



**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY MARCH 7, 2017
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:
9. New Business:
10. Public Hearing:
 - a. Application #16-45: Request to amend Section 3.5.C.4 Other Uses of the Zoning Regulations to permit as a Special Permit the manufacture, sale and consumption of Alcoholic beverages in the Industrial Zone District. The Planning and Zoning Commission is the Applicant.
 - b. Application #16-46: Request to amend Sections 7.5 Alcoholic Beverages and Section 7.5.A Permitted Zones and Distances and Section 7.5.B. Location Requirements and Limitations of the Zoning Regulations to permit the manufacture, sale and consumption of alcoholic beverages in the Industrial Zone District. The Planning and Zoning Commission is the Applicant.
 - c. Application #16-47: Request to amend the Section 3.5.C.4 Other Uses of the Zoning Regulations to permit as a Special Permit retail sales and small engine repair in the Industrial Zone District. The Planning and Zoning Commission is the Applicant.
 - d. Application #17-02: Request to amend Section 1.7 Defined Terms of the Zoning Regulations by adding new terms relating to the manufacture, sale and consumption of Alcoholic beverages. The Planning and Zoning Commission is the Applicant.
11. Commissioner's Comments:
12. Adjourn

RECEIVED FOR FILING
2/28/2017 at 1:18 P.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Gloria Prendergast, Asst.
TOWN CLERK

Memo

To: Planning & Zoning Commission

From: Fred Curtin

Date: February 30, 2017

Re: February 2017 Activity Report

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

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

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

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

P & Z Permits 2016					
Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-01	Town of Cromwell	9 Capt. James Mann Memorial Drive	Watrous Park Splash Pad	Approved with conditions 1/5/16	Complete
16-02	Frank Acheampong	538 Main Street	Clothing Bin for Non Profit	Withdrawn	Withdrawn
16-03	Meghan Burt	199 Shunpike Road	Next Level Fitness Personal Training	Approved by ZEO 1/25/16	Open for business
16-04	Merritt Construction LLC	136 Berlin Road	Center for Vein Restoration	Approved by ZEO 1/25/16	Complete
16-05	Premier Partners Assoc.	192 Shunpike Road	Subdivision	Approved 4/19/16	
16-06	Applicant did not need to go to P&Z therefore # not used				
16-07	Town of Cromwell	9 Capt. James Mann Memorial Drive	Raymond Place area-improvements to Town Rds.		Complete
16-08	Use #16-13 instead				
16-09	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Championship	Approved with conditions 4/19/16	Event over
16-10	Pinewood Landscaping, LLC	302 Main Street	Site Plan Modification	Approved 4/19/16	Sign Complete
16-11	Christian Plummer Plummer All Season Landscaping	224 Shunpike Road	Landscaping/Retail Sales	Approved 4/19/16	Open for Business
16-12	Michael Salonia Cromwell Fire Department	105 Coles Road	Flower sale for Mother's Day and Christmas Trees	Approved 4/19/16	Event over

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-13	Town of Cromwell	Raymond Place Neighborhood	Roadway and Drainage Improvements	Approved 4/19/16	Work in progress
16-14	Town of Cromwell	41 West Street	Modify Site Plan for Parking Lot Expansion	Approved 4/19/16	Complete
16-15	Luca DiMichele	6 Kirby Road	Barbershop & Emporium	Approved by ZEO 4/7/16	Complete
16-16	National Sign	4 Sebethe Road	Chili Signage	Approved 5/03/16	Complete
16-17	Dana Woods	11 Applewood Road	Add fill to yard	Approved 5/9/16 by ZEO	Work in progress
16-18	Keystone Novelities	111-113 Berlin Road	Temporary tent for fireworks	Approved by ZEO 6/21/16	Event over
16-19	John Vignone	84 North Road	Garage & shed over 1000 square feet	Approved 6/21/16	Complete
16-20	Elias DiMichele	6 Kirby Road	Parking lot modification	Approved 7/19/16	Open for business
16-21	Tatiana DeJesus	45 Shunpike Road	Sale of Fireworks	Approved by ZEO 5/24/16	Event over
16-22	Paul Zigmont	138 Coles Road	Construct oversized garage	Approved 7/19/16	Complete
16-23	Paraco Gas	538 Main Street	BBQ - Exchange	Approved 6/21/16	Complete
16-24	Town of Cromwell	Prospect Hill Road	Valor Green Improvements	Approved 6/7/16	Work in progress
16-25	Town of Cromwell	85 Coles Road	Walking Trail	Approved 6/7/16	Work in progress
16-26	Paraco Gas/S. Taylor	72 West Street	Propane Exchange Program	Withdrawn 6/7/16	Withdrawn

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-27	Maria Ceccacci	76 Berlin Road	Advanced Auto Parts	Approved 7/19/16	No Activity
16-28	P & Z Commission	Zoning Regs.	Amend Sections 7.1A3 (1) (2) and 10.4E.2	Approved 7/19/16	
16-29	Three Sons Realty Pride Corner Farms, Inc.	600 Main Street	Millane Nurseries	Approved 7/19/16	
16-30	Three Sons Realty Pride Corner Farms, Inc.	600 Main Street	Millane Nurseries	Approved 7/19/16	
16-31	Mukesh A. Patel	164 West Street	Proposed Bldg. Conversion - Retail Store	Approved with conditions 9/20/16	Site cleaned up
16-32	WalMart Real Estate Trust	161 Berlin Road	Add seasonal storage trailers in parking lot	Approved with conditions 10/18/16	
16-33	Victor Torza	180 Sebehe Drive	Outside Halloween Party	Approved 10/4/2016	Event over
16-34	Allan Spotts	321R Main Street	Cromwell Rep. Town Committee Headquarters	Approved by ZEO 9/9/16	Event over
16-35	Fibredust Realty LLC	30 New Lane	Site Plan Modification for outdoor storage	Denied 10/4/16	
16-36	Rodnella Realty LLC	241 and 251 Main Street	Amend zoning map	Approved 10/18/16	
16-37	Blue Rhino of New England	207 West Street	Outside storage and sale of propane tanks	Approved 10/18/16	Tanks installed
16-38	Julie Cranick	199 Shunpike Road	Stretch Fitness	Approved by ZEO 10/7/16	Open for business

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-39	Sign Pro Inc.	14 Hillside Road	Site Plan Modification for installation of signs	Accepted & Approved 10/18/16	Complete
16-40	Sign Pro Inc.	1000 Corporate Row	Site Plan Modification for installation of signs	Accepted & Approved 10/18/16	Complete
16-41	Joseph Moruizzi	199 Shuinpik Road	Energy Zone Fitness	Approved by staff 10/7/16	Open for business
16-42	Bishop's Automotive	140 Berlin Road	Replace signs with LED	Approved 12/6/2016	
16-43	Scovill Landscape	25 Cider Hill Road	Fill - level backyard	Approved by ZEO 11/9/2016	Work in progress
16-44	Tressan Gengler	588 Main Street	Oversized garage	Approved 12/6/2016	No Activity
16-45	Planning & Zoning Comm.	Industrial Zone District	Section 3.5.C.4 Permit for sale & consumption of alcoholic beverages in ID Zone	Tabled 3/7/2017	
16-46	Planning & Zoning Comm.	Industrial Zone District	Section 7.5, 7.5A, 7.5B Location requirements for alcoholic beverages in ID zone	Tabled 3/7/2017	
16-47	Planning & Zoning Comm.	Industrial Zone District	Section 3.5.C.4 Special Permit for sales and small engine repairs	Tabled 3/7/2017	
16-48	NGA Nguyen	25 Shuinpik Road	3,500sf Retail Building	Approved 1/17/17	No Action
16-49	NGA Nguyen	25 Shuinpik Road	New Building	Approved 1/17/17	No Action

To: Town Council
From: Stuart B. Popper Director of Planning and Development
Date: March 1, 2017
Re: Economic Development Coordinator Report for March 2017

1. Economic Development

- I continued to work with the proposed developers for the County Line Drive site.
- I continued to work with the Town Manager and Town Attorney and the Developer on the MOU for 60 and 61 River Road.

2. Cromwell Landing Park Improvements

- We narrowed the eight submissions responding to the Cromwell Landing Park RFQ/RFP down to 4 and we selected the low bidder. I am now working with the selected firm to prepare a contract.

3. Historic Cromwell Signs

- I continued to work on the permits for the installation of the new Historic Cromwell signs. Jon Harriman and I met with CT DOT District 1 Officials in the field at 1:00 pm on Friday February 3, 2017 to confirm the location of the signs.

4. Planning and Zoning Commission

At the February 21, 2017 meeting the Planning and Zoning Commission took the following actions:

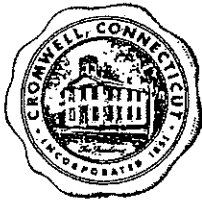
- Voted to issue a positive report on the Section 8-24 Mandatory Referral for the Sale of Town Owned Land at 35 Nooks Hill Road.
- Voted to issue a positive report on the Section 8-24 Mandatory Referral for the Sale of Town Owned Land (a portion of) at 55 Nooks Hill Road.
- Voted to approve with conditions Application #17-01: Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant; Tournament Players Club of Connecticut Inc. is the Owner.

5. Zoning Regulation Amendments

- I researched and prepared the definitions and special permit requirements for zoning regulation amendments to permit the Manufacture of Alcoholic Beverages in the Industrial Zone District.
- In addition amendments were submitted to allow for retails sales and small engine repair in the Industrial Zone District.
- The public hearing on the regulations opened on February 21, 2017 and has been continued to the March 7, 2017 Planning and Zoning Commission meeting.

6. Business Visitations

- We did not conduct any business visitations. We will be conducting visits in March.



**Town of Cromwell
Planning and Zoning Commission**

APPLICATION TO AMEND THE ZONING REGULATIONS

Name: Planning & Zoning Commission
Address: 41 West Street
Cromwell, CT 06416
Telephone: 860-632-3422 Email: _____

A. Request to Change an Existing Regulation:

1. Current Article Number: Section 3.5.C.4
2. Current Regulation wording (attach if necessary):

3. Proposed Change wording (attach if necessary):
To permit as a Special Permit the manufacture, sale and
consumption of alcoholic beverages in the Industrial Zone Dist.

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:

Arthur B. Pappi
(applicant)

11/29/16
(date)

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

Add the following new sections to Section 6. Special Permit:

6.11 Brewery (includes Micro Brewery). In the Industrial Zone District the manufacturing, bottling and storage of beer and beer products, including tastings, tours, and wholesale and retail sale of sealed bottles or other sealed containers of beer produced on the premises for offsite consumption is permitted provided:

1. Special Permit is obtained by the Commission after a public hearing;
2. In determining the appropriateness of the use the Commission may consider the following conditions: traffic safety, density of similar establishments, the size of the facility, types of special events or entertainment provided, proximity to residences, proximity to residential zone boundaries, appropriateness of abutting land uses, any proposed fencing or buffering, architectural quality and details of the building and site.

6.12 Brew Pub. In the Industrial Zone District the manufacturing, bottling and storage of beer and beer products, including tastings, tours and wholesale and retail sale of sealed bottles or other sealed containers of beer produced on the premises for offsite consumption and the retail sale of beer served in open containers to be consumed on the premises with or without the sale of food is permitted provided:

1. Special Permit is obtained by the Commission after a public hearing;
2. In determining the appropriateness of the use the Commission may consider the following conditions: traffic safety, density of similar establishments, the size of the facility, service of alcoholic liquor, types of special events or entertainment provided, proximity to residences, proximity to residential zone boundaries, appropriateness of abutting land uses, any proposed fencing or buffering, architectural quality and details of the building and site.

6.13 Brew Pub Restaurant. In the Industrial Zone District a full service restaurants including a brew pub restaurant, serving beer and wine or full liquor service to customers may be permitted by the Commission provided:

1. Special Permit is obtained by the Commission after a public hearing;
2. The retail sale of ~~alcoholic beverages~~ ^{their beer} shall be subordinate to the principal use which shall be a restaurant providing table service with hot meals; and, where subordinate shall mean that no more than 20% of the floor area of the restaurant is devoted to a bar or cocktail lounge area;
3. Outdoor seating areas are allowed only as specifically shown on a Site Plan and approved by the Commission;

4. Walk-up windows and drive-through windows are prohibited; and,

5. In determining the appropriateness of the use and outdoor seating areas the Commission may consider the following conditions: traffic safety, density of similar establishments, the size of the facility, service of alcoholic liquor, type of entertainment provided, proximity to residences, proximity to residential zone boundaries, appropriateness of abutting land uses, any proposed fencing or buffering, architectural quality and details of the building and site.

6.14 Distillery (includes Micro Distillery). In the Industrial Zone District the manufacturing, bottling and storage of alcoholic beverages in sealed containers of alcoholic beverages produced on the premises for offsite consumption is permitted provided:

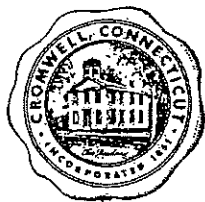
1. Special Permit is obtained by the Commission after a public hearing;

2. In determining the appropriateness of the use the Commission may consider the following conditions: traffic safety, density of similar establishments, the size of the facility, types of special events or entertainment provided, proximity to residences, proximity to residential zone boundaries, appropriateness of abutting land uses, any proposed fencing or buffering, architectural quality and details of the building and site.

6.15 Winery (includes Micro Winery). In the Industrial Zone District the manufacturing, bottling and storage of wine including tastings, tours and wholesale and retail sale of sealed bottles ~~or other sealed containers of alcoholic beverages~~ produced on the premises for offsite consumption. It may also include the retail sale of wine served in open containers to be consumed on the premises.

1. Special Use Permit is obtained by the Commission after a public hearing;

2. In determining the appropriateness of the use the Commission may consider the following conditions: traffic safety, density of similar establishments, the size of the facility, types of special events or entertainment provided, proximity to residences, proximity to residential zone boundaries, appropriateness of abutting land uses, any proposed fencing or buffering, architectural quality and details of the building and site.



**Town of Cromwell
Planning and Zoning Commission**

APPLICATION TO AMEND THE ZONING REGULATIONS

Name: Planning & Zoning Commission
Address: 41 West Street
Cromwell, CT 06416
Telephone: 860-632-3422 Email: _____

A. Request to Change an Existing Regulation:

- 1. Current Article Number: Sections 7.5, 7.5.A, and 7.5.B
- 2. Current Regulation wording (attach if necessary):

- 3. Proposed Change wording (attach if necessary):
To permit the manufacture, sale and consumption of
alcoholic beverages in the Industrial Zone District

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:

Stuart B. Popper _____ 11/29/16
(applicant) (date)

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

Add the following sections to Section 7. Special Requirements of the Zoning Regulations:

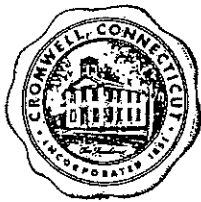
Amend Section 7.5.A Permitted Zones and Distance Requirements of the Zoning Regulations to permit as a Special Permit the manufacture, sale and consumption of alcoholic beverages in the Industrial Zone District. The text to be deleted is underlined and the text to be added in in ***bold and italics***.

7.5.A Permitted Zones and Distance Requirements

1. The sale of alcoholic beverages to be consumed on the premises or off the premises is permitted in the Business Districts only ***and in the Industrial Zone District***, with the exception of outdoor recreational facilities located in non-residential zones which by Special Permit may serve beer, wine and liquor in conjunction with a contained sit down food service operation.

7.5.B Location Requirements and Limitations

5. **For a brewery, brew pub, brew pub restaurant, distillery, microbrewery, micro distillery, micro winery and winery there shall be no distance requirements. Any manufacture of alcoholic beverages must meet the definitions of such an operation under these Regulations and the Connecticut General Statutes Section 30-16 Manufacturer Permit as amended.**



**Town of Cromwell
Planning and Zoning Commission**

APPLICATION TO AMEND THE ZONING REGULATIONS

Name: Planning & Zoning Commission
Address: 41 West Street
Cromwell, CT 06416
Telephone: 860-632-3422 Email: _____

A. Request to Change an Existing Regulation:

- 1. Current Article Number: 3.5.C.4
- 2. Current Regulation wording (attach if necessary):

- 3. Proposed Change wording (attach if necessary):
To permit as a Special Permit retail sales and small engine
repair in the Industrial Zone District

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:

Stuart B. Popper
(applicant)

11/29/16
(date)

Application #16-47: Request to amend the Section 3.5.C.4 Other Uses of the Zoning Regulations to permit as a Special Permit retail sales and small engine repair in the Industrial Zone District. The Planning and Zoning Commission is the Applicant. The text to be added in in bold and italics.

Amend Section 3.5.C.4 Requires Special Permit Approval Other Uses

Amend the Section 3.5.C.4 Other Uses of the Zoning of the Regulations to permit as a Special Permit retail sales and small engine repair in the Industrial Zone District. The Planning and Zoning Commission is the Applicant.

Retail sales

Small Engine Repair



**Town of Cromwell
Planning and Zoning Commission**

APPLICATION TO AMEND THE ZONING REGULATIONS

Name: _____
Address: _____
Telephone: _____ Email: _____

A. Request to Change an Existing Regulation:

- 1. Current Article Number: Section 1.7
- 2. Current Regulation wording (attach if necessary):

- 3. Proposed Change wording (attach if necessary):
To include new definitions for the Manufacture of Alcoholic beverages.

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):
See attached

C. Reason for Proposed Change or New Regulation:

_____ (applicant) _____ (date)

Application #17-02: Request to amend Section 1.7 Defined Terms of the Zoning Regulations by adding new terms relating to the manufacture, sale and consumption of alcoholic beverages. The Town of Cromwell Planning and Zoning Commission is the Applicant. The new terms are:

Brewery. A facility used for manufacturing, bottling and storage of beer and beer products or alcoholic cider, including tastings, tours, and wholesale and retail sale of sealed bottles or other sealed containers of beer produced on the premises for offsite consumption. It may also include the retail sale of beer served in open containers to be consumed on the premises

Brew Pub. A facility used for manufacturing, bottling and storage of beer and beer products, including tastings, tours and wholesale and retail sale of sealed bottles or other sealed containers of beer produced on the premises for offsite consumption and the retail sale of beer served in open containers to be consumed on the premises with or without the sale of food.

Brew Pub Restaurant. A facility used for manufacturing, bottling and storage of beer and beer products, including tastings, tours and wholesale and retail sale of sealed bottles or other sealed containers of beer produced on the premises for offsite consumption and the retail sale of beer served in open containers to be consumed on the premises in conjunction with the sale of food within a restaurant setting.

Distillery. A facility use for the manufacturing, bottling and storage of alcoholic beverages including tastings, tours and wholesale and retail sale of sealed bottles or other sealed containers of alcoholic beverages produced on the premises for offsite consumption. It may also include the retail sale of alcoholic beverages served in open containers to be consumed on the premises.

Micro Brewery. A brewery where no more than 6,000 barrels per year is manufactured.

Micro Distillery. A distillery where no more than 6,000 barrels per year may be produced.

Micro Winery. A winery where no more than 6,000 barrels per year may be produced.

Winery. A facility use for the manufacturing, bottling and storage of wine including tastings, tours and wholesale and retail sale of sealed bottles or other sealed containers of alcoholic beverages produced on the premises for offsite consumption. It may also include the retail sale of wine served in open containers to be consumed on the premises.