permit before they could be issued a building permit.

Mr. Driska and Chris Cambareri would be meeting as a subcommittee to review the sign regulations and Chris Cambareri would provide the Commission with a report when they were finished.

7. Town Planner Report:

Mr. Popper said that there was some interest in developing hotels and a coffee shop along Berlin Road. He expected the TPC to submit an application regarding their annual event in the near future, as well as an application for the Carrier project on Field Road.

Mr. Popper said that he would be unavailable for the second meetings in March and April. He said that he may cancel the March 20, 2018 meeting or reschedule it to March 27, 2018. He asked that the April 17, 2018 meeting be moved to April 24, 2018.

Michael Cannata made a motion to schedule a special meeting on April 24, 2018 and to delete the April 17, 2018 regular meeting; Seconded by Nicholas Demetriades. *All in favor; motion passed.*

8. Old Business:

- a. Application #17-53: Request for Site Plan Approval to construct a 403,000 square foot warehouse at 120 County Line Drive. ARCO National Construction is the Applicant and Scannell Properties #315 LLC is the Owner. Update on building design.

Mr. Popper showed some preliminary renderings of the building, which was a tilt up concrete design. He said that the design was not definite as the developer was still working on obtaining their building permit. They might change the design once a tenant is secured. Mr. Popper said that a final sign and architectural rendering would be submitted at a later date.

9. New Business:

- a. Application #04-99: Site Plan Approval 45 Willowbrook Road. Request to reduce the bond for the Emergency Accessway to the Nike Site from 45 Willowbrook Road. Trilacon Development Corporation is the Applicant and the Owner.

Mr. Popper said that the original bond amount was for \$35,865.18 and for the purposes of constructing the emergency accessway to the Nike Site. The Town and developer had agreed that the developer would contribute \$15,000.00 towards the expense of the roadway construction. Mr. Popper asked that the Commission return the balance of \$20,865.18 to the developer and retain \$15,000.00 for the future accessway.

Chairman Kelly recused herself from the vote.

Michael Cannata made a motion to release \$20,865.18 of the site plan emergency accessway bond to Trilacon Development Corporation and to retain \$15,000.00. Seconded by Jeremy Floryan. *All in favor; motion passed.* Chris Cambareri abstained from the vote.

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.

Michael Cannata made a motion to go into Executive Session; Seconded by Nicholas Demetriades. *All in favor; motion passed.*

Chairman Kelly invited Town Attorney Kari Olson, Town Planner Stuart Popper, and Zoning Enforcement Officer Bruce Driska into Executive Session.

The Commission went into Executive Session at 7:14 p.m.

The Commission came out of Executive Session at 7:55 p.m.

Michael Cannata made a motion to end Executive Session with no action taken; Seconded by Paul Cordone. *All in favor; motion passed.*

11. Commissioner's Comments: There were no comments.

12. Approval of Minutes:

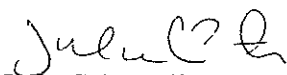
- a. February 6, 2018: Michael Cannata corrected the minutes regarding Application #18-01.

They currently state "There would be one 12 square foot sign as part of the main signage for the plaza..." Michael Cannata said that the minutes need to reflect that the existing 12 square foot directory sign is for the entire plaza and not just for the brewery. Mr. Marchinkoski said he would work with the plaza landlord as to what portion of that directory sign he would have to advertise the brewery.

Michael Cannata made a motion to approve the minutes as amended; Seconded by Chris Cambareri. *All in favor; motion passed.*

13. Adjourn: A motion to adjourn was made by Michael Cannata. Meeting adjourned at 7:57 p.m.

Respectfully submitted,


Julie C. Petrella
Recording Clerk