

LC



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. TUESDAY MAY 15, 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. New Business:
 - a. Application #18-10: Request for a Site Plan Modification at 529 Main Street (Citgo Station) to add a donations bin. AMG Retail I LLC is the Applicant and CH Realty VII/CG CT Atlantic LLC is the Owner.
 - b. Application #18-15: Request for a Site Plan Modification at WIS School to add a Scoreboard to the ballfield. Cromwell Little League is the Applicant and the Cromwell Board of Education is the Owner.
 - c. Application #18-21: Request for Site Plan Approval to construct a new retail building at 539 Main Street. Garrett Homes, LLC is the Applicant and P&D LLC is the Owner.
 - d. Section 8-24 Mandatory Referral for Improvements to the Town Hall at 41 West Street.
 - e. Application #18-28: Request for Site Plan Modification at 41 West Street. The Town of Cromwell is the Applicant and the Owner.
10. Public Hearing:
 - a. Application #18-14: Request for a Special Permit under Section 3.3.4 of the Zoning Regulations to permit the sale of Alcoholic beverages at 35 A Berlin Road. Joe's Filling Station, LLC is the Applicant and River Grace Plaza LLC is the Owner.
 - b. Application #18-18: Request to amend Section 4.5.B. of the Zoning Regulations to increase the Maximum Building Height in the Institutional Zone District. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner.
 - c. Application #18-19: Request for a Special Permit to amend the Master Plan for Covenant Village of Cromwell at 52 Missionary Road. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner.
 - d. Application #18-20: Request for a Special Permit under Section 6.1.D of the Zoning Regulations to permit the importing of fill at 539 Main Street. Garrett Homes, LLC is the Applicant and P&D LLC is the Owner.

11. **Approval of Minutes:**
 - a. April 3, 2018
 - b. May 1, 2018
12. **Commissioner's Comments:**
13. **Adjourn**

P & Z 2018 Permit Report					
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
18-01	Coles Road Brewing LLC	14 Alcap Ridge	Manufacture and sale of beer	Approved 2/6/2018	
18-02	Joseph Moon	35A Berlin Road	Restaurant	Hasn't brought in application	
18-03	Matthew Zeiner	20 Pleasant Street	Park Storage Trailers	Denied 4/3/2018	
18-04	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Golf Tournament	Approved 3/27/2018	
18-05	Carrier Group, Inc.	76 Field Road	Special permit for Planned Residence Development	Continued	
18-06	Carrier Group, Inc.	76 Field Road	Site Plann approval for Planned Residence Development	Continued	
18-07	Prides Corner Farms	600 Main Street	Splitting comm. Bldg. Into comm. & res. Zone	Approved by staff 2/28/18	
18-08	PAV LLC	2 Willowbrook Road	Site Plan Modification	Approved 3/3/18	
18-09	PAV LLC	2 Willowbrook Road	Ice cream Shop-window service only	Approved by staff 3/26/18	

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
18-10	AMG Retail I LLC	529 Main Street	Donation Bin	Cont. to 5/1/18 mtg.	
18-11	Catseye	100 Sebethe Drive	Office space, warehouse	Approved by staff 4/3/18	
18-12	Tom O'Rourke	Nike Site	Military Simulation	Approved by staff 3/29/18	
18-13	Carrier Group, Inc.	76 Field Rd/59R Nooks Hill/10 S. Ridge Rd	Substantial filling	Continued	
18-14	Joe's Filling Station LLC	35A Berlin Road	Permit to see Alcohol	Accept 4/24/18	
18-15	Cromwell Little League	WIS School ballfield	Add a scoreboard	Accept 4/24/18	
18-16	GKN	1000 Corporate Row	Install temp. office trailer	Accept 4/24/18	
18-17	PGA Tour, Inc.	674 Main Street	Gravel parking lot 1st tee	Accept 4/24/18	
18-18	Covenant Village	Missionary Road	Amend max bldg height zoning reg.	Accept 4/24/18	
18-19	Covenant Village	Missionary Road	Amend master plan for Covenant Village	Accept 4/24/18	
18-20	Garrett Homes, LLC	539 Main Street	Importing of fill	Accept 4/24/18	
18-21	Garrett Homes, LLC	539 Main Street	Construct retail bldg.	Accept 4/24/18	
18-22	Luca & Sons	6 Kirby Road	Revise Site Plan	Accept 4/24/18	

To: Economic Development Commission
From: Stuart B. Popper Director of Planning and Development
Date: May 2, 2018
Re: Economic Development Coordinator Report for May 2018

- 1. International Council of Shopping Centers New England Retail Connection**
 - We will have our trade show booth at the ICSC New England Retail Connection on Tuesday June 5, 2018 at the Connecticut Convention Center in Hartford.
 - We will be showcasing the town and available commercial properties for lease or for sale.

- 2. Business Visitations**
 - We had three business visitations on Wednesday April 25, 2018: Pinewood Landscaping at 302 Main Street; Hunter Law, LLC at 332b Main Street and Asia Grocers at 540 Main Street.

- 3. Economic Development Web Site**
 - We have incorporated the Go To Cromwell Website into the town website and will be updating it and adding links to local businesses.

- 4. Economic Development**
 - We continue to have discussions with the Nike Site developers on the status of their project.
 - We continue to work with developers proposing new hotels and additional retail development on Berlin Road.

- 5. PZC Actions: May 1, 2018:**
 - Approved Application#18-16: Request for Site Plan Modification to install a temporary office trailer at 1000 Corporate Row. GKN is the Applicant and BUHL Land East III LLC is the Owner.
 - Approved Application #18-17: Request for Site Plan Modification to install temporary facilities at 674 Main Street (gravel parking lot at the First Tee) PGA Tour Inc. is the Applicant and Eversource Energy is the Owner.
 - Approved with conditions Application #18-05: Request for a Special Permit under Section 8.7 of the Zoning Regulations for the proposed Planned Residence Development at 76 Field Road. Carrier Group, Inc. is the Applicant and the Owner.
 - Approved with conditions Application #18-13: Request for a Special Permit under Section 6.1 of the Zoning Regulations for filling at 76 Field Road, 59R Nooks Hill Road and 10 South Ridge Road. Carrier Group, Inc. is the Applicant and the Owner.
 - Approved with conditions 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.

Memo

To: Planning and Zoning Commission

**From: Stuart B. Popper, AICP
Director of Planning and Development**

Date: May 8, 2018

Re: Comments for the May 15, 2018 Meeting Agenda

9. New Business:

a. Application #18-10: Request for a Site Plan Modification at 529 Main Street (Citgo Station) to add a donations bin. AMG Retail I LLC is the Applicant and CH Realty VII/CG CT Atlantic LLC is the Owner. The .31 acre site contains an existing a 1,568 square foot, single story masonry building and is located on the west side of Main Street in the Local Business Zone. *The applicant is proposing to install a donation bin at the Citgo Station.*

b. Application #18-15: Request for a Site Plan Modification at WIS School to add a Scoreboard to the ballfield. Cromwell Little League is the Applicant and the Cromwell Board of Education is the Owner. *The applicant is proposing to install a scoreboard at the existing ballfield at the WIS school.*

c. Application #18-21: Request for Site Plan Approval to construct a new retail building at 539 Main Street. Garrett Homes, LLC is the Applicant and P&D LLC is the Owner. *The 1.04 acre site contains an existing a two family house and accessory buildings and is located on the west side of Main Street in the Local Business Zone. The existing house and accessory buildings will be demolished and replaced with a 9,100 square foot single story retail building with 37 parking spaces. Attached are the staff comment received to date.*

d. Section 8-24 Mandatory Referral for Improvements to the Town Hall at 41 West Street. *The Applicant is proposing to enclose the courtyard and modify the front yard sidewalk area and the building façade of the Library portion of the Town Hall.*

e. Application #18-28: Request for Site Plan Modification at 41 West Street. The Town of Cromwell is the Applicant and the Owner. *The Applicant is proposing to enclose the courtyard and modify the front yard sidewalk area and the building façade of the Library portion of the Town Hall.*

10. Public Hearing:

a. Application #18-14: Request for a Special Permit under Section 3.3.4 of the Zoning Regulations to permit the sale of Alcoholic beverages at 35 A Berlin Road. Joe's Filling

Station, LLC is the Applicant and River Grace Plaza LLC is the Owner. *The 2.34 acre site contains an existing an 11,894 square foot, two and one story masonry building and is located on the south side of Berlin Road in the Highway Business Zone. The applicant is proposing to occupy the bar area of the former Franco's Restaurant with a new restaurant specializing in on tap beers.*

b. Application #18-18: Request to amend Section 4.5.B. of the Zoning Regulations to increase the Maximum Building Height in the Institutional Zone District. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner. *The applicant is proposing to amend the height limit from 35 feet to 55 feet.*

c. Application #18-19: Request for a Special Permit to amend the Master Plan for Covenant Village of Cromwell at 52 Missionary Road. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner. *Attached are copies of a map and a narrative describing the proposed amendments to the Master Plan.*

d. Application #18-20: Request for a Special Permit under Section 6.1.D of the Zoning Regulations to permit the importing of fill at 539 Main Street. Garrett Homes, LLC is the Applicant and P&D LLC is the Owner. *This work is being done in conjunction with the construction of the new 9,100 square foot single story retail building with 37 parking spaces.*

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Cityo AMG Retail I LLC # 534

Street Address: 529 Main Street Cromwell CT

Volume/Page: _____ PIN #: _____

Applicant Name: AMG Retail I LLC

Address: 318 Main Street PO Box 7318
Kensington CT 06037

Telephone: 860-828-0333 (day) _____ (evening)

Email Address: Lbeauvain@atlantismg.mt.com

Property Owner Name: AMG Retail I LLC (Corporate NY office)

Address: 318 Main Street PO Box 7318 555 S Columbus Ave # 201
Kensington CT 06037 Mt Vernon NY 10590

Attached:

- Application fee. 9160 -
- Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

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

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

Under L Beauvain
Applicant Name and Signature

3-22-18
Date

[Signature]
AMG Exec Coordinator



Clothing bin container size

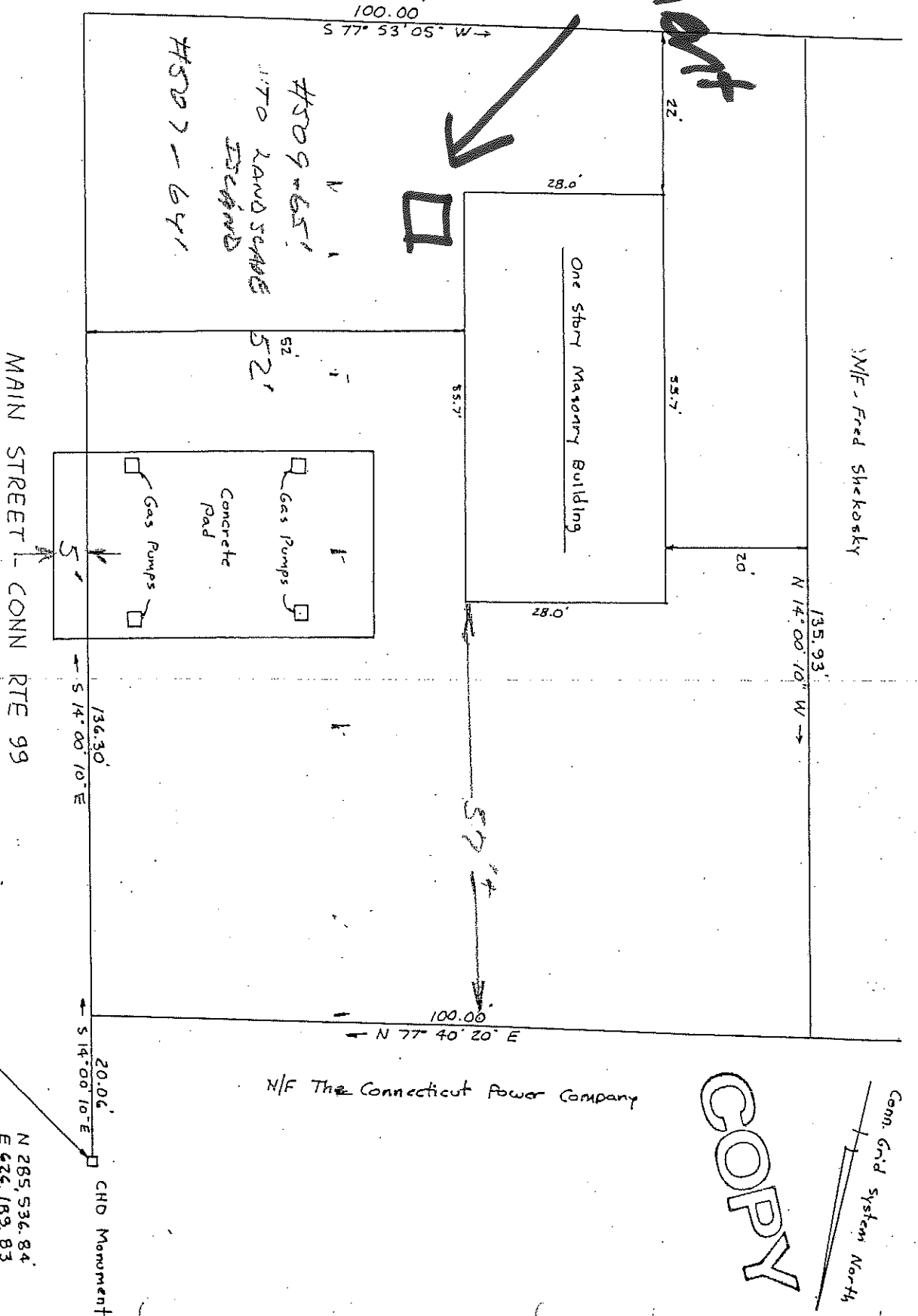
5 feet wide x 4 feet 6 inches depth x 6 feet 4 inches height

Provided by Standard Recycling Company 203-948-8443 (Mike)



PRELIMINARY

FAIRVIEW HEIGHTS



COPY

Conn. Grid System North

herby certify to security Title And Guaranty Co, Hartford National Bank & Trust Co, and Kim-Kerry, Inc. the survey was actually made upon the ground July 14, 1978 and that the bounds and measurements shown herein are correct within the standards of Class A-2 survey as defined by the Board of Registration of Professional Engineers and Land Surveyors, title lines and lines of actual possession are the same and do not encroach over or upon street, title, and building lines and there are no zoning violations and there are no easements or encroachments affecting this property after a careful inspection of the same

PLOT PLAN
Prepared For
KIM-KERRY, INC.
529 Main St.
Gromwell, Conn.
Scale 1"=20' July 15, 1978

DAVID S. MARRICKI, L.S.

18-15

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: W.I.S. Scoreboards

Street Address: 30 Woodside Rd Cromwell CT. 06416

Volume/Page: _____ PIN #: _____

Applicant Name: Jim Vinchetti Cromwell Little League

Address: P.O. Box 21

Cromwell CT 06416

Telephone: 860 398 3460 (day) _____ (evening)

Email Address: JVIN80@Hotmail.com

Property Owner Name: _____

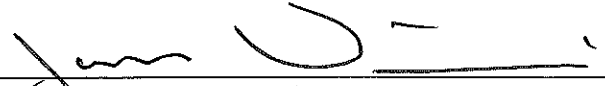
Address: _____

Attached:

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

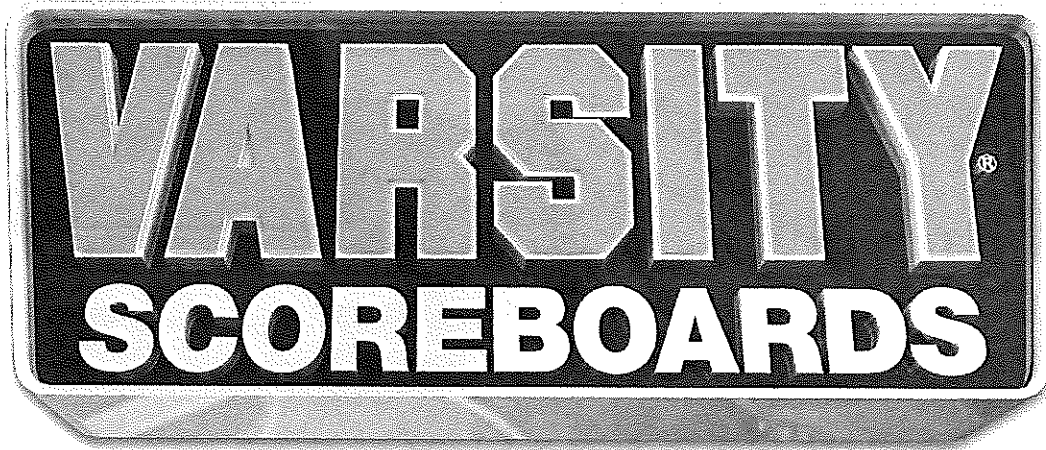
- | | | |
|--|-------|------|
| 1. <i>Is any part of the site within 500' of an adjoining town?</i> | (Yes) | (No) |
| 2. <i>Will this project require an <u>Inland Wetlands Agency permit</u> if yes, have you obtained it?</i> | (Yes) | (No) |
| 3. <i>Will this project require a <u>DEP Stormwater Management Permit</u> if yes, have you applied for it?</i> | (Yes) | (No) |
| 4. <i>Will this Project Require an <u>STC Permit</u> if yes, have you submitted a copy of the plans to the STC?</i> | (Yes) | (No) |
| 5. <i>Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code?</i> | (Yes) | (No) |

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

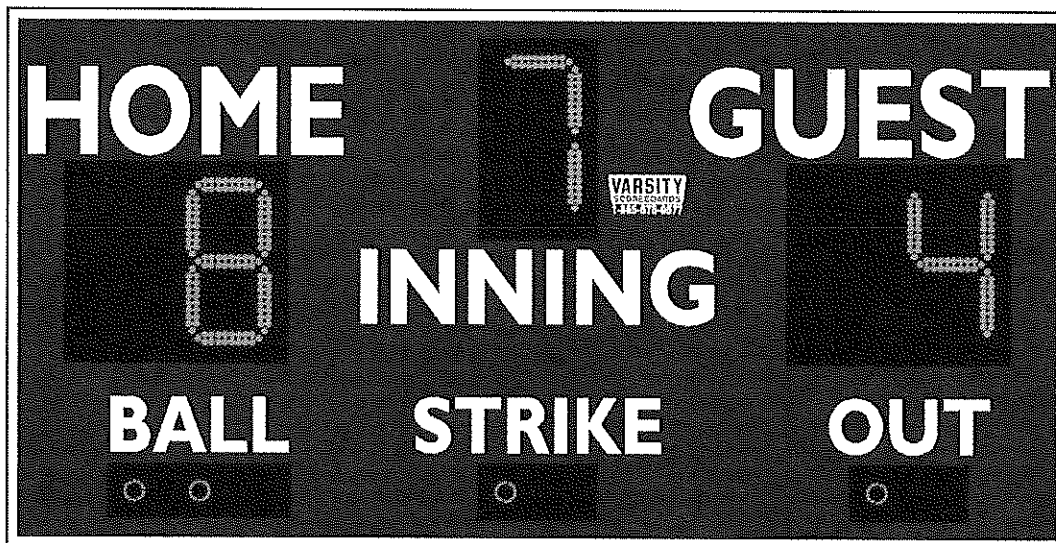


Applicant Name and Signature

4-9-18
Date



Red Scoreboards
**SCOREBOARD SPECIFICATIONS
FOR**



MODEL VSBX - 314

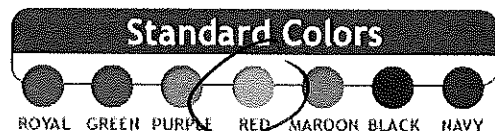
www.varsityscoreboards.com

VARSITY SCOREBOARDS

106 Max Hurt Drive

Murray, KY 42071

Phone: 1-866-575-0577 Fax: 270-759-0004



SCOREBOARD SPECIFICATIONS

MODEL VSBX-314

Lead your league with this Baseball/Softball scoreboard! Large 15" high super-bright 100,000-hour rated LED numerals are the largest with the widest viewing angle in the industry and are visible over 300 feet. The 22-gauge galvanized steel cabinet with powder-coat finish means your scoreboard is the most durable on the market and will look brand new for many years! Scoreboard package includes: operator's keyboard, digit protective shields, junction box cover (cable models only), mounting rails and a complete operation, installation, service manual and warranty details are included on the CD shipped with each scoreboard.

OVERALL DIMENSIONS

8.0' wide x 4.0' tall x 8.0" depth

WEIGHT

Hanging weight: 180 lbs
Shipping weight: 280 lbs.

CONSTRUCTION

22-gauge galvanized steel cabinet with powder coat finish for strength, durability, and lasting appearance

POWER REQUIREMENTS

Scoreboard:

(1) 20-amp, 120-volt, 60-hertz, grounded AC circuit connected to an ON/OFF switch and/or circuit breaker

Controller:

Standard hand held controller.

SCORING INFORMATION DISPLAYED

HOME: 2-digit display, 0-99

GUEST: 2-digit display, 0-99

INNING: 1-digit display, 0-9

BALL: 3 – 2.0" dot display

STRIKE: 2 – 2.0" dot display

OUT: 2 – 2.0" dot display

CAPTIONS

HOME and GUEST: 8.0" tall

INNING: 6.75" tall

BALL, STRIKE and OUT: 5.0" tall

Polymeric Calendered Vinyl Lettering

HOME, GUEST, and INNING Displays

15.0" tall, 160° visibility, red, 100,000 hour-rated, outdoor Super-Bright LED (light emitting diode) displays
Impact Resistant Acrylic Protective Digit Shields and Adjustable LED Intensity Included

BALL, STRIKE and OUT Displays

2.0" dot display, 160° visibility, red, 100,000 hour-rated, outdoor Super-Bright LED (light emitting diode) displays

Impact Resistant Acrylic Protective Digit Shields and Adjustable LED Intensity Included

APPROVALS

ETL/CSA listed

Scoreboard: Meets all FCC Class A requirements

900MHz wireless transmitter: FCC Part 15 certified

900MHz wireless receiver: Meets all FCC Part 15 requirements

WARRANTY

This product is warranted against defects in materials and workmanship for the period specified in the warranty from the date of invoice. The complete warranty details are included on the CD shipped with each unit.

SERVICE

Technical Support is available 24 hours a day, 7 days a week @ 1-800-411-3136

INSTALLATION

This model may be installed between (2) 8" OD steel, schedule 40 poles; or (2) 8" I-beams, minimum. Hole depth /diameter as well as pole/concrete specifications must be based on customer's local building codes, soil conditions, and wind loads. Mounting rails are supplied.

Support structure and mounting hardware supplied by installer/others

SCOREBOARD CONTROLLER

Dimensions: 2-1/4" X 1-1/4" tapered height X 6.0" width X 7.0" depth. **Weight:** 1lb.

The hand held controller available with this scoreboard is microprocessor-controlled, molded of high-impact ABS plastic, has a tactile membrane keypad. Options include 900 MHz wireless control and internal battery pack.

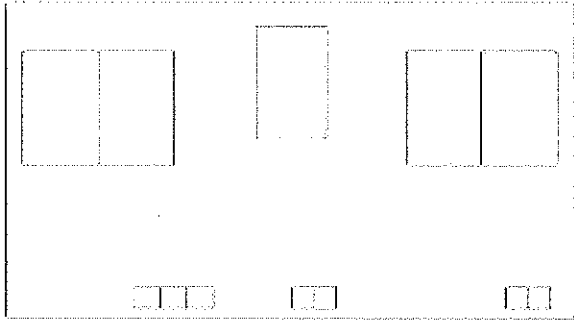
Cable-Controlled System (standard) Includes:

- (1) Hand held controller
- (1) BASEBALL/SOFTBALL keypad insert
- (1) Junction box covers with receptacle (to be installed at scorekeeper's location)
- (1) 20-ft. signal cable (used to connect the keyboard to the junction box receptacle)
- (1) Project-specific length of 4 wire twisted pair, shielded control cable

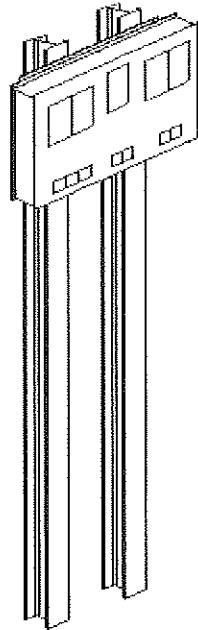
900MHz Wireless built into hand held controller (optional) Includes:

- (1) Hand held controller (internal battery pack – 4 AA batteries)
- (1) BASEBALL/SOFTBALL keypad insert

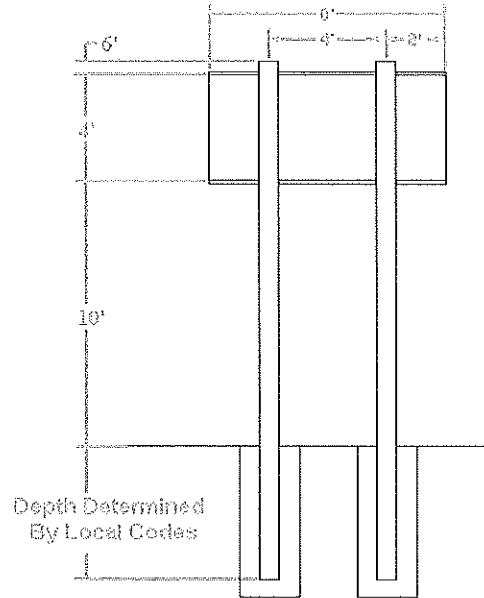
Scoreboard Dimensions:
4.0' tall x 8.0' wide x 8.0" depth



Front View: Mounted



Rear View: Mounted



TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: PROPOSED RETAIL

Street Address: 539 MAIN STREET CROMWELL, CT 06416

Volume/Page: 1317/44 PIN #: _____

Applicant Name: GARRETT HOMES, LLC

Address: 6 WILLIAM WAY HARWINTON, CT 06791

Telephone: (860)-307-5479 (day) _____ (evening)

Email Address: eucalittogary@gmail.com

Property Owner Name: P & D LLC

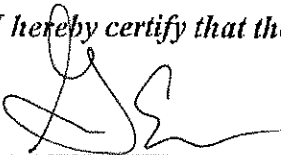
Address: 295 TWO ROAD HIGHWAY WETHERSFIELD, CT 06109

Attached:

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


GARY EUCALITTO
 Applicant Name and Signature

4-12-16
 Date

April 17, 2018

Mr. Stuart B. Popper, AICP
Director of Planning & Development
Town of Cromwell
41 West Street
Cromwell, CT 06416

Re: Proposed Retail – 539 Main Street
Site Plan Application Narrative

Dear Mr. Popper,

The purpose of this letter is to provide a narrative summary of the planned site development activities associated with the proposed retail building for the subject property on Main Street in Cromwell, CT.

The existing site is approximately 1.1 acres and is zoned Local Business District (LB). The site is currently developed as an existing multi-family residential home that includes detached garages, impervious parking and drives, and surrounding areas of lawn and native vegetation. The proposed use is for 9,100 square feet of retail and associated parking.

The subject property is owned by P&D LLC (of 295 Two Road Highway, Wethersfield, CT 06109) and has been designed in conformance with all applicable state and town regulations by BL Companies. Our conformance with the rear/side residential buffer setback is depicted on an attached figure. A project contact list has been provided below:

Applicant

Garrett Homes, LLC
6 William Way
Harwinton, CT 06791

Engineer of Record

Michael Sullivan, PE
BL Companies
355 Research Parkway
Meriden, CT 06450

A list of the surrounding properties located within 100' of the proposed development has been provided below:

Owner/ Address
Connecticut Light & Power PO Box 270 Hartford, CT 06101
Marfella, Antonio & Franca 1 Kowal Drive Cromwell, CT 06416
Rulka, Hanna & Bialczak, Krzysztof 3 Kowal Drive Cromwell, CT 06416
Marselli, Fiori & Monica 5 Kowal Drive Cromwell, CT 06416
540 Main Street Cromwell LLC 33 Karen Way South Windsor, CT 06074
541-543 Main Street LLC 541 Main Street Cromwell, CT 06416
Five Thirty-Eight Main Street LLC C/O New Haven Exxon 538 Main Street Cromwell, CT 06416

The proposed improvements for the subject site will include a new 9,100 square foot commercial retail building and associated parking and drives. The expected intensity and frequency of traffic and noise is anticipated to be minimal and non-disruptive to abutting properties. Hours of operation for the retail are planned for 8:00 a.m. to 10:00 p.m. with loading/unloading activities occurring at the southwest corner of the building.

The sequence of construction is attached. Construction is anticipated between June and December 2018.

Proposed site demolition includes removal of the existing building, parking surfaces, abandoned utilities, and surplus materials. Additional clearing and grubbing will be required to prepare the site for excavation and construction activities. The grading and excavation will result in approximately +/- 1,352 cubic yards net fill in order to meet the requirements of Cromwell Zoning Regulations Sections 6.1.B and 6.1.D.

To protect the site and adjacent properties from potential erosion, environmental damage and alluvial sediment deposits, an erosion control plan has been prepared for the proposed construction. This plan includes, a construction entrance, concrete wash pit, silt sacks, silt fence along the property line, and erosion control blankets on slopes greater than 3:1. The proposed erosion control measures will reduce the risk of erosions throughout the site and will be monitored and adjusted during construction. Additional erosion control measures may be required depending on the site conditions as well as major rainfall events. There are no short- or long-term environmental impacts anticipated for the proposed development, and all construction activities shall be mitigated by the planned erosion control measures and restoration efforts. It is anticipated that the stormwater runoff rates may vary during construction but will be restored to historic rates at the completion of the project.

I trust this letter addresses the narrative statement of purpose. Should you have any questions or additional comments, please feel free to contact me at 203-608-2558.

Sincerely,

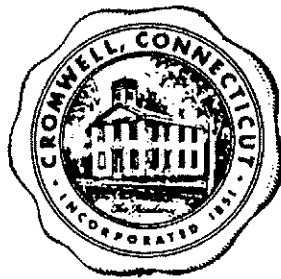


Michael Sullivan, P.E.
Sr. Project Manager

Attachments - Exhibit SP-1 Residential Setbacks
Exhibit - Prototype Elevations
Sequence of Construction

Cromwell Retail Construction Sequence

1. Demolition Permit
2. Erosion Control. See sheet EC-2 for Erosion and Sedimentation Control Construction Sequence.
3. Strip & Stockpile
4. Building Permit Issued
5. Site work
6. Exterior Concrete Work
7. Modular Block Retaining Wall
8. Pave Binder
9. Paving Top Course
10. Landscaping
11. Line Striping
12. Signage
13. Excavate Building Foundations
14. Temporary Service & Site Conduits
15. Drainage
16. Form and Pour Building Foundations
17. Backfill Building Foundations
18. Excavate/Backfill for Under-Slab Utilities
19. Under-Slab Plumbing & Electrical Work
20. Chief Building Arrives
21. Building Insulation Arrives
22. Steel Erection
23. Exterior Framing
24. HVAC Curbs Arrive
25. Prep for Slab
26. Slab Pour
27. Masonry
28. Storefront Systems
29. Windows
30. Interior Framing
31. Electrical Rough-in and Service Work
32. Plumbing Rough-in
33. Set HVAC Units on Roof
34. HVAC Ductwork Rough-in
35. Drywall Tape & Sand
36. Painting
37. Polished Concrete Floors
38. Plumbing Fixtures
39. Toilet Room Accessories
40. Lighting & Fixtures
41. HVAC Registers, Grilles & Diffusers
42. Begin Low Voltage
43. Vsat Install
44. ISS install
45. Fixture Date
46. LL Turnover
47. CO Date



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
Date: April 19, 2018
Re: **PZ Applications: #18-20 Special Permit, #18-21 Site Plan
539 Main Street, Garrett Homes, LLC Applicant, "THE SUBJECT PROPERTY"**

BACKGROUND

The Subject Property is located at 539 Main Street in the Local Business (LB) Zone and is situated on 1.04 acres with a two-family house.

PROPOSAL

The Applicant is seeking Special Permit and Site Plan approval to develop a 9,100 SF Retail building.

COMMENTS

The proposal meets or exceeds the following zoning requirements:

- Area
- Width
- Setbacks
- Building Height
- Building Coverage
- Parking
- Signage
- Lighting
- Landscaping

Staff recommendations:

- An Erosion & Sedimentation Control 24/7 Contact
- Landscape screening around proposed electrical transformer
- An attractive material for a dumpster enclosure (textured masonry block)

MEMO

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP, Director of Planning & Development
Date: May 8, 2018
Re: PZ Applications: #18-20 Special Permit, #18-21 Site Plan
539 Main Street, Garrett Homes, LLC Applicant

BACKGROUND

The Subject Property is located at 539 Main Street in the Local Business (LB) Zone and is situated on 1.04 acres with a two-family house.

PROPOSAL

The Applicant is seeking Special Permit and Site Plan approval to develop a 9,100 SF Retail building.


COMMENTS

I have reviewed the above referenced application and plans and have the following comments:

1. The site plan should be designed to include a pedestrian accessway from the sidewalk along Main Street to the building.
2. Please revise the plans to address Section 5. Basic Standards Section 5.1 Landscaping of the Zoning Regulations including 5.1.D., 5.1.E., 5.1.F., 5.1.G., 5.1.H., and 5.1.I.

**Engineering Department
Town of Cromwell
Cromwell, CT**

Memorandum

To: Stuart Popper
CC: Planning & Zoning Commission
From: Jon Harriman, P.E. 
Date: 5/8/2018
Re: #18-20 & 18-21: 539 Main Street

This office has reviewed the set of plans entitled "Land Development Plans Issued for Planning and Zoning Approval for Proposed Retail" dated April 17, 2018 by BL Companies. I also reviewed the "Stormwater Management Report for the Proposed Retail Development" dated April 17, 2018.

I offer the following comments:

1. The abandonment of the existing sanitary sewer lateral shall be coordinated with and done to the specifications of the Cromwell Sewer Department. The abandonment of the existing water service lateral shall be coordinated with and done to the specifications of the Cromwell Water Division.
2. A stormwater operation and maintenance plan should be submitted for the long term maintenance of the stormwater system.
3. There appears to be a conflict with pipe size and catch basin top at the stormwater pond outlet. (The crown of the pipe would be close to the elevation of the basin top).
4. The proposed stormwater pond abuts a number of residential homes. The perimeter of the pond should be fenced for safety reasons. A fence along the property line may be appropriate.
5. The plans show the preservation of much of the existing sidewalk. In a recent site visit it was noted that one sidewalk panel is cracked and there is damage to the panels at the existing driveway crossing. Additionally it appears that three site utilities will require below grade crossing of the existing sidewalk. It is likely that additional damage to the existing sidewalk is likely to occur during demolition and construction of the new facility. This office recommends replacement of the sidewalk across the property frontage.

18-28

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Cromwell Beldea Library Expansion/Renovation
Street Address: 41 West Street
Volume/Page: 836 / 22 PIN #: 00112 500

Applicant Name: Town of Cromwell
Address: 41 West St

Telephone: 860 632 3465 (day) _____ (evening)

Email Address: jharriman@cromwellct.com

Property Owner Name: Town of Cromwell
Address: 41 West St

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> | (Yes) | <input checked="" type="radio"/> (No) |
| 2. <i>Will this project require an <u>Inland Wetlands Agency permit</u> if yes, have you obtained it?</i> | (Yes) | <input checked="" type="radio"/> (No) |
| 3. <i>Will this project require a <u>DEP Stormwater Management Permit</u> if yes, have you applied for it?</i> | (Yes) | <input checked="" type="radio"/> (No) |
| 4. <i>Will this Project Require an <u>STC Permit</u> if yes, have you submitted a copy of the plans to the STC?</i> | (Yes) | <input checked="" type="radio"/> (No) |
| 5. <i>Does the parking comply with the <u>handicapped parking requirements</u> 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.

Jon Harriman Jon Harriman 4/25/2018
Applicant Name and Signature Date

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday May 15, 2018 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #18-14: Request for a Special Permit under Section 3.3.4 of the Zoning Regulations to permit the sale of Alcoholic beverages at 35 A Berlin Road. Joe's Filling Station, LLC is the Applicant and River Grace Plaza LLC is the Owner.
2. Application #18-18: Request to amend Section 4.5.B. of the Zoning Regulations to increase the Maximum Building Height in the Institutional Zone District. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner.
3. Application #18-19: Request for a Special Permit to amend the Master Plan for Covenant Village of Cromwell at 52 Missionary Road. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner.
4. Application #18-20: Request for a Special Permit under Section 6.1.D of the Zoning Regulations to permit the importing of fill at 539 Main Street. Garrett Homes, LLC is the Applicant and P&D LLC 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 1st day of May 2018.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

USE PERMIT

Location Address: 35 A Berlin Rd.
Zoning District: H/B Parcel ID #: 00319600
Name of Business (if applicable): Joey's Filling Station, LLC
Description of Proposed Activity: Restaurant Serving Alcohol w/
Patio

This request complies with the following Cromwell Zoning Regulation (check one):

Article IV, Paragraph 4.2.
 Other. Explain: 3.B.C. Continued Use of Restaurant.

Property Owner's Name: River Grille Plaza LLC
Property Owner's Address: 35 Berlin Rd Cromwell, CT 06416
Applicant's or Agent's Name: Joseph G. Mann, Member, Joey's Filling Station, LLC
Applicant's or Agent's Address: 29 Southgate Dr S. Glastonbury, CT 06033
Daytime Telephone Number: 860 978-9561
Email Address: Joe@racespot.com

Signature: Joe G. Mann, Member, Joey's Filling Station, LLC 1/2/2018
circle one: (owner) (applicant) (agent) date

Printed Name of Signer: Joseph G. Mann, Member, Joey's Filling Station, LLC

This IS NOT a Building Permit!

----- FOR STAFF USE ONLY -----

Town Planner: () approve () deny initials _____ date _____
Comments: _____

Zoning Enforcement Officer: () approve () deny
Comments: SHALL REQUIRE ZONING PERMIT PRIOR TO OPENING OF BUSINESS.

[Signature] _____
Signature date 1/2/18

\$110⁰⁰ CASH Paid 1/2/2018

Joe's Filling Station, LLC.

Narrative: For 35A Berlin Road Cromwell, CT.

1/1/2018

Joe's Filling Station, LLC and owner Joseph Moon are applying for a Restaurant Liquor Permit in the space previously home to "Franco's Lounge". The location will provide restaurant seating for 24 and bar area seating of 20 for a total capacity of 44.

The main emphasis of Joe's will be providing a beer, wine and food focused tap room experience to the area that will rival any tap room experience, anywhere. We anticipate developing a loyal local following and drawing customers from far and wide searching for an enjoyable experience.

We will operate a Growler filling operation from opening until the hours allowed for liquor store sales and stay open excluding growler sales until regulated closing time for bars. Lunch and dinner will be served. This schedule is being considered to start with and will be adjusted according to demand:

Monday CLOSED at start.

Tuesday 11:30 to 10 (10 1/2 Hrs)

Wednesday 11:30 to 10 (10 1/2 Hrs)

Thursday 11:30 to 10 (10 1/2 Hrs)

Friday 11:30 to 10 (10 1/2 Hrs)

Saturday 11:30 to 10 (10 1/2 Hrs)

Sunday 11:30 to 6 (6 1/2 Hrs)

The staff will consist of a Manager / Greeter, a Bartender and a kitchen Person at all times. Peak volume times will add personnel as needed. We anticipate 7 total employees in order to start the soft phase of our operation where we will develop our team and detailed procedures. Initial start-up costs are estimated to be over \$75,000. First year payroll is estimated to be over \$100,000.

The Menu will consist of appetizers, cheese, charcuterie, gourmet sausages, soups, entrees and desserts paired with the many styles of craft, world famous beers and wine. These will be offered as separate dishes or combined as a full course meal and offered to dine in or take out.

The floor plan shows the proposed seating plan with bathrooms and exits. A very efficient and compact kitchen in the rear of the building will be constructed within the existing walls. River Grace Plaza WILL be brought up to my standards over a period of 3 years that will reflect how I operate. I am invested substantial money and time in turning the plaza around.

The Sketches provided show the plaza location. The section of the River Grace plaza intended to be occupied initially are highlighted. Plans to build an additional patio area and to expand in the future exist. The areal shot clearly shows the parking and highway.

Sincerely, Joseph G. Moon, Member, Joe's Filling Station, LLC.

Enclosures. Visual location documentation and drawings.

18-18



**Town of Cromwell
Planning and Zoning Commission**

APPLICATION TO AMEND THE ZONING REGULATIONS

Name: Covenant Home Inc, Covenant Village of Cromwell, by
Address: 52 Missionary Road
Cromwell, CT 06416
Telephone: (860)347-9987 Email: michael.dowley@dowleylaw.com

A. Request to Change an Existing Regulation:

1. Current Article Number: 4.5.B

2. Current Regulation wording (attach if necessary):
Maximum building height 35 feet

3. Proposed Change wording (attach if necessary):
Maximum building height 55 feet

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 bring current non-conforming buildings into compliance and allow
new construction at Covenant Village

Covenant Home Inc

MS 
(applicant)

(date)

EXISTING

4.5.B Bulk Requirements.

Zone	Minimum		Minimum Yards				Maximum	
ID	Lot Area	Frontage	Front	Side	Aggregate Side	Rear	Building Coverage	Building Height
	30 Acres	N/A	N/A	N/A	N/A	N/A	20 percent	35 feet

PROPOSED

4.5.B Bulk Requirements.

Zone	Minimum		Minimum Yards				Maximum	
ID	Lot Area	Frontage	Front	Side	Aggregate Side	Rear	Building Coverage	Building Height
	30 Acres	N/A	N/A	N/A	N/A	N/A	20 percent	55 feet

Reasons for the Proposed Change

The applicant, Covenant Village of Cromwell, proposes to change the bulk requirement "Maximum Height" of section 4.5.B of the Cromwell Zoning Regulations. Applicant desires this amendment in order for future construction at Covenant Village to be in harmony with the other structures present on the property. Currently, there are several older buildings on the property which are non-conforming with regards to the Maximum Height requirement. By increasing the Maximum Height from 35 feet to the proposed 55 feet, this regulation amendment would accomplish the dual goal of bringing non-conforming buildings which already exist on the campus into compliance with the Cromwell zoning regulations as well as paving the way for new construction at Covenant Village, which has been designed to blend in with the existing campus.

The applicant wishes to construct several new buildings on the property which would exceed the current Maximum Height regulation. These new buildings, however, would blend into the heights of the several non-conforming buildings already existing on the property. During Phase I of the proposed expansion, applicant wishes to construct a new Town Center building that will serve the dual purpose of additional housing for the elderly residents of Covenant Village as well as a modern and cutting edge Community Center. During Phase II of the expansion, applicant desires to construct additional residential buildings along with a new swimming pool recreational area for the residents.

There currently exists a need for quality elderly housing in and around the Cromwell community. The proposed buildings will go a long way towards fulfilling this need without expanding the current footprint of the Covenant Village property. Additionally, there is a need for an updated Community Center. In order for Covenant Village to remain one of the premier elderly care facilities in the area, an updated Community Center is desired in order to provide the residents with the first class amenities which Covenant Village is known for.

In its desire to construct the new facilities, Covenant Village is taking affirmative steps to improve the quality of life for its residents. As a direct correlation of this, the Town of Cromwell will benefit as the already sterling reputation of Covenant Village will only further be bolstered, helping draw greater interest and positive publicity to the Town of Cromwell.

18-19

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Changes to the Master Plan
(Per Section 4.5.F of the Cromwell Zoning Regulations)
Street Address: 52 Missionary Road Zoning District: ID
Assessor's Parcel ID #: 00106600 Volume/Page: 1187/168

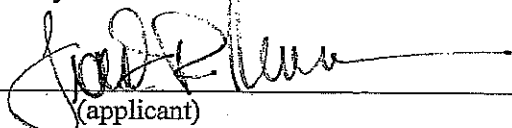
Applicant's Name: Covenant Home Inc. Covenant Village of Cromwell, by
Address: 52 Missionary Road, Cromwell, CT 06416
Telephone Number (daytime): 860-347-9987
Email Address: Michael.dowley@dowleylaw.com

Property Owner's Name: Covenant Home Inc. Covenant Village of Cromwell
Address: 52 Missionary Road, Cromwell, CT 06416

Description of Proposed Activity:
Modification of concept plan and zoning map change

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).*

Duly authorized

by: 
(applicant)

4.12.18
(date)

Covenant Home Inc.

COVENANT VILLAGE OF CROMWELL DEVELOPMENT IMPACT REPORT

Purpose of the Report

This report accompanies an application for an amendment of the Institutional Development District Zone (ID Zone), and approval of a modified Master Concept Plan (Zoning Map Change Amendment) for property owned by Covenant Village on West Street, Cromwell, CT. It is the purpose of this report to comply with the requirements of Section 4.5(f)(3) of the Cromwell Zoning Regulation by providing the required information on the potential impact of the proposed development.

Background

The property is located on Missionary Road and contains 38 more or less acres. The Village was established in 1964. The current and planned use of the property is for a continuing care retirement community whose primary function is the housing and care of the elderly. It offers three levels of care to include independent care, personal care and skilled nursing care.

The institutional development zone was established in July of 1999. Subsequently, amended in April of 2008 and a Site Plan approved in January 2013 and the initial Concept Plan was amended resulting in the Approved Concept Plan that exists today.

The current application allows Covenant Village to expand their services to satisfy the community and statewide needs to expand facilities available for elderly care and, after speaking with both town police and fire officials will allow for a better traffic circulation pattern through the development and a long needed entrance/exit area onto West Street by adding the area (presently zoned A-15) owed by the Covenant Village to the Institutional Development Zone in which the new entrance and exit area will be located.

Currently, approximately 255 people reside in the Community. The expansions proposed in the submitted Master Plan are projected to allow a total of approximately 450 residents.

Proposed additions to the site include 160 residential units which are designed to provide a unique, higher end product to the campus, also adding swimming pool recreational area.

Institutional Development District Standards

Permitted uses in the ID zone, per Section 4.5(c) of the Cromwell Zoning Regulations are as follows:

Permitted uses in the district shall be limited to those uses necessary for the care of the aged and elderly, including their health and education. Assisted living

facilities and continuing care retirement communities shall also be permitted, to include units for independent living, for personal care, for skilled nursing, and for rehabilitative services.

The existing facility and proposed development at Covenant Village complies with these use requirements.

The lot area, bulk, and parking requirements of the ID zone and the manner in which Covenant Village will comply with these requirements are show in the following tables.

ZONING STANDARDS AND REQUIREMENTS		
Standard	Required	Provided
Minimum Lot Area	30 Acres	39.67 Acres
Maximum Building Height	55 Feet*	55 Feet*
Maximum Building Coverage	20%	18%
Minimum Landscaped Area	40%	45%
Minimum Usable Open Space Area	20%	44%
Minimum Building Separation	15 Feet	15 Feet
Minimum Buffer Yard	35 Feet	35 Feet

*As requested in current text change proposal

Parking Requirements

The uses within the complex include cottages, residential apartments and elderly skilled nursing and rehabilitation services. The parking goal is to provide adequate parking for the needs of the community and also to provide suitable open space within the community. Since 1964 during the years of operation the Covenant Village has found the ratio of 1 parking space per residential unit is more than satisfactory in blending the proper ratio of parking and open space area. The Parking Generation Manual INSTITUTE OF TRANSPORTATION ENGINEERING (ITF) states that peak period demands for Senior Adult Housing is .59 vehicles per unit, for Congregate Care Facility is .48 vehicles per dwelling unit, for Assisted Living is .41 vehicles per unit and for Continuing Care Retirement Community is .92 vehicles per unit. Using 1 space per apartment unit will provide more than adequate parking and open space.

The following parking requirements and projected parking is based on the additional number of units that will be created by the proposed expansion:

PARKING REQUIREMENTS (per Zoning)				
Parking Generator	Interpretation	Required Parking	Projected Number of Units	Required Parking
Care Facility – Non –ambulatory	Pilgrim Manor Care Center – nursing home	1 space per 3 beds	60	20

Care Facility – Ambulatory	Pineview – assisted living	1 space per 3 unit	50	17
Residential Units, Apartments	Congregate “independent living” or “residential”	1.5 spaces per unit	372	558
Residential Units, Semi-Attached	Cottages, patio homes, new villas	2.0 spaces per unit	41	82
Total:				677

PARKING REQUIREMENTS (reduced parking)

Parking Generator	Interpretation	Required Parking	Projected Number of Units	Required Parking
Care Facility – Non –ambulatory	Pilgrim Manor Care Center – nursing home	1 space per 3 beds	60	20
Care Facility – Ambulatory	Pineview – assisted living	1 space per 3 units	50	17
Residential Units, Apartments	Congregate “independent living” or “residential”	1.2 spaces per unit*	372	447
Residential Units, Semi-Attached	Cottages, patio homes, new villas	2.0 spaces per unit	41	82
Total:				566

*Parking ratio for apartment units on existing site, no reported parking issues on campus

PROJECTED PARKING W/ MASTERPLAN BUILDOUT

Location:	Existing Parking Capacity	Projected Parking Capacity
Garages – Non Patio Home; Non Cottage	36	36
Patio homes – Garage Plus 1 Space Per Driveway	56	56
Isolated visitor places - Patio Home	11	11
Cottages - Garages Plus Open Space	39	0
Morningside Lot	33	76
Horizon Lot	23	23

Rear Open Parking - Parallel to Fox Glen	35	37
Rear of Commons	14	14
Front of Commons	28	0
Rear of Hillside	30	24
Pineview - Terrace	35	35
Pineview - Front	16	16
PMCC - Rear	18	44
PMCC - Front	30	30
Hillcrest – Garage Plus 1 Space Per Driveway	0	80
New Independent Living Units- Garage	0	36
New Independent Living Units- Surface	0	100
Total:	404	618

Parking required by Zoning Regulations = 677

Parking Provided in Masterplan = 618

Ratio of Parking Provided/Required = 618/677 = 91% or 9% less than required

Zoning Section 5.2.H.3, Reduction of Parking Facilities

A 25% reduction of required parking is allowable should the Planning and Zoning Commission be satisfied that the parking needs of the joint users on the site are adequate.

Potential Impact of Covenant Village

Section 4.5(f)(3) of the Cromwell Zoning Regulations direct that the project’s impact on the following areas be analyzed and documented:

- Residential neighborhoods;
- Public utilities;
- Municipal services;
- Land development patterns;
- The economy;
- Fiscal resources of the Town ;
- Socioeconomic characteristics of the population.

A discussion of these impacts follows:

Residential Neighborhoods

Single family residential development exists along the eastern and southern boundaries of the entire site. These areas are located on West Street, Bellaire Manor, and Catherine Street.

In order to protect these residential areas, the plan for Covenant Village has been designed with the apartment structure being only 3 levels and the pool recreation building being only 2 levels. (See Master Concept Plan reflecting such.)

In addition the preferred landscaping would be set forth during site plan review for each new building and the site plan standards will require any outdoor lighting be designed so as not to intrude into the residential area.

In addition, the site plan standards will require that any outdoor lighting be designed so as not to intrude into the adjacent residential areas.

In summary, the layout of this development, as well as the location and scale of buildings, has been designed so that there will not be an adverse impact upon the surrounding neighborhoods.

Public Utilities

The Covenant Village complex is served by all utilities, including public water and public sewers.

An existing 8 inch sewer main is located in Missionary Drive. The Town Engineer has been contacted and has advised that there is adequate capacity to handle the sewer needs of the proposed development. An application to and agreement with the Water Pollution Control Authority will be necessary to provide needed service.

There is an existing storm drainage system on the property. Preliminary plans and computations indicate the future increase in storm water runoff can be controlled on site. Discharge of storm water runoff from the property will be limited to the rates existing prior to the proposed development.

A proper full circular traffic pattern has been added which will assist both fire and police.

Municipal Services

Covenant Village provides extensive services and amenities to its residents. These on-site services include a 24-hour emergency call service, medical care, a chapel, library, craft rooms, beauty/barber shop, a mini-market, and gift and coffee shop.

The Village also has its own activities director and social services director.

Transportation to off-site shopping, banking, and other needs, including transportation connections, is provided by the Village.

Services that are routinely provided by other than the Village include ambulance services and police responses.

The Village since its inception in 1964 has not experienced a significant number of police response. The additions projected as a result of this proposed expansion is not expected to have any significant impact upon such emergency services.

Covenant Village currently has a very low impact upon services provided by the town of Cromwell. The proposed expansion of the village will not substantially change the current minimal service demand.

Land Development Patterns

The land development pattern in the vicinity of Covenant Village is fairly well established. Single family development exists to the east, south and north of the Village; the area west to the Village is in an R-15 zone, classified as a high density single-family use district. Another institutional use, Children's Village, is located west to the Village in an R-25 district, classified as a less intense density single-family residential use district. Additionally to the west is a former PRD-1 zone in which a different elderly facility is located.

As noted earlier, the master plan for the Village has taken into consideration the nature of the surrounding land uses. The smaller scaled cottages (independent living units), are used to make a transition to the single family areas immediately to the south of the Village. These cottages are of a similar scale to existing single family residences. Additionally, the overall density of this portion of the village is comparable to the adjacent development.

It is expected that he upon approval of this revised Master Concept Plan the site plan application will be made and applications for both Wetland & Zoning approval will be made at that time with the complete details of the development.

The Economy

Additional jobs, additional payroll, and the value of new construction are the primary indicators of the economic impact of the proposed development.

The current employee count is 155; it is projected to be 160 as the result of the proposed development.

Planned Construction Costs Estimates including contingencies and escalations will total approximately \$24,000,000.00. The total building costs will be allocated as follows:

A. <u>Town Center</u>	\$8,000,000.00
B. <u>Residential Units</u>	\$16,000,000.00
Total	\$24,000,000.00

Fiscal Resources of the Town

The difference between the taxes paid to the Town by the Village and the value of the services provided by the Town to the Village constitutes the impact upon the fiscal resources of the Town. The State of Connecticut figures list Covenant Village as the largest tax payer in the town (see

Schedules attached) and these improvements are expected to substantially increase the assessed value of the property.

The largest potential fiscal impact, additional school children, is not a consideration because of the age of the residents and the on-going age restriction that applies to the Village.

As noted previously, Covenant Village is almost a community into itself as regards to the provision of services. Furthermore, many residents, at any given time, are in the skilled nursing facility and require almost no services from the town.

Socioeconomic Characteristics of the Population

Covenant Village is a retirement community which provides a continuum of care for its residents. The expanded facilities of the Village are projected to add 195 residents. Given the nature and function of the village, the socioeconomic characteristics of the new residents will not differ substantially from those of existing residents.

As to the impact upon Cromwell's overall population, it can be observed that the increase of residents is very small when compared to the overall population. See the attached charts showing Cromwell and Connecticut population and different age group.

Created by the Connecticut Data Collaborative



Connecticut Town Profiles

SHOW/HIDE TOPICS

- Demographics
- Fiscal
- Economic
- Education
- Housing
- Labor
- Other

ADD/REMOVE TOWN

- East Granby
- East Haddam
- East Hampton
- East Hartford
- East Haven
- East Lyme
- East Windsor
- Eastford

DOWNLOAD CERC PDF

Projected Population, 2020

Cromwell: 14,684
 Middlesex County: 170,518
 Connecticut: 3,604,591

Population, 2000


Cromwell: 12,871
 Middlesex County: 155,071
 Connecticut: 3,405,565

Population, 2010

Cromwell: 14,005
 Middlesex County: 165,676
 Connecticut: 3,574,097

Population, 2011-2015

Cromwell: 14,086
 Middlesex County: 165,165
 Connecticut: 3,593,222

About these indicators: 

- View Counties

Other Demographic Characteristics

Land Area

Cromwell: 12.45 sq. mi.
 Middlesex County: 369.3 sq. mi.
 Connecticut: 4842.33 sq. mi.

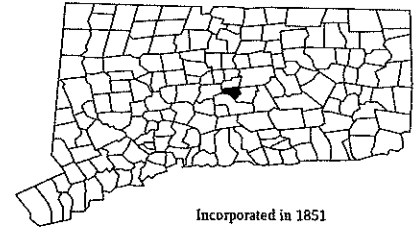
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Cromwell, Connecticut

CERC Town Profile 2017 *Produced by The CT Data Collaborative*

Town Hall
41 West Street
Cromwell, CT 06416
(860) 632-3410

Belongs To
Middlesex County
LMA Hartford
Lower CT River Valley Planning Area



Incorporated in 1851

Demographics

Population				Race/Ethnicity (2011-2015)						
	Town	County	State		Town	County	State			
2000	12,871	155,071	3,405,565	White Alone, Non-Hispanic	11,505	140,206	2,487,119			
2010	14,005	165,676	3,574,097	Black Alone, Non-Hispanic	1,021	8,383	370,501			
2011-2015	14,086	165,165	3,593,222	Asian	368	4,558	150,670			
2020	14,684	170,518	3,604,591	Native American	0	130	8,908			
'15 - '20 Growth / Yr	0.8%	0.6%	0.1%	Other/Multi-Race	479	5,109	283,800			
				Hispanic (Any Race)	1,035	9,183	526,508			
	Town	County	State		Town	County	State			
Land Area (sq. miles)	12	369	4,842	Poverty Rate (2011-2015)	3.3%	6.7%	10.5%			
Pop./Sq. Mile (2011-2015)	1,131	447	742	Educational Attainment (2011-2015)						
Median Age (2011-2015)	44	44	40		Town	State				
Households (2011-2015)	5,456	66,117	1,352,583	High School Graduate	2,733	26%	673,973 27%			
Med. HH Inc. (2011-2015)	\$82,081	\$79,893	\$70,331	Associates Degree	735	7%	183,289 7%			
				Bachelors or Higher	4,434	42%	925,607 38%			
Age Distribution (2011-2015)										
	0-4	5-14	15-24	25-44	45-64	65+	Total			
Town	763 5%	1,470 10%	1,261 9%	3,825 27%	4,311 31%	2,456 17%	14,086	100%		
County	7,541 5%	18,616 11%	20,599 12%	37,752 23%	52,511 32%	28,146 17%	165,165	100%		
State	191,445 5%	446,058 12%	492,864 14%	885,518 25%	1,035,059 29%	542,278 15%	3,593,222	100%		

Economics

Business Profile (2015)			Top Five Grand List (2014)	
Sector	Units	Employment		Amount
Total - All Industries	478	7,344	Covenant Home Inc.	\$22,672,870
23 - Construction	37	358	Algonquin Gas Transmission LLC	\$17,780,610
31-33 - Manufacturing	17	413	Infinity Cromwell Prop Ltd Partnership	\$10,469,170
44-45 - Retail Trade	45	1,164	CT Light & Power	\$9,413,200
62 - Health Care and Social Assistance	57	1,711	Shaner SPE Assoc Limited Partnership	\$8,058,560
72 - Accommodation and Food Services	51	1,047	Net Grand List (SFY 2014-2015)	\$1,271,368,432
Total Government	14	637	Major Employers (2016)	
			Walmart	Adelbrook Behavioral & Developmental
			Stop and Shop	Covenant Billage
			GKN Aerospace Services	

Education

2016-2017 School Year				Smarter Balanced Test Percent Above Goal (2015-2016)						
	Grades	Enrollment		Grade 3		Grade 4		Grade 8		
				Town	State	Town	State	Town	State	
Cromwell School District	PK-12	2,004		Math	53.6%	52.8%	37.7%	47.9%	57.0%	40.3%
				ELA	61.6%	53.9%	56.3%	55.5%	68.3%	55.5%
Pre-K Enrollment (PSIS)			Rate of Chronic Absenteeism (2015-2016)							
		2016-2017								All
Cromwell School District		59		Connecticut						9.6%
4-Year Cohort Graduation Rate (2014-2015)				Cromwell School District						1.7%
	All	Female	Male							
Connecticut	87.2%	90.1%	84.4%							
Cromwell School District	96.1%	98.4%	93.9%							

- Demographics
- Fiscal
- Economic
- Education
- Housing
- Labor
- Other

ADD/REMOVE TOWN

- Cromwell
- Danbury
- Darien
- Deep River
- Derby
- Durham
- East Granby

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Select which CERC Town Profile you want to download.
 Cromwell

Connecticut Town Profiles

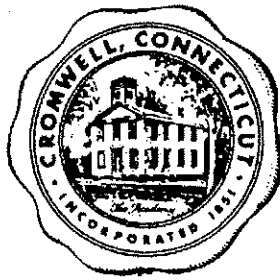
Median Age: Cromwell 43.8 ±1.8, Connecticut 40.4 ±0.1, Middlesex County 44.2 ±0.1

About these indicators:
 View Margins of Error
 View Counties

Population by Age Cohort

Age Cohort	Cromwell		Connecticut		Middlesex County	
	Number	Percent	Number	Percent	Number	Percent
0 to 4 years	763 ±201	5.42% ±1.43%	191,445 ±504	5.33% ±0.01%	7,541 ±157	4.57% ±0.10%
5 to 9 years	1,092 ±255	7.75% ±1.81%	220,359 ±403	6.13% ±0.01%	8,615 ±151	5.22% ±0.09%
10 to 14 years	796 ±186	5.65% ±1.39%	216,319 ±500	6.02% ±0.01%	9,012 ±183	5.46% ±0.08%
15 to 19 years	14,086 ±35	100.00% ±0.00%	3,593,222 ±0	100.00% ±0.00%	165,165 ±0	100.00% ±0.00%
20 to 24 years	614 ±164	4.36% ±1.16%	214,983 ±2,265	5.98% ±0.06%	8,852 ±517	5.36% ±0.21%
25 to 29 years	856 ±193	6.08% ±1.37%	231,075 ±2,278	6.43% ±0.06%	9,764 ±506	5.91% ±0.21%
30 to 34 years	694 ±161	4.93% ±1.14%	255,286 ±514	7.10% ±0.01%	10,945 ±205	6.63% ±0.12%
35 to 39 years	567 ±145	4.03% ±1.06%	237,578 ±2,649	6.61% ±0.06%	9,654 ±550	5.85% ±0.32%
40 to 44 years	1,937 ±276	13.75% ±1.96%	448,840 ±3,123	12.49% ±0.09%	20,125 ±722	12.18% ±0.44%
45 to 49 years	2,174 ±271	15.43% ±1.92%	556,454 ±440	15.49% ±0.01%	27,492 ±208	16.65% ±0.13%
50 to 54 years	1,129 ±201	8.02% ±1.43%	291,955 ±2,679	8.13% ±0.07%	15,664 ±593	9.48% ±0.36%
55 to 59 years	675 ±165	4.79% ±1.17%	162,332 ±1,909	4.52% ±0.05%	7,747 ±460	4.69% ±0.28%
60 to 64 years	652 ±140	4.63% ±0.99%	87,991 ±1,167	2.45% ±0.03%	4,735 ±339	2.87% ±0.21%

About these indicators:
 Suppressed values are represented by *. Missing data is indicated by -.
 Middlesex County includes: Cromwell.



MEMORANDUM

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

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

Date: May 7, 2018

Re: **PZC Application #18-19- Change to Concept Plan, 52 Missionary Road**

COMMENTS

Upon review of a document entitled; "MASTER CONCEPT PLAN for Covenant Village pf Cromwell Campus Expansion 04/27/2018" I request a detailed Site Plan be submitted pursuant to Cromwell Zoning Regulation Section 4.5.G.

Popper, Stuart

From: Chief Lamontagne
Sent: Monday, May 07, 2018 4:23 PM
To: Popper, Stuart
Subject: 18-19

I have no comments on the conceptual plan.

Denise Lamontagne
Chief of Police
Cromwell Police Department
860-635-2256 x.13
860-613-2934 fax

18-20

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: SITE EXCAVATION (FILL)
(Per Section 6.1.D EXCAVATION of the Cromwell Zoning Regulations)
Street Address: 539 MAIN STREET Zoning District: LOCAL BUSINESS (LB)
Assessor's Parcel ID #: 00180600 Volume/Page: 1317/44

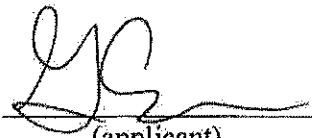
Applicant's Name: GARRETT HOMES, LLC
Address: 6 WILLIAM WAY HARWINTON, CT 06791
Telephone Number (daytime): (860)-307-5479
Email Address: eucalittogary@gmail.com

Property Owner's Name: P & D LLC
Address: 295 TWO ROAD HIGHWAY WETHERSFIELD, CT 06109

Description of Proposed Activity:

The improvements, covered under this special permit application, shall consist of importing ~1,350 CY of fill required to raise the FFE of a proposed 9,100 SF retail building. The FFE of this building is anticipated to match the elevation of the existing roadway. The total earthwork required for this development is approximately 650 CY (Cut) and 2,000 CY (Fill), resulting in a net total of 1,350 CY of imported fill.

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) GARY EUCRITTO

1-12-18
(date)

April 17, 2018

Mr. Stuart B. Popper, AICP
Director of Planning & Development
Town of Cromwell
41 West Street
Cromwell, CT 06416

Re: Proposed Retail – 539 Main Street
Application for Special Permit Approval

Dear Mr. Popper,

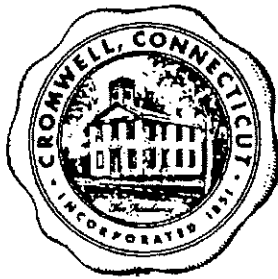
The purpose of this letter is to provide a narrative summary of the purpose of planned excavation and filling activities associated with this Special Permit Application. Further information about the planned project may be found in our accompanying letter of this date provided separately as narrative for the Site Plan Application.

Per your Cromwell Zoning Regulations Section 6.1.B a Special Permit is required for placing fill in excess of 500 cubic yards. In addition, per Section 6.1.D no excavation shall take place within 50 feet of any lot line if finished grade were to be below the established grade of the street. The configuration of the subject property and the relative elevation of Main Street results in a net fill for the proposed project of approx. 1,352 cubic yards to attain proposed finished grade relative to Main Street. Please see attached Figure EXH-1 that depicts areas of cut and fill in graphical format and provides associated cut/fill depths and volumes.

The existing site is approximately 1.1 acres and is zoned Local Business District (LB). The site is currently developed as an existing multi-family residential home that includes detached garages, impervious parking and drives, and surrounding areas of lawn and native vegetation. The proposed use is for 9,100 square feet of retail and associated parking. Hours of operation for the retail are planned for 8:00 a.m. to 10:00 p.m. with loading/unloading activities occurring at the southwest corner of the building.

Details for erosion and sedimentation controls during construction are depicted on the plans. Site activities associated with import of fill during construction are expected to take 10 business days and occur early on the project. Construction is anticipated between June and December 2018.

The subject property is owned by P&D LLC (of 295 Two Road Highway, Wethersfield, CT 06109) and has been designed in conformance with all applicable state and town regulations by BL Companies. A project contact list has been provided below:



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
Date: April 19, 2018
Re: **PZ Applications: #18-20 Special Permit, #18-21 Site Plan
539 Main Street, Garrett Homes, LLC Applicant, "THE SUBJECT PROPERTY"**

BACKGROUND

The Subject Property is located at 539 Main Street in the Local Business (LB) Zone and is situated on 1.04 acres with a two-family house.

PROPOSAL

The Applicant is seeking Special Permit and Site Plan approval to develop a 9,100 SF Retail building.

COMMENTS

The proposal meets or exceeds the following zoning requirements:


- Area
- Width
- Setbacks
- Building Height
- Building Coverage
- Parking
- Signage
- Lighting
- Landscaping

Staff recommendations:

- An Erosion & Sedimentation Control 24/7 Contact
- Landscape screening around proposed electrical transformer
- An attractive material for a dumpster enclosure (textured masonry block)

**Engineering Department
Town of Cromwell
Cromwell, CT**

Memorandum

To: Stuart Popper
CC: Planning & Zoning Commission
From: Jon Harriman, P.E. 
Date: 5/8/2018
Re: #18-20 & 18-21: 539 Main Street

This office has reviewed the set of plans entitled "Land Development Plans Issued for Planning and Zoning Approval for Proposed Retail" dated April 17, 2018 by BL Companies. I also reviewed the "Stormwater Management Report for the Proposed Retail Development" dated April 17, 2018.

I offer the following comments:

1. The abandonment of the existing sanitary sewer lateral shall be coordinated with and done to the specifications of the Cromwell Sewer Department. The abandonment of the existing water service lateral shall be coordinated with and done to the specifications of the Cromwell Water Division.
2. A stormwater operation and maintenance plan should be submitted for the long term maintenance of the stormwater system.
3. There appears to be a conflict with pipe size and catch basin top at the stormwater pond outlet. (The crown of the pipe would be close to the elevation of the basin top).
4. The proposed stormwater pond abuts a number of residential homes. The perimeter of the pond should be fenced for safety reasons. A fence along the property line may be appropriate.
5. The plans show the preservation of much of the existing sidewalk. In a recent site visit it was noted that one sidewalk panel is cracked and there is damage to the panels at the existing driveway crossing. Additionally it appears that three site utilities will require below grade crossing of the existing sidewalk. It is likely that additional damage to the existing sidewalk is likely to occur during demolition and construction of the new facility. This office recommends replacement of the sidewalk across the property frontage.

①e

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY APRIL 3, 2018
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Vice Chair Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Córdone, Brian Dufresne, David Fitzgerald (alternate)

Absent: Chairman Alice Kelly, Ken Rozich, Nicholas Demetriades, John Keithan (alternate)

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

1. Call To Order

The meeting was called to order by Vice Chair Cannata at 7:01 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Jeremy Floryan made a motion to seat David Fitzgerald; Seconded by Paul Cordone. *All in favor; motion passed.*

4. Approval of Agenda

Vice Chair Michael Cannata asked if there any amendments to the Agenda. Mr. Popper asked that the Commission to amend the agenda to add the acceptance and scheduling of two new applications:

Application # 18-10 Application: Request for a Site Plan Modication to add a clothing bin at 529 Main Street. AMG Retail LLC is the Applicant and the Owner. and

Application #18-13: Request for a Special Permit under Section 6.1 of the Zoning Regulations for the proposed substantial filling (18,000 cubic yards over a 5+ year period) at 76 Field Road, 59R Nooks Hill Road and 10 South Ridge Road. Carrier Group, Inc. is the Applicant and the Owner.

Jeremy Floryan made a motion to amend the agenda; 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 referenced his report included in the Commission's packet and asked if there were any questions. The Commission did not have any questions.

7. Town Planner Report

Mr. Popper stated the Regular meeting of April 17, 2018 is cancelled. A Special Meeting is scheduled for April 24, 2018 at 7 PM in Room 224 of Town Hall.

8. New Business: Accept and Schedule New Applications:

A motion made to accept and schedule Application # 18-10 Application: Request for a Site Plan Modification to add a clothing bin at 529 Main Street. AMG Retail LLC is the Applicant and the Owner to be considered at the May 1, 2018 meeting.

Jeremy Floryan made a motion to accept the application and schedule it as a business item for the May 1, 2018 meeting; Seconded by Brian Dufresne.

All in favor; motion passed.

A motion made to accept and schedule Application #18-13: Request for a Special Permit under Section 6.1 of the Zoning Regulations for the proposed substantial filling (18,000 cubic yards over a 5+ year period) at 76 Field Road, 59R Nooks Hill Road and 10 South Ridge Road. Carrier Group, Inc. is the Applicant and the Owner to be heard at the April 24, 2018 public hearing.

The motion was made by Paul Cordone; Seconded by Chris Cambareri.

All in favor; motion passed.

9. Public Hearing:

Stuart Popper read the legal notice.

- a. Application #18-03: Request for a Special Permit under Section 2.10.3 and 2.10.4 of the Zoning Regulations to allow for the parking of storage trailers in R-15 Zone District at 20 Pleasant Street. Matthew Zeiner is the Applicant and the Owner.

Jermy Floryan made a motion to open the public hearing; Seconded by Brian Dufresne. *All in favor; motion passed.*

Matt Zeiner of 20 Pleasant Street presented the application. He displayed an aerial image of his property commenting that the Pleasant Street lot had 500-ft. depth to River Road. Mr. Zeiner requested approval to keep three commercial trailers at his property in addition to one boat/trailer and one utility trailer. Mr. Zeiner stated two motor vehicles currently stored in plain view in the rear of his property will be removed in the immediate future. He stated he would plant 6-ft. to 8-ft. Arborvitae bushes as screening for neighbors as well as the River Road street view.

Barbara Spada, 15 Pleasant Street questioned traffic patterns and times of travel for the commercial trailers.

Mr. Popper read written comments in opposition received from Diane McBride on behalf of her mother, Marilyn Lord owner of 69 River Road and 14 Wall Street.

03/28/2018

Town of Cromwell Planning and Zoning

To whom this may concern,

I am writing this on behalf of Marilyn Lord, owner of 69 River Road and 14 Wall Street. This is regarding the application # 18-03 from applicant Matt Zeiner. My mother would prefer the 3 trailers not to be parked on the property. If they are allowed to be parked on the property, we would like the 3 trailers to be parked between the house and the garage.

Thank you, Marilyn Lord and Diane McBride, daughter

The Commission members and staff discussed the proposed application. Mr. Driska read Section 2.10.1 of the Zoning Regulations into the record noting that per the regulations by special permit the applicant could only have one additional commercial vehicle (i.e. one additional trailer in this case) not the three the applicant was requesting.

Paul Cordone made a motion to close the public hearing; Seconded by Brian Dufresne. *All in favor; motion passed.*

The Commission members discussed the application and the implications of the storage of these commercial trailers in a residential neighborhood.

Brian Dufresne made a motion to deny Application #18-03: Request for a Special Permit under Section 2.10.3 and 2.10.4 of the Zoning Regulations to allow for the parking of storage trailers in R-15 Zone District at 20 Pleasant Street. Matthew Zeiner is the Applicant and the Owner. Seconded by Jeremy Floryan. *All in favor; motion passed.*

- b. Application #18-05: Request for a Special Permit under Section 8.7 of the Zoning Regulations for the proposed Planned Residence Development at 76 Field Road. Carrier Group, Inc. is the Applicant and the Owner. 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.

Paul Cordone made a motion to open the public hearing; Seconded by Brian Dufresne.
All in favor; motion passed.

Attorney Joan Molloy with the law firm of Loughlin & Fitzgerald discussed the previously submitted and approved PRD Zone Change application and concept plan. Attorney Molloy presented an overview of the proposed Special Permit Application and the Site Plan Application and how they complied with Section 8.7 of the Zoning Regulations.

Mr. Tom Daley, P.E. with the firm Milone & McBroom provided specifics associated with the development of the site, utilities and over all layout of the plan.

Mr. Scott Driscoll, Licensed Environmental Professional discussed the history of the use of pesticides at the site. He then discussed the plan to remediate the site and relocate the polluted soils on site.

Nathan Peck, P.E. & Traffic Engineer discussed the traffic study prepared in conjunction with the application and reviewed the traffic intersections around the site.

The Commission members and Mr. Peck discussed the traffic study and the various intersections noted in the study. Mr. Cannatta raised concerns about residents heading south to Middletown using Nooks Hill Road and asked the Engineers to take a second look at that area and the implications to traffic.

Mr. John Carrier of the Carrier Group discussed the history of the family owned business and showed a PowerPoint presentation about the business. He also showed a brief video about one of the Carrier Group's more recent developments.

The Commission members and the applicant's representatives and the applicants discussed the Special Permit and Site Plan applications in general.

Vice Chair Michael Cannata opened the public hearing to the members of the public.

Mr. Michael Millane of 34 Field Road Cromwell addressed the Commission. He had concerns regarding the future traffic in the neighborhood. Mr. Millane also discussed in depth the history of pesticide use at the site.

Mr. Michael Camilleri of 14 Centerwood Drive Cromwell addressed the Commission. He complimented the developer's efforts to work with the neighborhood. Mr. Camilleri had positive comments on the site plan and buffer. He also had concerns about the traffic and asked the town to look at ways to mitigate its impact.

Mr. Bob Fuller of 7 Wexford Lane Cromwell addressed the Commission. He also had concerns regarding the traffic to be generated by the development and its impact on the already busy streets in the neighborhood.

Ms. Julie Schmidt of 54 Field Road Cromwell addressed the Commission. She was very concerned about the existing traffic in the neighborhood and was very concerned about the impact of the additional traffic will have upon the safety of the current and future residents of the neighborhood.

Mr. Nick DiBattista of 71 Field Road Cromwell addressed the Commission. He also had concerns about the safety of all the people walking on Field Road. Mr. DiBattista discussed previous traffic accidents in the neighborhood and noted the need to do something to control the additional traffic that will be associated with the new development.

Vice Chair Michael Cannata asked for any other members that wished to address the Commission. There being none he asked for a motion to continue the public hearing.

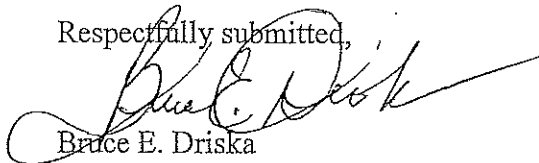
Paul Cordone made a motion to continue the public hearing to April 24, 2018; Seconded by Brian Dufresne. *All in favor; motion passed*

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

12. **Adjourn:**

A motion to adjourn was made by Paul Cordone; Seconded by Brian Dufresne.
Meeting adjourned at 9:24 p.m.

Respectfully submitted,



Bruce E. Driska
Zoning & Wetlands Enforcement Officer
Acting Recording Clerk

RECEIVED FOR RECORD
May 04, 2018 02:22P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT



**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY MAY 1, 2018
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Cordone, Ken Slade, Ken Rozich, David Fitzgerald (alternate)

Absent: Brian Dufresne, Nicholas Demetriades, John Keithan (alternate)

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

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:05 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 Ken Slade. *All in favor; motion passed.*

4. Approval of Agenda

Michael Cannata made a motion to amend the agenda under New Business Accept and Schedule Applications with Application #18-28 to be accepted tonight and heard at the May 15, 2018 meeting; Seconded by Ken Slade. *All in favor; motion passed.*

Michael Cannata made a motion to amend the agenda under New Business Accept and Schedule Applications with Application #18-29 to be accepted and heard at the June 5, 2018 meeting; Seconded by Paul Cordone. *All in favor; motion passed.*

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

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer

Mr. Driska referenced his report that was included with the agenda packet. There were no questions or comments from the Commission.

7. Town Planner Report:

Mr. Popper stated that ShopRite and the TPC had both received their respective OSTA permits and were beginning construction. 120 County Line Drive was still in the application process for their OSTA permit.

8. New Business: Accept and Schedule New Applications:

- a. Application #18-27: Request for a Special Permit under Section 3.3.4 of the Zoning Regulations to permit a restaurant with the accessory sale of alcoholic beverages at 35 Berlin Road. Kemal Cecunjanin is the Applicant and River Grace Plaza LLC is the Owner.

Michael Cannata made a motion to accept the application and to schedule it to be heard on June 5, 2018; Seconded by Jeremy Floryan. *All in favor; motion passed.*

- b. Application #18-28: Request for Site Plan Modification at 41 West Street. The Town of Cromwell is the Applicant and the Owner.

Michael Cannata made a motion to accept the application and schedule it to be heard on May 15, 2018 Seconded by Paul Cordone. *All in favor; motion passed.*

- c. Application#18-29: Request for a Special Permit under Section 4.2.R of the Zoning Regulations to permit transfer of materials and grading at 204 Main Street (area north of Frisbee Park). The Town of Cromwell is the Applicant and the Owner.

Michael Cannata made a motion to accept the application and to schedule it to be heard on June 5, 2018; Seconded by Ken Slade. *All in favor; motion passed.*

Michael Cannata asked about the scheduling of the work on the guardrails. Town Engineer Jon Harriman said that the DOT permits had been obtained and they were looking to schedule a subcontractor to do the work, possibly in June.

9. New Business:

- a. Application #18-16: Request for Site Plan Modification to install temporary office trailer at 1000 Corporate Row. GKN is the Applicant and BUHL Land East III LLC is the Owner.

Mr. Popper introduced the application, saying that the applicant was proposing to locate a temporary trailer in the rear yard, about ten feet from the property line, and they had already received Inland Wetlands approval as well as an eighteen month variance from the Zoning Board of Appeals. He showed the Commission a map with the location and parking area.

Nick Shah, Project Engineer, said that the trailer was necessary because they could not have outside consultants inside the main building due to security clearance reasons. The trailer would be brand new, approximately 24 by 60 feet in size, and hold up to twelve people.

Michael Cannata said that he did not have any concerns regarding the project as GKN has been a good corporate citizen to the Town of Cromwell.

Michael Cannata made a motion to approve Application #18-16: Request for Site Plan Modification to install temporary office trailer at 1000 Corporate Row; Seconded by Ken Slade. *All in favor; motion passed.*

- b. Application #18-17: Request for Site Plan Modification to install temporary facilities at 674 Main Street (gravel parking lot at the First Tee) PGA Tour Inc. is the Applicant and Eversource Energy is the Owner.

Nate Russell, project engineer with GZA, presented the application. He was proposing temporary facilities to accommodate the administration, pro shop, kitchen, and bathrooms, as well as relocating the existing tent. He reviewed the site location, which was the gravel parking lot at the First Tee. It would be serviced by electric and water, but not sewer, as the trailers had self-contained plumbing. He showed photos of the interior and exteriors of the trailers. He said that the bathroom trailer, with ADA compliant ramp, would remain on site for one year, but the tent and kitchen trailer removed by winter.

He reviewed the proposed schedule, with utility work beginning mid May, the trailers and tent set up the week of May 21, occupation by the week of June 4, and the removal of the trailers and site restoration by June 2019.

Chris Cambareri said he was confident in the applicant's ability to do the work being proposed. Mr. Popper said that there were no comments from the staff review. The trailers would be reviewed by the Health Department, Building Department, and Fire Marshal, as applicable.

Michael Cannata made a motion to approve Application #18-17: Request for Site Plan Modification to install temporary facilities at 674 Main Street (gravel parking lot at the First Tee); Seconded by Chris Cambareri. *All in favor; motion passed.*

10. Old Business:

- a. 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.

Mr. Popper stated that this item is to be combined with the two public hearings.

11. Public Hearings:

- a. Application #18-13: Request for a Special Permit under Section 6.1 of the Zoning Regulations for the proposed substantial filling (18,000 cubic yards over a 5+ year period) at 76 Field Road, 59R Nooks Hill Road and 10 South Ridge Road. Carrier Group, Inc. is the Applicant and the Owner.
- b. Application #18-05: Request for a Special Permit under Section 8.7 of the Zoning Regulations for the proposed Planned Residence Development at 76 Field Road. (public hearing continued) Carrier Group, Inc. is the Applicant and the Owner.

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

Mr. Popper said that there been some correspondence regarding the issue of the restrictive covenant proposed by the Applicant. He read a letter he had received from Michael Camilleri, 14 Centerwood Drive, Cromwell, in which Mr. Camilleri suggested a number of changes, namely that the property be restricted from common interest ownership, that the abutting neighbors be named as beneficiaries of the covenant, that Section 3 be deleted in its entirety, and that the covenant inure to the benefit of the neighboring property owners.

Mr. Popper then read a response from Town Attorney Kari Olson dated April 30, 2018, in which she said that state law prohibits denying property owners rights based upon condo ownership, that she does not recommend giving personal emoluments to individual residents, and said that, in the future, any proposed requests to eliminate the restrictive covenant by the Town or Town Council would have to go through the proper processes and comply with the zoning regulations. Mr. Popper said that Attorney Olson's comments had been forwarded to Attorney Molloy and they would continue to work on revising the language.

Town Engineer Jon Harriman read his memo dated May 1, 2018, regarding his proposed conditions of approval: that prior to turning the stormwater management ponds over to the homeowner's association, an as-built survey be submitted to the Town, certifying that design capacities had been met, that prior to turning over the site drainage system to the HOA, all catch basins, manhole treatment devices and ponds be cleaned in accordance with the O&M plan, that proposed signage be placed along Field Road to advise motorists of truck traffic entering the roadway, and that a copy of the final soil management plan be provided to the Engineering department, as well as follow reports and inspections.

Mr. Driska read his May 1, 2018 memo, stating that he is requesting the applicant to provide staff with weekly Erosion and Sedimentation Control Inspection Reports, as a condition of approval.

Attorney Joan Molloy, of Loughlin Fitzgerald in Wallingford, Connecticut, introduced the application and summarized the status of the hearings. She said that they had received the peer review of the soil management report and had provided the requested information. She noted that the peer review concurred with their plan to remove 2 inches of soil and to place it in a conservation area to minimize possible exposure.

She said that they had no objections to the conditions of approval set forth by Mr. Harriman and Mr. Driska and were continuing to work with Attorney Olson regarding the restrictive covenant language. She asked that any voting members of the Commission who had been absent at previous meetings note that they were up to date as to the proceedings.

The hearing was opened up to public comment. Mike Camilleri, 14 Centerwood Drive, Cromwell, said that he doesn't think that Attorney Olson's comments should be interpreted as disagreeing with his proposed revisions. He said that the applicant was in agreement with the restrictions, so it was unlikely that the suggested provisions would ever be challenged. He asked that it be noted that the HOA would be responsible for caring for the common areas.

The hearing was opened up to Commissioner comments. Paul Cordone said he was concerned regarding the data gaps noted in the peer review. He wanted more complete paperwork and records regarding the handling and removal of the tainted soil. He wanted the two traffic study reports to be combined into one for clarity. He said that he had faith in the applicant and thought they produced a good product.

Mr. Popper said that the Town Engineer's memo required a final soil management plan.

Tom Daly, P.E., with Milone and MacBroom, said that a revised final traffic study would be provided. Scott Bristol, LEP, with Milone and MacBroom, said that the final soil management plan would be provided, with documentation of samples taken.

Michael Cannata spoke regarding Section 3 of the restrictive covenant. He said that the Town could let the protections expire, and gave the example that if they purchased the land, they could choose to put a town garage there. He said that the current applications have neighbor support because of the proposed restrictions.

Attorney Molloy said that the language should be flexible enough to allow for planning in the future. She had the Planning and Zoning Commission as the authority because they knew the application history, but Attorney Olson had changed it to the Town Council. Attorney Molloy said that the only access to the lot was via a 25 foot ingress/egress easement. She said that the future owner of the lot needed to have the same property rights as any other homeowner of a single family lot. She said that the property contains wetlands and will have a non-disturbance zone, further limiting it. She was agreeable to approval conditioned upon approval of the restrictive covenant language by Attorney Olson.

Michael Cannata said that the town is an adjacent property owner and could do something with it in the future. He wanted a guarantee it would remain open space. Attorney Molloy said that it is a single family lot, not open space. She spoke regarding a similar development situation in Wallingford, which was allowed after public hearings, to state that development could not be done on a whim. The testimony heard tonight could be used at later hearings. Michael Cannata said that he wanted it made clear that the intention is for the lot to be used as a single family residence, and not for commercial or industrial purposes, or for a town garage. Attorney Molloy said she did not object to removing the expiration clause. Ken Rozich said that approval could be conditioned on the Town Attorney adding in language that it remain a single family residential lot.

Mr. Popper noted uses allowed in single family residential lots, such as farming, the construction of a barn or accessory apartment, deck, or storage building, and the operation of a home based business.

Chairman Kelly said that a public hearing would need to be held regarding the location of a town garage, citing a recent vote regarding a sewer garage project. Ken Rozich and Michael Cannata both spoke in support of removing Section 3, saying that the applicant was agreeable to it.

Michael Camilleri, 14 Centerwood Drive, said that he wanted the language of the covenant to be clarified to say "single family residence". Attorney Molloy agreed to work with the Town Attorney to change the language and said that Attorney Olson should be given the meeting minutes so that the Commission's intent is clear.

Attorney Molloy summarized how the applicant met the Special Permit criteria set forth in Sections 8.7d and 8.7e of the Zoning Regulations for Application #18-05. She said they had approval from Inland Wetlands and the various town departments, complied with the zoning regulations and the application was in harmony with the town's Plan of Conservation and Development. She said that the application protected natural resources, conserved open space, was in a suitable location, the proposed impacts were the same as for traditional subdivision development, it was an attractive and suitable design, with minimal fiscal impact, had a sufficient stormwater management plan, did not change traffic service levels, had acceptable sightlines and road access, used public utilities, and that it adequately protected public health and safety. The plan protected 21 acres or about 42% of the land as open space and the HOA would maintain the infrastructure and open space.

She next summarized Application #18-13 in which screened topsoil would be brought in to the site. No crushing, washing or blasting would occur. Some screening would be done on site, about 25%. The operation would occur between 7 a.m. and 4:30 p.m., excluding Sundays and holidays. There would be no fixed equipment on site, and noise, dust and stagnant water kept to a minimum. The truck route would be as set forth by the Chief of Police. There would be no filling near existing residences.

Attorney Molly said that all concerns had been addressed for both applications and requested approval.

Chairman Kelly, Ken Rozich, Ken Slade, and David Fitzgerald all stated that they had listened to the tapes for the meetings for which they were absent.

Michael Cannata made a motion to close the Public Hearing; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Michael Cannata made a motion to approve Application #18-05, Request for a Special Permit under Section 8.7 of the Zoning Regulations for the proposed Planned Residence Development at 76 Field Road, with the following conditions: that it be recognized that the Commission agrees with Attorney Molloy's comments regarding the criteria set forth by Section 8.7 of the Zoning Regulations, that approval be subject to the conditions contained in the Town Engineer's memo dated May 1, 2018, that Section 3 of the restrictive covenant be deleted and Section 1 be revised to read "The Single Parcel shall not be further subdivided and shall remain a single parcel of land and shall be used as a sole single family residential parcel", that the town attorney and town staff review the restrictive covenant and it be agreed upon as to the intentions of the Commission as noted in the meeting minutes, and that the condition set forth in the Zoning & Wetlands Enforcement Officer's memo dated May 1, 2018 be adhered to; Seconded by Ken Slade. *All in favor; motion passed.*

Michael Cannata made a motion approve Application #18-13, Request for Special Permit under Section 6.1 of the Zoning Regulations for filling at 76 Field Road, 59R Nooks Hill Road and 10 South Ridge Road, subject to the conditions contained in the Town Engineer's memo dated May 1, 2018 and the condition set forth in the Zoning & Wetlands Enforcement Officer's memo dated May 1, 2018; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Michael Cannata made a motion to approve Application #18-06, Request for Site Plan Approval for the Planned Residence Development Zone District at 76 Field Road, subject to the conditions contained in the Town Engineer's memo dated May 1, 2018 and the condition set forth in the Zoning & Wetlands Enforcement Officer's memo dated May 1, 2018; Seconded by Ken Slade. *All in favor; motion passed.*

12. Approval of Minutes:

- a. March 27, 2018: Michael Cannata made a motion to approve the minutes as presented; Seconded by Paul Cordone. *All in favor; motion passed.* (Ken Slade abstained).
- b. April 3, 2018: No action taken
- c. April 24, 2018: No action taken

13. Commissioner's Comments: NONE

14. Adjourn: A motion to adjourn was made by Michael Cannata; Seconded by Jeremy Floryan. Meeting adjourned at 8:38 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk