



## Town of Cromwell Planning and Zoning Commission

**REGULAR MEETING**  
**7:00 P.M. TUESDAY MAY 1, 2018**  
**ROOM 224 CROMWELL TOWN HALL 41 WEST STREET**

### AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments**
6. **Development Compliance Officer Report:**
7. **Town Planner Report:**
8. **New Business Accept and Schedule New Applications:**
  - a. Application #18-27: Request for a Special Permit under Section 3.3.4 of the Zoning Regulations to permit a restaurant with the accessory sales of alcoholic beverages at 35 Berlin Road. Kemal Cecunjanin is the Applicant and River Grace Plaza LLC is the Owner.
9. **New Business:**
  - a. 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.
  - 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.
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.
11. **Public Hearing:**
  - a. 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.
  - b. 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.
12. **Approval of Minutes:**
  - a. March 27, 2018
  - b. April 3, 2018
  - c. April 24, 2018

- 13. Commissioner's Comments:**
- 14. 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	

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	
<b>Permit#</b>	<b>Name of Applicant</b>	<b>Site Location</b>	<b>Type of Activity</b>	<b>Decision Date</b>	<b>Status</b>
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	

# Memo

**To:** Planning and Zoning Commission  
**From:** Stuart B. Popper, AICP  
Director of Planning and Development  
**Date:** April 25, 2018  
**Re:** Comments for the May 1, 2018 Meeting Agenda

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**8. New Business Accept and Schedule Application:**

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 sales of alcoholic beverages at 35 Berlin Road. Kemal Cecunjanin is the Applicant and River Grace Plaza LLC is the Owner. *Staff is requesting that the Commission accept the application at the May 1, 2018 meeting and schedule it to be heard at the June 5, 2018 meeting.*

**9. New Business:**

a. 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. *The applicant is proposing to install a temporary office trailer in the rear yard of 1000 Corporate Row. The applicant has received approvals from the Inland Wetlands and Watercourses Agency and the Zoning Board of Appeals.*

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. *The temporary facilities are to replace the TPC club house functions while the new club house is under construction.*

**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 (continued from last meeting).

**11. Public Hearing:**

a. 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 (continued from last meeting).

b. 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 (continued from last meeting).

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SPECIAL PERMIT


Type of Activity: Restaurant with accessory sales of alcoholic beverages (Per Section 3.3.4 of the Cromwell Zoning Regulations)  
Street Address: 35 Berlin Road Zoning District: HB  
Assessor's Parcel ID #: 00319600 Volume/Page: 1313-048

Applicant's Name: Kemal Cecunjanin  
Address: 296 Main St. Cromwell, CT 06416  
Telephone Number (daytime): 518-637-7154  
Email Address: \_\_\_\_\_

Property Owner's Name: River Grace Plaza LLC  
Address: 35 Berlin Rd Cromwell CT 06416

Description of Proposed Activity:  
Restaurant Liquor Permit.  
\_\_\_\_\_  
\_\_\_\_\_

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)

4-25-18  
(date)

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
*Modification*  
APPLICATION FOR SITE PLAN APPROVAL

Name of Project: GKN AEROSPACE, Temporary Office Trailer  
Street Address: 1000 CORPORATE ROW, CROMWELL, CT-06416  
Volume/Page: 946/232 PIN #: 00102000

Applicant Name: GKN AEROSPACE  
Address: 1000 CORPORATE ROW  
CROMWELL, CT-06416  
Telephone: 860-613-0236 <sup>\*129</sup> (day) \_\_\_\_\_ (evening)  
Email Address: NICK.SHAH@USA.GKNAEROSPACE.COM

Property Owner Name: BUHLAND EAST III LLC  
Address: P.O. BOX 183A32  
SHELBY TOWNSHIP, MI 48316

Attached:

- Application fee.
- 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) | <u>(No)</u> |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> if yes, have you obtained it?                                      | (Yes) | (No)        |
| 3. Will this project require a <u>DEP Stormwater Management Permit</u> if yes, have you applied for it?                                 | (Yes) | (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) | (No)        |
| 5. Does the parking comply with the <u>handicapped parking</u> 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.

Nick Shah, Nick Shah, Plant Engineer      4/11/2018  
Applicant Name and Signature      Date

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL


Name of Project: TPC River Highlands Golf Course Temporary Facilities  
 Street Address: 674 Main Street (portion of property identified as gravel parking lot for First Tee)  
 Volume/Page: 89/703 PIN #: \_\_\_\_\_  
 Applicant Name: Mr. James C. Triola  
 Address: PGA TOUR Design and Construction Services, Inc.  
 13000 Sawgrass Village Circle, Suite 16, Ponte Vedra Beach FL 32082  
 Telephone: 904-280-4882 (day) 904-704-2535 (evening)  
 Email Address: JamesTriola@pgatourhq.com  
 Property Owner Name: Connecticut Light and Power Company, d/b/a Eversource Energy  
 Address: PO BOX 270  
 Hartford, CT 06106

Attached:

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

  
 Applicant Name and Signature  
 JAMES C. TRIOLA

4.11.2018  
 Date



TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Arbor Meadows

Street Address: 76 Field Road, 59R Nooks Hill Road, 10 South Ridge Lane

Volume/Page: 1580/42, 1580/42, 1580/74 PIN #: 00322300, 00323700, 00322000

Applicant Name: Carrier Group, Inc.

Address: 68A South Canal Street, Plainville, CT 06062

attn: Patrick Carrier

Telephone: (860)793-6805 (day) \_\_\_\_\_ (evening)

Email Address: patrickc@bycarrier.com

Property Owner Name: Carrier Group, Inc.

Address: 68A South Canal Street, Plainville, CT 06062


Attached:

- Application fee. (\$1435)
- 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) <input checked="" type="checkbox"/> |
| 2. <i>Will this project require an <u>Inland Wetlands Agency permit</u> if yes, have you obtained it?</i>                                      | (Yes) <input checked="" type="checkbox"/> | (No) <input checked="" type="checkbox"/> |
| 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="checkbox"/> | (No) <input checked="" type="checkbox"/> |
| 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="checkbox"/> | (No) <input checked="" type="checkbox"/> |
| 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) N/A                                 |

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

The Carrier Group, Inc.

by 

Applicant Name and Signature  
Its Vice President duly authorized

2-27-18

Date



Proactive by Design

GEOTECHNICAL  
ENVIRONMENTAL  
ECOLOGICAL  
WATER  
CONSTRUCTION  
MANAGEMENT

655 Winding Brook Drive  
Suite 402  
Glastonbury, CT 06033  
T: 860.286.8900  
F: 860.652.8590  
www.gza.com



April 25, 2018  
File No. 05.0046276.00

The Carrier Group  
c/o Town of Cromwell  
41 West Street  
Cromwell, CT 06416

Attention: Mr. Stuart Popper

Re: Review of Environmental Reports

Dear Mr. Popper,

GZA GeoEnvironmental, Inc. (GZA) was contracted by the Carrier Group (Client) to provide a peer review of a Preliminary Soil Management Plan prepared for the Client by Milone & MacBroom, Inc. (MMI) for the development of the 76 Field Road property in Cromwell, Connecticut (Site). This peer review is provided in accordance with the Terms and Conditions of our contract and the attached limitations.

GZA reviewed the following reports:

- Summary of Sampling and Testing Results and Management Plan for Soils Containing Pesticides Residues, Milane Nurseries, Nooks Site, Field Road, Cromwell, Connecticut by AEI, 2012.
- Arbor Meadows Preliminary Soil Management Plan (PSMP), Cromwell, Connecticut by MMI, March 2, 2018.

The Carrier Group is considering a residential development at the subject property. The Site is approximately 106 acres with approximately 50 acres being considered for residential development. Historically the Site has been used for agriculture. Two studies have shown that soil in the planned residential area is contaminated with pesticides. MMI has submitted a PSMP to the client to move the top two (2) feet of soil from this area to another area on the 106 acres, cap the soil and make it a conservation area.

While we generally agree that MMI's plan to move the top two (2) feet of topsoil containing pesticides to a conservation area where exposure will be restricted by covering and signage is appropriate, we have identified the following data gaps and concerns:

- The PSMP indicates that the Connecticut Department of Energy and Environmental Protection's (CTDEEP) Remediation Standard Regulations (RSR) do not apply to the Site; however, the basis for that conclusion is not provided. An assessment of the applicability of the Connecticut Transfer Act to the Site should be performed to confirm the regulatory status of the Site.



- The two reports discuss the results of soil testing that was completed but do not contain any laboratory data, and the MMI report does not contain any figures showing the sampling locations. The laboratory data along with figures showing the sample locations should be reviewed to ensure that the proposed plan is appropriate.

The soil testing that was completed at the Site appears to have been limited solely to organochlorine pesticides per the EPA Method 8081 list. No testing for metals (including lead, copper and arsenic) or fumigants (including 1,2-dibromoethane (EDB), 1,2-dibromo-3-chloropropane (DBCP), and 1,2,3-trichloropropane (123TCP), which are commonly associated with properties that have been used for agricultural purposes, was performed. Testing of the soil.

The PSMP only addresses direct exposure, neither of the two (2) reports evaluate the potential for soil leaching, and no groundwater data was provided. While the pesticides that were detected in soil are not very soluble, GZA has found instances where pesticides have leached into groundwater and surface water in wetland areas. Soil testing to evaluate the potential for the detected pesticides to leach to groundwater should be conducted and groundwater should be tested to assess whether impacts are present. As part of this evaluation, a sensitive receptor survey should be performed to identify potential uses of groundwater in the area. The results should be considered when designing the final soil management plan.

in addition, the final soil management plan should provide information regarding:

- Applicable local, state and federal regulations and applicable permits.
- Soil erosion and sedimentation controls.
- Execution of the plan including protocols for stockpile management and dust control.
- Sampling and decontamination procedures.
- Management of groundwater resulting from dewatering, if applicable.
- Decontamination of equipment and health and safety.

In conclusion, based on the information reviewed, we concur with MMI's preliminary plan to remove two feet of pesticide-impacted soil and place it in a conservation area under cover to mitigate direct exposure. However, there are several data gaps and concerns that should be addressed prior to developing the final plan. Please contact Gordon Brookman at (860) 858-3109 if you have any questions about the information provided.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

Handwritten signature of Gordon T. Brookman in black ink.

Gordon T. Brookman, LEP  
Principal

Handwritten signature of Adam T. Henry in black ink.

Adam T. Henry, LEP  
Consultant/Reviewer

Attachment:        Limitations

18-05

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Construction of 75 single family PRD and the associated roadway network.

(Per Section 4.7.E of the Cromwell Zoning Regulations)

Street Address: 76 Field Rd, 59R Nooks Hill Rd, 10 South Ridge Rd Zoning District: PRD

Assessor's Parcel ID #: 00322300, 00323700, 00322000 Volume/Page: 1580/42, 1580/42, 1580/74

Applicant's Name: Carrier Group, Inc.

Address: 68A South Canal Street, Plainville, CT 06062

Telephone Number (daytime): (860)793-6805

Email Address: patrickc@bycarrier.com

Property Owner's Name: Carrier Group, Inc.

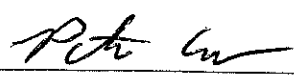
Address: 68A South Canal Street, Plainville, CT 06062

Description of Proposed Activity:

The proposed development consists of 75 single family homes in a planned residential development (PRD).  
PRD zone change for Master Plan approval was granted August 1, 2017.

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)*.

The Carrier Group, Inc.

by   
(applicant)

2-27-18  
(date)

Its Vice President duly authorized

18-13

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SPECIAL PERMIT

Type of Activity: The import of topsoil over a 5+/- year period  
(Per Section 6.1 of the Cromwell Zoning Regulations)  
Street Address: 76 Field Rd, 59R Nooks Hill Rd, 10 South Ridge Rd Zoning District: PRD  
Assessor's Parcel ID #: 00322300, 00323700, 00322000 Volume/Page: 1580/42, 1580/42, 1580/74

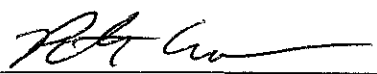
Applicant's Name: Carrier Group, Inc.  
Address: 68A South Canal Street, Plainville, CT 06062  
Telephone Number (daytime): (860)793-6805  
Email Address: patrickc@bycarrier.com

Property Owner's Name: Carrier Group, Inc.  
Address: 68A South Canal Street, Plainville, CT 06062

Description of Proposed Activity:  
The import of approximately 18,800 cubic yards of topsoil over a 5+/- year period.  
\_\_\_\_\_  
\_\_\_\_\_

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).*

The Carrier Group, Inc.

by   
(applicant)

4-3-18  
(date)

Its Vice President duly authorized

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
7:00 PM TUESDAY MARCH 27, 2018  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

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

**Absent:** Nicholas Demetriades, John Keithan (alternate)

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

**1. Call To Order**

The meeting was called to order by Chairman Kelly at 7:03 p.m.

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates**

Michael Cannata made a motion to seat David Fitzgerald; Seconded by Brian Dufresne. *All in favor; motion passed.*

**4. Approval of Agenda**

Michael Cannata made a motion to approve the agenda; Seconded by Brian Dufresne. *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 and offered to review any matters the Commission had questions on. He said that he anticipated receiving an application for a Special Permit for 35A Berlin Road so that a portion of the property could be used as a bar or café. Mr. Driska said that excavation work had begun at 11 Progress Drive and the retaining wall and foundation would be built next. Work at County Line Drive was still on hold until the OSTA permit was received by the developer, which was anticipated for May. Mr. Popper said that ShopRite was continuing its work and in discussions with some national tenants for the remaining 60,000 square feet of leasable space.

## 7. Town Planner Report:

Mr. Popper said that there was still some interest in developing hotel sites in town. He mentioned that the Radisson had changed its flag and was now a Red Lion ~~Inn~~ Hotel.

Mr. Popper said that the next Commission meeting was April 3, 2018, and two public hearings would be held. The April 17, 2018 meeting was cancelled and a Special Meeting would be held on April 24, 2018.

He said that the Carrier Corporation had received a permit from the Inland Wetlands and Watercourses Agency at a meeting held earlier tonight and that they had also received a permit to extend the sewer from the CWPCA. The peer review studies of the traffic report and proposed treatment of the polluted soils should be completed in time for the April 24, 2018 meeting.

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

### 9. Public Hearings:

- a. Application #18-04: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant; Tournament Players Club of Connecticut, Inc. is the Owner.

Mr. Popper read the Legal Notice.

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

Attorney David DeBassio introduced the application. He said that the applicant was excited about the field of players and looking to continue to grow the tournament as it seems to be well received by the participants, fans, the town, and the State of Connecticut.

Kevin Harrington, Senior Director of Operations, spoke about the specific request for a Special Permit to hold the tournament on June 18, 2018 to June 24, 2018, with several special events to be held at night. The onsite parking and traffic patterns would be the same as 2017, but they were still looking to locate an off-site handicapped parking area. He reviewed similar events and their set up and breakdown schedules, which were considerably longer than the requested 8 weeks of set up and 3 weeks of tear down. He said the additional week requested was necessary to meet the increased scale and expectations of the tournament. Sequencing would remain the same. He said that they agreed to all of the previous conditions with two corrections as listed on the "Summary of Tournament Request": that Condition #10 be updated to refer to the "2018 Tournament Construction Schedule" and that on Page 2, in the additional conditions section, Item 1 reference June 11, 2018 to June 27, 2018, with a timeframe of 5 a.m. to 10 p.m.

Chairman Kelly asked whether the temporary toilets and storage containers located adjacent to the residences on Glenwood Terrace would be removed by July 4, 2018, and Mr. Harrington said that he would work to make that happen. Chris Cambareri told the applicant that he appreciated their past efforts and was happy to see the Tournament return to Cromwell. Michael Cannata complimented the applicant as well.

Chris Cambareri asked the applicant to encourage the use of Cromwell hotels so that traffic could be routed through town. Michael Cannata suggested that the applicant approach Asia Market to discuss parking and Mr. Popper said that the grassy area adjacent to Liberty Bank could be used, if it was mowed.

Michael Cannata made a motion to approve Application #18-04: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant; Tournament Players Club of Connecticut, Inc. is the Owner, with the same conditions as previously imposed and contained in the March 2, 2017 approval letter from Planning and Zoning, and adhering to the 2018 construction schedule; Seconded by Chris Cambareri. *All in favor; motion passed.*

Michael Cannata made a motion to close the public hearing; Seconded by Chris Cambareri. *All in favor; motion passed.*

#### **10. Executive Session**

Michael Cannata made a motion to go into Executive Session at 7:45 p.m.; Seconded by Brian Dufresne.

Michael Cannata made a motion to end Executive Session with No Action Taken at 8:03 p.m.; Seconded by Ken Rozich.

#### **11. Commissioner Comments: NONE**

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

- a. March 6, 2018: Michael Cannata made a motion to approve the minutes as presented; Seconded by Jeremy Floryan. *All in favor; motion passed.* (Ken Rozich abstained).

#### **13. Adjourn:** A motion to adjourn was made by Michael Cannata. Meeting adjourned at 8:04 p.m.

Respectfully submitted,



Julie C. Petrella  
Recording Clerk



①

**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 Modification 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. Cannata 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 of 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.

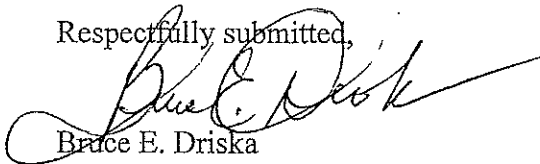
Paul Cordone made a motion to continue the public hearing to April 24, 2018; Seconded by Brian Dufresne. *All in favor; motion passed*

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

**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