

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION**



***Regular Meeting  
7:00 P.M. Wednesday, May 16, 2018  
Room 224 Cromwell Town Hall***

**AGENDA**

RECEIVED FOR RECORD  
May 10, 2018 03:13P  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT



1. Call to Order
2. Roll Call/Seating of Alternates
3. Approval of Agenda.
4. Public Comments
5. Director of Planning and Development & Compliance Officer Reports
6. New Business:
7. Chairman's Comments/Commissioners' Comments
8. Communications; see attached P & Z Minutes
9. Approval of Minutes:
  - a. January 17, 2018
10. Good & Welfare
11. Adjourn

**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.

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	W/S 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	



**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
7:00 PM TUESDAY APRIL 24, 2018  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Vice Chairman Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Cordone, Ken Slade, Ken Rozich, John Keithan (alternate)

**Absent:** Chairman Alice Kelly, Brian Dufresne, Nicholas Demetriades, David Fitzgerald (alternate)

**Also Present:** Director of Planning and Development Stuart Popper, Town Engineer Jon Harriman, Town Council Liaison James Demetriades

**1. Call To Order**

The meeting was called to order by Vice Chairman Cannata at 7:02 p.m.

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates**

Ken Slade made a motion to seat John Keithan; Seconded by Chris Cambareri. *All in favor; motion passed.*

**4. Approval of Agenda**

Ken Rozich made a motion to approve the 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 was not present. Mr. Popper offered to forward any Commissioner questions to Mr. Driska to answer at the next meeting scheduled for May 1, 2018. There were no questions.

## 7. Town Planner Report:

There was no report.

## 8. New Business: Accept and Schedule New Applications:

- 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 is River Grace Plaza LLC is the Owner.

Paul Cordone made a motion to accept the application and to schedule a public hearing for May 15, 2018; Seconded by Ken Rozich. *All in favor; motion passed.*

- 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.

Jeremy Floryan made a motion to accept the application and to schedule it to be considered on May 15, 2018; Seconded by Ken Slade. *All in favor; motion passed.* (Ken Rozich abstained).

- c. 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.

Ken Rozich made a motion to accept the application and to schedule it to be considered on May 1, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

- d. 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.

Ken Rozich made a motion to accept the application and to schedule it to be considered on May 1, 2018; Seconded by Jeremy Floryan. *All in favor; motion passed.*

- e. 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.

Ken Rozich made a motion to accept the application and to schedule a public hearing for May 15, 2018; Seconded by Ken Slade. *All in favor; motion passed.*

- f. 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.

Ken Rozich made a motion to accept the application and to schedule a public hearing for May 15, 2018; Seconded by Ken Slade. *All in favor; motion passed.*

- g. 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.

Ken Rozich made a motion to accept the application and to schedule it to be heard on May 15, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

- h. 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.

Ken Rozich made a motion to accept the application and to schedule it to be considered on May 15, 2018; Seconded by Ken Slade. *All in favor; motion passed.*

- i. Application #18-22: Request to revise Site Plan and requests a waiver for the landscape buffer at 6 Kirby Road. Luca & Sons Property Management is the Applicant and Owner.

Ken Rozich made a motion to accept the application and schedule it to be considered at the May 15, 2018 meeting; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Mr. Popper said that the applicant had submitted revised plans and the modifications requested were minor. He advised the Commission that the application may be handled administratively.

## **9. 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.

Attorney Joan Molloy, of the firm Loughlin Fitzgerald in Wallingford, Connecticut, asked that this item be combined with the two public hearings.

## **10. 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.

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

Paul Cordone read the legal notice for Application #18-13.

Attorney Molloy stated that this was a continuation of the public hearing for Application #18-05. She said that the balance of the property would remain as a single family house lot. She said that the applicant had been waiting on the peer review study regarding the soil and traffic. The applicant submitted a new application, #18-13, to bring in topsoil. The required sign had been posted and the notice had been mailed. She submitted the sign affidavit and the certificates of mailing. She said that she had previously provided Mr. Popper with emailed copies.

Attorney Molloy said that they had completed an alternate analysis of the traffic, to include the southern intersection (Nooks Hill Road) as suggested by Freeman Companies and doing so had improved one intersection's service level from D to C. The applicant had met with the Police Chief to review the lighting plan. All construction traffic would use Golf Club Road and Field Road and the Police Chief had no further comments.

Attorney Molloy said that the property was zoned residential and the anticipated impacts would be the same, regardless of whether the property was developed traditionally or as a PRD. The applicant would install sidewalks in front of their property along Field Road. The plans had been revised to improve drainage along Field Road, per the Town Engineer, and the CWPCA and Cromwell Fire District comments had been addressed. The project would be completed in phases. She then reviewed the proposed number of trees to be installed (2.7 per home site, excluding the open space and those along Field Road).

She said that the applicant had proposed a land use restriction covenant for the house lot that would prohibit further development and the Town would have the power to enforce or modify that provision.

Mr. Popper said that the Commission needed time to review the soil peer study prior to the May 1, 2018 meeting.

Tom Daly, P.E., with Milone and MacBroom, discussed the need to import topsoil, stating that there was an insufficient amount for the desired landscaping. They planned to bring in enough for a 4-6 inch cover layer, about 19,000 cubic yards. It would be a "trickle operation", done in phases, with soil being brought in and stockpiled for five lots at a time. The topsoil would be bought screened and no processing or crushing done on site. They had not yet sourced the soil but would follow the Police Chief's directive regarding the truck route.

Mr. Daly then discussed the traffic analysis. He said that by including the additional intersection, there was more dispersal of traffic, lessening impacts, with no change in trip generation. He said that the Town Engineer had suggested drainage improvements along Field Road and so they had doubled the size of the catch basins, pulling in drainage from Field Road to the site.

Chris Camberari asked that there be additional consideration of the request to install a stop sign at Greendale Avenue and Vincy Drive.

The hearing was opened to public comment.

Michael Millane, 34 Field Road, asked about the phase length, sidewalks and soil remediation.

Tom Daly responded that the project was market driven and John Carrier said that it was a five year project, with fifteen houses to be built per year. Mr. Daly briefly reviewed the soil plan. The plan for the proposed sidewalk was shown. Mr. Millane asked that sidewalks be extended along the curve of Field Road, for safety purposes.

There were no other public comments.

Ken Rozich made a motion to continue the two public hearings, #18-05 and #18-13 to May 1, 2018, Seconded by Paul Cordone. *All in favor; motion passed.*

**11. Approval of Minutes: NO ACTION TAKEN**

- a. March 27, 2018
- b. April 3, 2018

**11. Commissioner's Comments: NONE**

**12. Adjourn:** A motion to adjourn was made by Jeremy Floryan. Meeting adjourned at 7:34 p.m.

Respectfully submitted,

Julie C. Petrella  
Recording Clerk

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

LC

**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.*

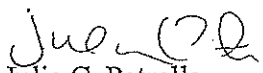
## **12. Approval of Minutes:**

- 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



**Town of Cromwell**  
**Office of the Mayor**  
Nathaniel White Building  
41 West Street  
Cromwell, CT 06416

April 19, 2018

Joseph Fazekas  
34 Geer Street  
Cromwell, CT 06416

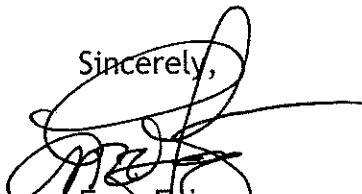
Dear Mr. Fazekas,

I am pleased to advise you that at their meeting of April 18, 2018 the Town Council re-appointed you to the Economic Development Commission. Your term will expire March 2022.

Congratulations and thank you for serving your community in this way.

Thank you again. I am looking forward to working with you.

Sincerely,



Enzo Faienza  
Mayor

Joe,  
Thank you for all  
you do for our  
town!!

Copy: Joan Ahlquist, Town Clerk  
Chairman EDC ✓



## Town of Cromwell

Office of the Mayor  
Nathaniel White Building  
41 West Street  
Cromwell, CT 06416

April 19, 2018

Jay Polke  
15 Harrison Drive  
Cromwell, CT 06416

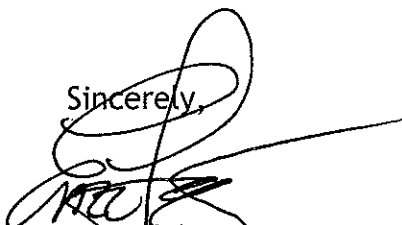
Dear Mr. Polke,

I am pleased to advise you that at their meeting of April 18, 2018 the Town Council re-appointed you to the Economic Development Commission. Your term will expire March 2022.

Congratulations and thank you for serving your community in this way.

Thank you again. I am looking forward to working with you.

Sincerely,



Enzo Faienza  
Mayor

Copy: Joan Ahlquist, Town Clerk  
Chairman EDC ✓

Jay,

Thank you for your  
continued service to  
our town!! I appreciate  
all you do!!



**Town of Cromwell**  
**Office of the Mayor**  
Nathaniel White Building  
41 West Street  
Cromwell, CT 06416

April 19, 2018

Richard Nobile  
50 Hillside Road  
Cromwell, CT 06416

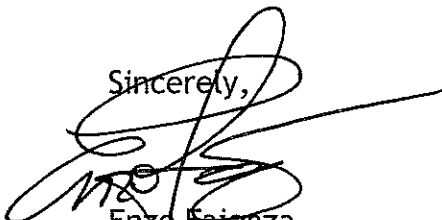
Dear Mr. Nobile,

I am pleased to advise you that at their meeting of April 18, 2018 the Town Council re-appointed you to the Economic Development Commission. Your term will expire March 2022.

Congratulations and thank you for serving your community in this way.

Thank you again. I am looking forward to working with you.

Sincerely,



Enzo Faienza  
Mayor

*Dick,  
Thank you for all the  
do and you served  
to our town!*

Copy: Joan Ahlquist, Town Clerk  
Chairman EDC ✓

RECEIVED FOR FILING  
1/19 2018 at 3:22 P.M.  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING  
7:00 PM, WEDNESDAY, JANUARY 17, 2018  
ROOM 222, CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

*Gloria Prendergast, Asst.*  
TOWN CLERK

**Present:** Richard Nobile, Robert Jahn, Stanley Stachura, Jay Polke, Joe Fazekas

**Absent:**

**Also Present:** Director of Planning and Development Stuart Popper, Town Council Member Al Waters

**1. Call to Order**

The meeting was called to order by Chairman Nobile at 7:15 pm.

**2. Roll Call / Seating Alternates.**

The presence of the above members was noted.

**3 Approval of Agenda**

A **motion** to approve the agenda as presented was made by Robert Jahn; Seconded by Jay Polke. *All were in favor; the motion passed.*

**4. Public Comments**

NONE

**5. Director of Planning and Development & Compliance Officer Reports:**

Mr. Popper stated that there had been a business visit to Mosiac and Molly Maids. He would be scheduling another business visitation for the following Wednesday and would notify the members of the schedule. Mr. Popper also reviewed recent activity by the Planning and Zoning Commission: that a new sign has been approved at the car wash on Berlin Road, the self service bays would be removed at the car wash on Shunpike Road, that an 11,000 square foot addition was approved for 11 Progress Drive, and that the 403,000 square foot warehouse on County Line Drive was moving forward, as well as the new clubhouse at the TPC, and the planned ShopRite at the former Kmart Plaza.

**6. New Business:**

Mr. Popper said that the previous years' budgets had included monies for the Cromwell Merchants Association, which was no longer necessary. He suggested that some of the remaining budget funds from this past year be used for a new booth banner for vinyl signs and pictures. There was some discussion regarding other expos that they could exhibit at and Mr. Popper said that he normally attended those held by the International Council of Shopping Centers. He would also stay associated with the Connecticut Economic Redevelopment Commission.

**7. Chairman's Comments/ Commissioner's Comments:**

There was some discussion regarding ideas on how to revitalize downtown Main Street.

Bob Jahn requested that Mr. Popper include all of the Commission members in future business visitations. He also said that he felt that Mr. Popper should be involved in municipal development, and not just residential and commercial development. Mr. Popper said that he would participate if directed to do so by the Town Manager.

**8. Communications: see attached P&Z Minutes**

**9. Approval of Minutes:**

a. November 15, 2017: Jay Polke made a motion to approve the minutes; Seconded by Robert Jahn. *All in favor; motion passed.*

**10. Good & Welfare:**

NONE

**11. Adjourn**

Jay Polke made a motion to adjourn the meeting; Seconded by Stan Stachura *All were in favor; the motion passed.*

The meeting was adjourned at 7:47 pm.

Respectfully Submitted,



Julie C. Petrella  
Recording Clerk