



**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY NOVEMBER 21, 2017
TOWN HALL GYM 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. Public Hearing:
 - a. Application #17-22: Request for Site Plan Approval for Center Point Apartments (an Affordable Housing Application) at 186 Shunpike Road. JPG Partners, Inc. is the Applicant and the Estate of Helen M. Ewald c/o Sybil C. Martin Executrix is the Owner.
9. Commissioner's Comments:
10. Approval of Minutes:
 - a. November 9, 2017
11. Adjourn

RECEIVED FOR FILING
11-15-2017 at 1:52 PM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Lisa C. ...
TOWN CLERK

P & Z Permits 2017						
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
17-01	Greater Hartford Comm. Foundation	One Golf Club Road	Travelers Championship	Approved with conditions 2/2/17	Event over	
17-02	Town of Cromwell		Amend Section 1.7 of the Zoning Regulations	Approved 3/7/2017		
17-03	Jonathan Gerolami	321/323 Main Street	Recreation games	Approved by ZEO 1/20/2017	Open for Business	
17-04	Sommer Nelson	547 Main Street	VCA Cromwell Animal Hospital- Dog Training classes	Approved by ZEO 1/27/2017	Open for classes	
17-05	Michael Santangelo	17 Jennerifer Lane	Oversized Garage	Approved 3/21/2017	Complete	
17-06	Town of Cromwell - Public Works Dept.	Willowbrook Rd at 372	Roadway reconstruction filling within flood hazard area	Approved 3/21/2017	Bid Opening 8/8/17	
17-07	Town of Cromwell	Willowbrook Rd. (South end)	Widening & pavement rehabilitation	Approved 3/21/2017	Bid Opening 8/8/17	
17-08	Stanley Jasiecki	33 Shadow Lane	Leanto Greenhouse	Approved with conditions 3/21/2017	Complete	
17-09	Edward Alnas	136 Berlin Road	Pizzapie Restaurant	Approved by ZEO 3/3/2017	Work in progress	

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-10	Two Men & a truck	70 County Line Drive	Proposed Building	Approved 4/18/17	On Hold
17-11	C & G Holdings II, LLC	Lots 6 & 7 Commerce Dr.	Resubdivision	Approved with conditions 6/6/17	
17-12	Lisa DiMichele	6 Kirby Road	Caffe Vernazza, Emporium	Withdrawn	
17-13	Chris Cambareri	Country Squire Drive	Military Simulation	Approved by ZEO 4/17/2017	Event over
17-14	Autumn Lake of Cromwell	385 Main Street	Install new signs	Approved 5/16/2017	Complete
17-15	Keystone Novelties	113 Berlin Road	Temp Fireworks Retail	Approved 5/2/17	Event over
17-16	Kevin Reed	town wide	Amenda reg 3.5.C.4 to add pet day care	Approved 5/16/2017	
17-17	Fire Dept. Michael Terenzio	105 Coles Road	Mother's day flower dales	Approved by ZEO 4/16/17	Event over
17-18	Lisa DiMichele	6 Kirby Road	SP Mod. To install parking spaces	Denied 7/18/2017	
17-19	Paraco Gas	Krauszers/117 Berlin Road	Propane tanks & cage	App/cond 6/6/17	No Activity
17-20	Middlesex Counseling Center	1 Willowbrook Suite 6	Family Counseling	Approved by ZEO 5/15/2017	Open for Business
17-21	Town of Cromwell	Town wide	Amend sections 3.2.3 and Section 3.3.4	Approved 6/6/2017	

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-22	JPG Partners, LLC	186 Shunpike Road	Construct affordable housing development	PH continued to 11/21/2017	
17-23	JLSurveying	135 Berlin Road	Install additional parking at Cromwell Diner	Approved with conditions 6/20/17	No Activity
17-24	Myhang Phan	542 Main Street	My Hair Salon	Approved by ZEO 5/24/2017	Open for Business
17-25	Carrier Group Inc.	76 Field Road	Change zone R-25 to PRD zone	Approved 8/1/17	
17-26	Stephen Larson	30 New Lane	Fibre Dust tent sale	Approved by staff	Event over
17-27	HB Nitkin	51 Shunpike Road	Amend site plan	Approved with conditions 7/18/17	No Activity
17-28	Coles Road Brewery	30 New Lane	Operate a Brewery	Tabled	
17-29	Splash Car Wash	23 Shunpike Road	Car Wash pay stations	Approved 7/18/2017	Work in progress
17-30	Kendall Amenta	2 Willowbrook Road	Tanning Salon & Spa	Approved by ZEO 7/3/2017	Open for Business
17-31	Dorothy Williams	200 West Street	Install monument sign	Approved 8/1/17	Open for business
17-32	Arco National Const.	120 County Line Drive	Erosion & Control Plan	Approved 9/5/17	
17-33	Christopher Panehianco	48 South Street	Home based business	Approved 9/5/17	

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

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

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: November 15, 2017
Re: Comments for the November 21, 2017 Meeting Agenda

8. Public Hearing:

a. Application #17-22: Request for Site Plan Approval for Center Point Apartments (an Affordable Housing Application) at 186 Shunpike Road. JPG Partners, Inc. is the Applicant and the Estate of Helen M. Ewald c/o Sybil C. Martin Executrix is the Owner. *Please be advised that we will have to close the public hearing at the November 21, 2017 meeting. We have been working with the applicant's engineer on the design of the sidewalks from the site up Court Street to Shunpike Road. There are two designs under consideration. We have included a copy of the current plan (crossing Court Street to the south of the site and across Shunpike Road) in the packet. We will email you the alternate plan and background information as soon as we have it.*

Attached for your information are:

1. Email Memo and attachments from Jessica Jones (Fire Department) dated 10/16/17
2. Email Memo and attachments from Christopher Juliano dated 10/16/17
3. Email Memo from Christopher Juliano dated 11/9/17
4. Email Memo from Jon Harriman dated 11/13/17
5. Email Memo from Christopher Juliano dated 11/13/17
6. Email Memo from Fire Chief Michael Terenzio and letter dated 11/14/17

From: Jessica Jones [<mailto:jjones@cromwellfd.com>]
Sent: Monday, October 16, 2017 2:15 PM
To: Popper, Stuart
Subject: ** Revised** P&Z Application #17-22 186 Shunpike Rd

Stuart,

The Cromwell Fire District has reviewed Application # 17-22, comments/concerns are below.

Water Division Comment:

The Water Division has no issues, materials used and installation shall be per Cromwell Fire District Water Division specifications.

Fire Chief Comment:

The fire department concerns with proposed availability of hydrants within the complex is noted and acceptable. The final locations will be determined during future site plan review submission for additional approvals. The fire department will attempt to have hydrants located as close to 100' proximity to any provided Fire Department Connections(FDC) for supply of built in fire protection features required.

Fire Marshal Comment:

Site plan review for 186 Shunpike Road this should be addressed before this office can approved the lay out

1. Fire Department access to (Fire Zones) such as Fire Department Sprinkler Connection
2. Location of the FDC on the buildings.

Please let me know if you have any questions or concerns.

Thank you,

Jessica L. Jones
Administrative Assistant

Office of the Cromwell Fire Marshal
1 West Street
Cromwell, CT 06416
Phone: 860-635-3188 x 1020
Fax: 860-613-2406
JJones@Cromwellfd.com

SPECIFICATIONS FOR WATER MAINS AND SERVICES

Water Mains:

- Class 52 ductile iron, cement lined Tyton Joint.
- 8" or larger.
- 6" hydrant branch.
- 5' cover over main.
- 1' compacted sand bedding around pipe.
- All trenches shall be backfilled and compacted per Town of Cromwell Road Specifications.

Valves:

- Valves shall be mechanical joint, resilient seat, open left.
- Valve boxes shall be two piece slide type with cover.

Hydrants:

- Mueller Super Centurion 200.
- 5 ½' bury, 5 ¼' main valve opening.
- Open left.
- 6" mechanical joint inlet connection.
- 1-4 ½" pumper connection.
- 2-2 ½" hose connections.
- 1 yard ¾" stone around drain opening.

Fittings:

- Compact ductile iron.
- Mechanical joint.
- Megalugs.
- FIELD LOK Gaskets must be used instead of Coveralls
- 3 pipe lengths either side of MJ fittings.

Services:

- Tubing must be 1" type K copper.
- Corporations must be 1" with "cc" thread by compression.
- Curb Stops must be 1" compression by compression.
- Curb Boxes shall be one piece telescoping with 36" rod.
- 1" compacted sand bedding
- Trenches shall be backfilled and compacted per Town of Cromwell Road Specifications.

CROMWELL FIRE DISTRICT-WATER DIVISION
1 WEST STREET
CROMWELL, CT 06416
Phone: 860-635-4420
Fax: 860-632-0413

WWW.CROMWELLFIREDISTRICT.COM

Information for Water Service Installations and Specifications

Sizes: 1 " and up. New service connections are to be a minimum size of 1 " K Copper.

Materials: K Copper is the pipe material that is accepted. 200 PSI Polyethylene Pipe (K Copper Tube Size) is accepted only if the service length is in excess of 100' with the approval of the Fire District Director of Water Operations. In this case the last 20' going into the structure must be 1 " K Copper. Stainless Steel Inserts must be used at the connections that are TE Pipe.

Tracing Wire: If TE Pipe is used Tracing Wire is to be installed. The wire is to be attached to the Copper pipe on both ends. It also must run up to the top of the curb box for tracing purposes. A curb box top (or cap) that accommodates the tracing wire is to be supplied by the installer. Metallic tracing tape alone is not accepted. The tracing wire is to be taped or tie wrapped to the plastic service pipe (TE Pipe). Tracing wire does not replace marking tape.

Coverage/Backfill: A minimum of 1 foot of sand is to be placed over top of service pipe, both TE Pipe and K Copper. Before backfilling with fill, marking tape is to be installed 1 foot above the service pipe.

Curb Boxes: Curb boxes are to be Erie Style Telescoping boxes. Driveway caps are to be installed in driveways and sidewalks.

Marking Tape: Marking tape is required and should be installed on top of the bed of sand 1 foot above the service pipe.

Inspections: *All water service installations must be inspected by the Cromwell Fire District Water Division. An inspection must be paid for, In Advance, prior to starting any installation of water services. The inspection fee is \$50.00. Once inspection is paid for a minimum of 24 hour notice is required for an inspection to be completed.*

Information for Water Service Installations and Specifications

Cellar Valve and Fittings/Specifications: A flared adapter is required on service pipe where service enters the structure. No other adapters are accepted. No soldier joints are allowed upstream of water meter. A ball valve is required before and after the water meter.

Meter Spacing: Meter spacers are not supplied by the Cromwell Fire District Water Division. Any questions regarding spacing please contact the Water Division Office.

Meter Spacing:

5/8 x 3/4 (Disc) = 11 1/2 " - Female 3/4 IPT

1 " (Disc) = 15 " - Female 1 " IPT

1 1/2 " (Disc) = 13 1/4 " - We supply flanges to be installed by customer

2 " (Turbo) = 10 1/4 " - We supply flanges to be installed by customer

2 " (Disc) = 17 1/4 " - We supply flanges to be installed by customer

Any size above 2 ", contact the Water Division Office for specifications

Existing Wells: If you are connecting to the Cromwell Fire District Water Division's water source and you have an existing well on the premises:

If you choose to have both sources of water, they must be completely separate with no interconnections. A backflow preventer must be installed on the city water connection directly downstream of the water meter. The backflow preventer needs to be an (RP) Style backflow preventer and inspected by the Fire District Water Division at the time of installation. Backflow preventers are to be tested annually by a State of Connecticut Certified Backflow Preventer tester. It is the owners of the premises responsibility to have it tested annually and to forward a copy of the test results to the Cromwell Fire District Water Division, Attn: Director of Operations.

Popper, Stuart

From: Harriman, Jon
Sent: Wednesday, November 15, 2017 11:27 AM
To: Popper, Stuart
Subject: FW: Center Point Apartments - Shunpike Road
Attachments: Bond Estimate worksheet 10.16.2017.pdf; Shunpike Road-4-6_Budget Estimate_9-27-2017.pdf; Shunpike Road-Oil - Grit Separator 8-0_Budget Estimate_2-14-2017.pdf

Jon Harriman, P.E.
Town Engineer
Town of Cromwell, CT
ph: 860 632-3465
fx: 860 632-3477

From: Christopher Juliano [<mailto:cjuliano@julianoassociates.com>]
Sent: Monday, October 16, 2017 4:51 PM
To: Harriman, Jon
Subject: Center Point Apartments - Shunpike Road

Jon,

Here is the updated bond estimate. We took care of the rounding "issue". Simple matter of we weren't showing all the decimal places on the quantities. For the landscaping and light pole installation we made some assumptions on a rate for a crew to install said items. If you think its low just provide me with a figure you are more comfortable with and I will make the change. Hopefully, we are at the end of this.

As for the gutter flow and pipe sizing analyses the only change that we saw was that CB#17 was eliminated from the pipe run when we addressed your wetlands comments. I did not change the sizing of the pipes nor did I make any changes to the underground system. In both cases there is less water in the system than what the system is designed to handle. With the latest update utilizing NOAA Atlas 14 I didn't make the adjustment so the systems are still designed as if CB#17 is still connected to the system. Other than that I can't find an instance where the system is surcharged for the design storm.

Lastly, I've included the budget estimates for the StormTrap systems.

If you need/want anything else, please do not hesitate to contact me accordingly.

Christopher S. Juliano, PE/LS
Juliano Associates LLC | A-2 Surveys LLC | Mattson Associates LLC
405 Main Street
Yalesville, Connecticut 06492
Voice: 203.265.1489 extension 305
Fax: 203.949.1523

www.julianoassociates.com
www.a2surveysllc.com

Item Description	Estimated QTY	Unit	Unit Cost	Unit	Total	
Erosion Control						
Silt Fence	1,453	L.F.	\$ 5.60	L.F.	\$ 8,136.80	
Construction Entrance	185	S.Y.	\$ 25.00	S.Y.	\$ 4,625.00	
Silt Sacks	23	Units	\$ 50.00	Per Unit	\$ 1,150.00	
					Total	\$ 13,911.80

Item Description	Estimated QTY	Unit	Unit Cost	Unit	Total	
Public ROW Improvements						
Prepare Subgrade	168	S.Y.	\$ 10.50	S.Y.	\$ 1,764.00	
Sidewalk Subgrade (10")	140	C.Y.	\$ 57.50	C.Y.	\$ 8,050.00	
6" Concrete Walk	1503	S.F.	\$ 16.50	S.F.	\$ 24,799.50	
Sidewalk Ramps	200	S.F.	\$ 22.50	S.F.	\$ 4,500.00	
Warning Strips	4	Each	\$ 215.00	Each	\$ 860.00	
Prepare Apron Subgrade	169	S.Y.	\$ 10.50	S.Y.	\$ 1,774.50	
Asphalt Entrance, Stone Base	113	C.Y.	\$ 65.00	C.Y.	\$ 7,345.00	
Asphalt Entrance, Paving	110	Tons	\$ 104.45	Per Ton	\$ 11,489.50	
					Total	\$ 60,582.50

Item Description	Estimated QTY	Unit	Unit Cost	Unit	Total	
Drainage Improvements						
24" RCP	189	L.F.	\$ 90.00	Per 8 Feet	\$ 2,126.25	
18" RCP	111	L.F.	\$ 80.00	Per 6 Feet	\$ 1,480.00	
15" RCP	855	L.F.	\$ 67.50	Per 6 Feet	\$ 9,618.75	
12" RCP	75	L.F.	\$ 67.50	Per 6 Feet	\$ 843.75	
Pipe Excavation	8303	C.Y.	\$ 27.50	C.Y.	\$ 228,332.50	
Catch Basin Replacement	1	Units	\$ 3,000.00	Per Unit	\$ 3,000.00	
Catch Basins	20	Units	\$ 3,000.00	Per Unit	\$ 60,000.00	
Manhole	4	Units	\$ 3,000.00	Per Unit	\$ 12,000.00	
Manhole Risers	22	V.F.	\$ 53.30	Per V.F.	\$ 1,172.60	
Sediment Chamber	1	Unit	\$ 4,000.00	Per Unit	\$ 4,000.00	
Water Quality Unit	1	Unit	\$ 32,566.22	Total	\$ 32,566.22	
Underground Storage	1	Units	\$ 125,225.07	Total	\$ 125,225.07	
Flared End	2	Units	\$ 420.00	Per Unit	\$ 840.00	
Flared End Stone	105	C.Y.	\$ 75.00	Per C.Y.	\$ 7,875.00	
					Total	\$ 489,080.14

Item Description	Estimated QTY	Unit	Unit Cost	Unit	Total	
Landscaping/Fencing/Internal Sidewalks/Bituminous Areas						
Fencing	753	L.F.	\$ 25.00	Per L.F.	\$ 18,825.00	
6" Concrete Walks	7500	S.F.	\$ 16.50	S.F.	\$ 123,750.00	
6" Bituminous Lip Curbing	3600	L.F.	\$ 15.00	L.F.	\$ 54,000.00	
Bituminous Pavement	1675	Tons	\$ 104.45	Per Ton	\$ 174,953.75	
Dumbster Pad	691	S.F.	\$ 16.50	S.F.	\$ 11,401.50	
Light Poles (Numbers Used From lighting Plan)	19	Unit	\$ 1,500.00	Per Unit	\$ 28,500.00	
	5		\$ 1,500.00		\$ 7,500.00	
	1		\$ 600.00		\$ 600.00	
	20		\$ 600.00		\$ 12,000.00	
	1		\$ 600.00		\$ 600.00	
Light Pole Installation (Free Standing)*	24	Poles	\$ 500.00	Per pole	\$ 12,000.00	
Trees/ Plants	Picea Pungens	12	\$ 14.95	Per Unit	\$ 179.40	
	Juniperous Virginiana	3	\$ 69.94		\$ 209.82	
	Thuja Occidentalis	12	\$ 59.45		\$ 713.40	
	Kalmia Latifolia	4	\$ 53.94		\$ 215.76	
	Pieris Japonica	28	\$ 74.94		\$ 2,098.32	
	Acer Palmatum	4	\$ 74.95		\$ 299.80	
	Cormis Florida	8	\$ 65.95		\$ 527.60	
	Ceris Canadensis	3	\$ 35.95		\$ 107.85	
	Juniperous Horizontalis	72	\$ 59.45		\$ 4,280.40	
	Buxus Sempervirens	34	\$ 74.92		\$ 2,547.28	
	Clethra Alnifolia	26	\$ 59.95		\$ 1,558.70	
	Pennisetum	156	\$ 79.95		\$ 12,472.20	
	Rhodeodendran Maxima	2	\$ 79.94		\$ 159.88	
	Populus Grandidentata	7	\$ 59.95		\$ 419.65	
	Landscaper (2-man crew)	40	Hours		\$ 100.00	Per Hour
Mulch/Seed	8646	S.Y.	\$ 2.01	S.Y.	\$ 17,378.46	
					Total	\$ 491,298.77

*Assuming \$1,000 per day at 2 light poles per day. (\$500 per pole)

**Only free standing poles included as building electrician will install wall mounted units

L.F.	Linear Feet
S.Y.	Square Yards
C.Y.	Cubic Yards
V.F.	Vertical Feet



February 14, 2017

Christopher Juliano
Juliano Associates
405 Main Street
Yalesville, Connecticut 06492

RE: Shunpike Road - Oil - Grit Separator 8-0 - Cromwell , CT

Christopher:

StormTrap, LLC is pleased to offer the following opinion of cost for the installation of the StormTrap system for the above stated project. Please note that the opinion of cost assumes that all spoil will be left on site and is exclusive of any applicable taxes. *Assumptions used for this project are as follows (see page 2 of the design for complete design criteria): Cover: 1.08ft (min) to 6ft (max); Groundwater: below system invert; Loading ASTM C857 HS-20*

8' 0" Headroom Units DOUBLETRAP BUDGET ESTIMATE

Total Water Storage Provided 0.05 Acre-Feet or 1,982 C.F.

Footprint (Outside Area) (14' x 14')

Interior Square Footage 180 SqFt.

3 StormTrap Units (see attached layout)

(StormTrap Units + Delivery + JointTape + JointWrap)

SUB TOTAL FOR MATERIAL AND FREIGHT

\$18,540.00

Excavation 70 C.Y. @ \$9.00 Per C.Y. \$627.94
(StormTrap Area + Minimum Cover + 6 Inches of Stone)

Overdig Excavation 319 C.Y. @ \$9.00 Per C.Y. \$2,873.31
(Overdig is 1:1 Slope per OSHA Standard)

Install Units 6 Pieces @ \$250.00 Per Piece \$1,500.00
(Crane + Labor Costs for Setting Units)

SUB GRADE (C.Y.) 6 C.Y. @ \$33.00 Per C.Y. \$183.83
(6" for Stone Base + 2 FT Overhang Around Perimeter)

Backfill 295 C.Y. @ \$30.00 Per C.Y. \$8,841.14
(Filling Overdig w/ 3/4" Stone, to Top of Roof Slab)

SUB-TOTAL FOR INSTALLATION

\$14,026.22

TOTAL OPINION OF COST FOR MATERIAL AND INSTALLATION

\$32,566.22

Please feel free to call me if you have any questions.

Sincerely,

Patrick Gordon

Patrick Gordon

PHONE 315 941 4549
FAX 331 313 5347

WEB www.stormtrap.com
EMAIL info@stormtrap.com

1267 Windham Parkway
Homeville, Illinois 60446



September 27, 2017

Christopher Juliano
Juliano Associates
405 Main St
Wallingford, CT

RE: Shunpike Road - 4-6 - Cromwell , CT

Christopher:

StormTrap, LLC is pleased to offer the following opinion of cost for the installation of the StormTrap system for the above stated project. Please note that the opinion of cost assumes that all spoil will be left on site and is exclusive of any applicable taxes. *Assumptions used for this project are as follows (see page 2 of the design for complete design criteria): Cover: 0.5ft (min) to 4ft (max); Groundwater: below system invert; Loading ASTM C857 HS-20*

4' - 6" Headroom Units SINGLETRAP BUDGET ESTIMATE

Total Water Storage Provided 0.4 Acre-Feet or 17,294 C.F.

Footprint (Outside Area) (60' x 73')

Interior Square Footage 3713 SqFt.

37 StormTrap Units (see attached layout)

(StormTrap Units + Delivery + JointTape + JointWrap)

SUB TOTAL FOR MATERIAL AND FREIGHT

\$85,537.00

Excavation 1,121 C.Y. @ \$9.00 Per C.Y. \$10,089.02
(StormTrap Area + Minimum Cover + 18 Inch Base)

Overdig Excavation 305 C.Y. @ \$9.00 Per C.Y. \$2,746.78
(Overdig is 1:1 Slope per OSHA Standard)

Install Units 37 Pieces @ \$200.00 Per Piece \$7,400.00
(Crane + Labor Costs for Setting Units)

STONE BASE (C.Y.) 270 C.Y. @ \$33.00 Per C.Y. \$8,925.67
(18" for Stone Base + 2 FT Overhang Around Perimeter)

Backfill 351 C.Y. @ \$30.00 Per C.Y. \$10,526.61
(Filling Overdig w/ 3/4" Stone, to Top of Roof Slab)

SUB-TOTAL FOR INSTALLATION

\$39,688.07

TOTAL OPINION OF COST FOR MATERIAL AND INSTALLATION

\$125,225.07

Please feel free to call me if you have any questions.

Sincerely,

Patrick Gordon

Patrick Gordon

cell 815 941 4540
fax 331 318 5347

web www.stormtrap.com
email info@stormtrap.com

1287 Windham Parkway
Riversville, Illinois 60446

From: Christopher Juliano [<mailto:cjuliano@julianoassociates.com>]
Sent: Thursday, November 9, 2017 3:06 PM
To: Harriman, Jon
Cc: Popper, Stuart; carl@faheyland.com
Subject: Offsite Improvements

Jon,

Attached is a plan for the proposed offsite improvements associated with the development at #186 Shunpike Road. I am also including a separate bond worksheet for these improvements. Please review and let me know if I need to make any changes, updates, etc.

Regards,

Christopher S. Juliano, PE/LS
Juliano Associates LLC | A-2 Surveys LLC | Mattson Associates LLC
405 Main Street
Yalesville, Connecticut 06492
Voice: 203.265.1489 extension 305
Fax: 203.949.1523

www.julianoassociates.com
www.a2surveysllc.com



Please, don't print this e-mail unless you really need to

Popper, Stuart

From: Harriman, Jon
Sent: Monday, November 13, 2017 8:47 AM
To: Christopher Juliano
Cc: Popper, Stuart; carl@faheyland.com
Subject: RE: Offsite Improvements

Hello Chris,

I would like to see grades for the turning lane area. Also the catch basin needs to be on the curb/gutter line. Maybe convert the existing basin into a manhole and put the double basin on the gutter line using the existing piping? I am having difficulty with the plotter this morning so I have not been able to verify that works.

As an aside the Town uses hot applied latex paint for line striping – I assume the State uses epoxy resin. We have been told that we can't put latex over fading epoxy due to adhesion issues so we just use hot applied latex.

Jon Harriman, P.E.
Town Engineer
Town of Cromwell, CT
ph: 860 632-3465
fx: 860 632-3477

From: Christopher Juliano [<mailto:cjuliano@julianoassociates.com>]
Sent: Thursday, November 9, 2017 3:06 PM
To: Harriman, Jon
Cc: Popper, Stuart; carl@faheyland.com
Subject: Offsite Improvements

Jon,

Attached is a plan for the proposed offsite improvements associated with the development at #186 Shunpike Road. I am also including a separate bond worksheet for these improvements. Please review and let me know if I need to make any changes, updates, etc.

Regards,

Christopher S. Juliano, PE/LS
Juliano Associates LLC | A-2 Surveys LLC | Mattson Associates LLC
405 Main Street
Yalesville, Connecticut 06492
Voice: 203.265.1489 extension 305
Fax: 203.949.1523

www.julianoassociates.com
www.a2surveysllc.com



Please, don't print this e-mail unless you really need to

Popper, Stuart

From: Christopher Juliano <cjuliano@julianoassociates.com>
Sent: Monday, November 13, 2017 9:03 AM
To: Harriman, Jon
Cc: Popper, Stuart; carl@faheyland.com
Subject: RE: Offsite Improvements

Jon,

I will update the drawing accordingly and get it back to you later today.

Thanks

Christopher S. Juliano, PE/LS
Juliano Associates LLC | A-2 Surveys LLC | Mattson Associates LLC
405 Main Street
Yalesville, Connecticut 06492
Voice: 203.265.1489 extension 305
Fax: 203.949.1523

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Please, don't print this e-mail unless you really need to

From: Harriman, Jon [<mailto:jharriman@cromwellct.com>]
Sent: Monday, November 13, 2017 8:47 AM
To: Christopher Juliano <cjuliano@julianoassociates.com>
Cc: Popper, Stuart <spopper@cromwellct.com>; carl@faheyland.com
Subject: RE: Offsite Improvements

Hello Chris,

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Jon Harriman, P.E.
Town Engineer
Town of Cromwell, CT
ph: 860 632-3465
fx: 860 632-3477

Popper, Stuart

From: Michael Terenzio <mterenzio@cromwellfd.com>
Sent: Tuesday, November 14, 2017 3:59 PM
To: Popper, Stuart; Todd Gagnon; Jessica Jones
Subject: PZC 17-22
Attachments: PZC Application 17-22 Building Height aerial access letter.doc

Hello Mr. Popper,

My response to your building height and fire department ability to reach these heights for 186 Shunpike Rd.

Michael Terenzio; B.S. EM; FO IV, FSI II
Fire Chief

Cromwell Fire Department
82 Court St
Cromwell, CT 06416
Phone: 860-635-6155 x1320
Cell: 860-471-1450
Fax: 860-632-1599
Email: mterenzio@cromwellfd.com / www.cromwellfd.com



Cromwell Fire Department



Chief's Office
Michael R. Terenzio, Chief
Office: 860-635-6155
Cell: 860-471-1450

mterenzio@cromwellfd.com

Stuart B. Popper, AICP
Director of Planning and Development
Town of Cromwell

November 14, 2017

Dear Mr. Popper,

I am responding to your email regarding PZC Application 17-22 for 186 Shunpike Rd. as it relates particularly to the proposed buildings shown on the site plan as Building #1 and #2. These structures will be four stories with a roof height of fifty one (51) feet and I would like to address any concerns as they may be associated with the Fire Department's ability to provide emergency services to the residential structures in question.

We operate two pieces of apparatus that possess the ability to provide emergency access for responding fire forces and or to aid in the removal of affected residents from the upper reaches of the buildings in the event of a fire condition. Our primary aerial apparatus is stationed just down the street from the proposed project. It is a telescoping and articulating boom and platform which is capable of an overall reach of 105'. The second apparatus with this capability is stationed at our West St. facility. This unit incorporates a telescoping aerial ladder with an overall reach of 75'.

Obviously, neither of these units or any unit like them are capable of fully utilizing their maximum reach if adequate access to the building is not achievable. It is recommended that in order for Aerial Fire Apparatus to be effective, access to these buildings or portions of buildings or facilities that exceed 30 feet in height above the lowest level of fire department vehicle access should be provided with approved fire apparatus access lanes capable of accommodating fire department aerial apparatus. The following recommendations are provided;

- Overhead utility and power lines shall not be located within the aerial fire apparatus access lane.
- Width: Fire apparatus access lanes shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height.
- Proximity to building. At least one of the required access or fire lanes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

These recommendations can be ensured to be maintained by the establishment of a fire lane and I would highly recommend one to be established. The proposed site plan depicts adequate access

82 Court Street ~ Cromwell, CT 06416 ~ Phone 860-635-6155 ~ Fax 860-632-1599

Cromwell Fire Department

Chief's Office
Michael R. Terenzio, Chief
Office: 860-635-6155
Cell: 860-471-1450



mterenzio@cromwellfd.com

meeting the aforementioned criteria. Therefore it would not be difficult to establish these fire access lanes in the interest of fire and life safety in the area provided around the buildings in question.

Thank you for the opportunity once again to assist in the effort of providing the community with as safe a building as possible to occupy. I and the fire department staff remain at your convenience to answer any questions or provide additional guidance in ensuring the safety of our residents and visitors to the Town.

Respectfully;

Michael Terenzio

Michael R. Terenzio, Fire Chief
Cromwell Fire Department

RECEIVED FOR FILING
11/14 2017 at 10:35AM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING**

Gloria Prendergast, Asst
TOWN CLERK

**7:00 PM THURSDAY NOVEMBER 9, 2017
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, Ken Rozich, Brian Dufresne, Nicholas Demetriades, David Fitzgerald (alternate) and John Keithan (alternate)

Absent:

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 7:05 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 and John Keithan; Seconded by Paul Cordone. *All in favor; motion passed.*

4. Approval of Agenda

Mr. Popper added a request for the release of an erosion and sedimentation bond to the City of Middletown as Item 9b under New Business.

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

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer

Michael Cannata made a motion to approve Bruce Driska as the Zoning Enforcement Officer for the Town of Cromwell, Seconded by Chris Cambareri. *All in favor; motion passed.* The Commission welcomed Mr. Driska to the town. There was no report. Nick Demetriades asked Mr. Popper for a profile and about the selection process. Mr. Popper stated that he had hired Mr. Driska and asked him to introduce himself to the Commission. Mr. Driska stated that he had worked in land use for the past twenty two

years, most recently in Middletown, where he was the Deputy Director of Planning and had been a Zoning and Wetlands Officer in both Hamden and Berlin and was the past President of the Connecticut Association of Zoning Enforcement Officials. Michael Cannata stated that he had worked with Mr. Driska in the past on several projects and spoke highly of him.

7. Town Planner Report:

Mr. Popper stated that work was being done at the Cromwell Landing Park. A survey had been done, the stonewall would be rebuilt using brownstone, and some vegetation cleared. A boardwalk and handicapped accessible fishing platform was planned. They were meeting with DEEP to begin the permit process. Several new businesses had opened in town, and several businesses had recently closed along Main Street.

8. New Business Accept and Schedule New Applications:

a. Application #17-50: Request for a Special Permit under Section 6.6 of the Zoning Regulations to create a rear lot at 680 Main Street. Patricia Deperry is the Applicant and Anna Dubik is the Owner. Michael Cannata made a motion to accept the application and schedule it for a public hearing at a special meeting on December 5, 2017, Seconded by Brian Dufresne. *All in favor; motion passed.*

b. Application #17-51: Request for a Special Permit under Section 2.2.C.4 of the Zoning Regulations to construct a new golf course club house at the TPC River Highlands at 1 Golf Course Road. PGA Tour Design and Construction Services Inc. is the Applicant and Tournament Players Club of Connecticut, Inc. is the Owner. Michael Cannata made a motion to accept the application and schedule it for a public hearing at a special meeting on December 5, 2017, Seconded by Brian Dufresne. *All in favor; motion passed.* Ken Rozich recused himself from this item and did not vote.

c. Application #17-52: Request for Site Plan Approval to construct a new golf course club house and associated infrastructure at TPC River Highlands at 1 Golf Course Road. PGA Tour Design and Construction Services Inc. is the Applicant and Tournament Players Club of Connecticut, Inc. is the Owner.

Michael Cannata made a motion to accept the application and schedule it as a business item at a special meeting on December 5, 2017, Seconded by Brian Dufresne. *All in favor; motion passed.* Ken Rozich recused himself from this item and did not vote.

d. Application #17-53: Request for Site Plan Approval to construct a 356,500 square foot warehouse at 120 County Line Drive ARCO National Construction is the Applicant and Gardener's Nursery and the Town of Cromwell are the Owners. Michael Cannata made a motion to accept the application and schedule it as a business item at a special meeting on December 5, 2017, Seconded by Brian Dufresne. *All in favor; motion passed.*

e. Application #17-54: Request to modify the Site Plan Approval at 11 Progress Drive to construct a building addition and additional parking spaces. Snyder Civil is the Applicant and Yedem Properties LLC is the Owner. Michael Cannata made a motion to accept the application and schedule it to be heard at a special meeting on December 5, 2017, Seconded by Brian Dufresne. *All in favor; motion passed.*

9. New Business:

a. Approval of 2018 Meeting Calendar

Michael Cannata made a motion to accept the 2018 meeting calendar; Seconded by Jeremy Floryan. *All in favor; motion passed.*

b. Request for Full Release of \$20,604 erosion and sedimentation control bond for the Mattabassett Sewer Project to the City of Middletown.

Mr. Popper referenced the October 27, 2017 memo from Bruce Driska, recommending the full release of a \$20,604.00 erosion and sedimentation control bond to the City of Middletown. Michael Cannata made a motion release the \$20,604 erosion and sedimentation bond to the City of Middletown; Seconded by Paul Cordone. *All in favor; motion passed.* Mr. Popper stated that the work had been completed last year, but because of the weather, they could not complete inspections until this year.

10. Public Hearing:

Ken Rozich read the legal notices.

a. Application #17-42: Request for a Special Permit under Section 5.3.B.2.(2) to install a new Digital Sign Pricing at 164 West Street. National Sign Corp is the Applicant and AN Patel LLC is the Owner.

Michael Cannata made a motion to open the public hearing for Application #17-42; Seconded by Brian Dufresne. *All in favor; motion passed.* Mr. Popper stated that the special permit application was to install digital sign pricing at 164 West Street, the former Sunoco station. It would again be used as a Sunoco gas station. Robert Kuszpa represented the applicant. He stated that digital pricing was more convenient and safer for the applicant and allowed more timely changes. The digital pricing would fit in the same areas as the pricing on the current sign.

Mr. Driska stated that the proposed sign meets the requirements of the regulations. Michael Cannata stated that LED lights are of variable brightness and that in the past there had been problems with the brightness of the bulbs disrupting neighboring homes. He wanted to condition approval upon the town working with the applicant to adjust the brightness, once installed, if there were any problems. Michael Cannata made a motion to approve Application #17-42 with the condition that Mr. Driska work with the applicant to reduce the sign's brightness, after installation, should there be any complaints; Seconded by Paul Cordone. *All in favor; motion passed.*

- b. Application #17-45: Request to amend the Zoning Map to change the Zoning District from Residential-25 (R-25) to Planned Residential Development (PRD) at 150 Country Squire Drive (aka the Nike site). Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.

Chris Cambareri recused himself from Application #17-45 and exited the meeting.

Nick Demetriades recused himself from Application #17-45, stating that he had an interest in property at Fox Meadows.

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

Mr. Popper passed out a series of memos containing Cromwell town staff comments. He stated that the application was for a change of zone and approval of the master plan / concept plan. If approved, an application for a special permit and detailed site plan would need to be submitted. Therefore, staff comments were limited. He also stated that he had several letters that he would later read into the record. Attorney Joseph Williams had submitted a correction to his October 27, 2017 correspondence stating that the emergency access would be off of Woodsboro Circle. Mr. Popper stated that the zone change was for 150 Country Squire Drive only, not for any abutting properties.

Attorney Joseph Williams from Shipman and Goodwin began the presentation. He submitted the Affidavits regarding the posting of the sign and the mailing of the certified letters. He stated that the proposed zone change affected an 8.75 acre parcel that was currently in the R-25 zone. He was requesting approval of a zone change to the PRD zone, and if approved, would be presenting a special permit application and site plan for multifamily luxury apartments. Attorney Williams began his presentation by introducing the development team and reviewing the applicant's history. He stated that the zone change had been approved by the Commission in March 2015, but was the subject of an appeal and had been overturned in Court. He listed the ten points raised in the Complaint.

He stated that the September 12, 2017 application included an Impact Statement, which was amended by an Addendum dated October 31, 2017. The zoning information table had been updated, as well as the master site plan.

Attorney Williams highlighted Norman Benedict's qualifications in providing a real estate impact analysis as part of the impact statement and summarized Mr. Benedict's conclusion that the development will improve property values and general neighborhood quality, will improve the net tax revenue to the town, improve the community's socio economic nature, and be more attractive than what is currently located at the site.

Attorney Williams said that the proposed plan was to demolish the existing structures and build 160 apartments spread over seven buildings, with community amenities such as a pool, fitness center, theater and club room. He said that the property will be generously landscaped and sensitively lit, utilizing low impact design and best management practices for drainage, that the existing water main would be extended, the roadway improved and utilities placed underground to the extent feasible. A gated emergency access would be created off of Woodsboro Circle.

He continued by saying that the proposed area meets the three criteria of having public water and sewer available, is more than five acres and is currently zoned for residential use. Rezoning complies with the Plan of Conservation and Development in promoting housing choice and protecting the residential character of the area.

Attorney Williams said the site was ideally located as is it surrounded by town owned open space and similar multifamily communities, such as Fox Meadows and Country Squire, and adjacent to the R-15 zone. The applicant was proposing to make a \$30M investment in the property.

Mark Forlenza described his association and work history with the Belfonte Group, stating that he had worked for many years on multiple projects, building luxury apartment home communities. The group targets those that rent by choice, millennials, empty nesters and people in transition, with the majority of renters coming from in-town. In preparing the site plan, he looked to consolidate open space, reduce the building coverage, and keep lower, two story profiles when viewed from the border shared with the neighboring condominiums. He reviewed the proposed site layout. Building 7 would contain the community center and apartments, onsite staff, fire pits, grills and pool area. He believed millennials will choose to live near the community center and empty nesters along the perimeter. He proposed \$1,500 to \$2,000 monthly rents and said some apartments on the top floors would have lofts.

He showed examples of the typical two and three story building architecture, with a common corridor and salt box look and showed a sample clubhouse photograph.

James Cassidy, P.E., Hallisey, Pearson and Cassidy Engineering Associates, presented next. He stated that he had worked as a civil engineer for the past 30 years and had recently worked on the Montage Apartments in Rocky Hill, as well as numerous other residential and commercial developments. He reviewed the site location, zone and the abutting properties. He showed photographs of the site's appearance when it was used as a Department of Defense missile monitoring site, and photographs of its current appearance, showing graffiti and evidence of recent fires. He explained the calculation for determining the maximum of number of units possible, after deducting for wetlands, flood areas and slopes over 33%, stating there were 8.15 usable acres at 20 units/acre, resulting in 163 maximum units. They were proposing 60 one bedroom and 100 two bedroom apartments. Access to the property would be via Country Squire Drive. The plan was to work the buildings into the current topography in order to reduce the overall building heights. The regulations required 1.5 parking spaces per unit so 240 spaces were required and 265 proposed. The buildings would be 2 stories along the easterly property line edge, but 3 stories along the interior parking lot line, or 4 stories along the courtyard and 3 along the parking area. Currently, there were no large deciduous trees at the site, except for around the perimeter. The applicant intended to preserve those trees where possible and fill in with evergreen trees to improve the buffer, as well as to add in significant landscaping.

Mr. Cassidy reviewed the Zoning Compliance Chart to show that all requirements were met or exceeded. He discussed the cul de sac at the main entrance as well as the emergency access through a 12' wide, 1,000 foot gated access driveway from the Evergreen active adult community. They would be using gravity sewers with the sewer manhole to be extended. He had obtained a letter from Richard Peck, on behalf of the Cromwell Water Pollution Control Authority, stating that there was adequate capacity using the 8 inch sewer main. The water main would also have to be extended. The regulations require them to provide fire suppression (sprinklers). He believed that the overall result would likely be improved circulation and pressure for the Country Squire residents. He reviewed the parking lot layout, noting the circular turnaround, larger islands, spaces in front of buildings, and sidewalks along the perimeter.

Mr. Cassidy said that they intended to utilize low impact and best management practices for drainage, with bio retention swales and basins, which treat the first flush prior to discharge, as well as rain gardens to control the volume and rate of drainage, so that it would be the same pre and post development.

Rebecca Augur, Milone and MacBroom, reviewed her qualifications as a planner and her experience with preparing fiscal impacts and market analyses. She said that the property could be developed into twelve single family units, resulting in approximately \$100,000 in property tax revenue and 12 school age children. Compared to other developments for land improvement valuations, she applied those averages to this development and calculated about \$685,712 in yearly tax revenue and \$889,400 in one time fees. She assumed 14 school age children, and using conservative yearly educational expenses, she calculated over \$200,000 net annual revenue plus the one time fees. She said the property had no special vistas, or cultural resources, or

species of special concern. There was one isolated wetlands, the property was previously extensively disturbed, and the proposed development compatible with surrounding existing development.

Kwesi Brown, P.E., PTOE, prepared the initial traffic evaluation, studying Route 372 at Country Squire and Willowbrook Road. He said that he used DOT figures as well as conducting a count, which took place on a weekday in August. Using trip generation manual rates, he predicts an additional 85 trips in the morning and 100 trips in the afternoon, or about a 5% increase as a result of this development. Projecting to 2020, using .8% yearly growth rate, the level of service would still be acceptable at D or better. He said that the Connecticut DOT would be widening Willowbrook Road to allow a two lane approach, improving the signal timing and adding pedestrian signals. Mr. Brown said that he did not anticipate any significant impacts and that the roadway could effectively accommodate the additional traffic, and be safe for motorists and pedestrians.

Mr. Cassidy stated that the site plans would include a full site lighting detail and a photometrics plan. The proposed lighting would compliment the architecture, and the parking lot lights would be contained so to minimize disbursement onto neighboring properties. He said that Country Squire Drive had been built as a driveway when the condominium was developed and was only 20 to 22 feet wide except along the bottom, where it was 30 feet wide. The driveway had been deeded to the Town of Cromwell to own and maintain as a roadway. There was no formal drainage, no curbing, all utilities were above ground and it was narrow. The roadway would have to be widened, have formal drainage, the utilities relocated underground where possible, curbing added, and the cul de sac added. Mr. Cassidy stated that he did not know if sidewalks would extend down the hill or if lighting would be added along the whole length of the roadway.

Attorney Williams stated that the proposal fit in with the Plan of Conservation and Development, met all regulations, would be a valuable town asset, protected the character of the neighborhood and promoted its safety, health and welfare. He asked the Commission to approve the application, and if they did so, to include an effective date and a finding that the zone change was consistent with the Plan of Conservation and Development.

The application was opened to public comment.

Michael Rooslund, 3 Doering Drive, asked whether Cromwell needed more housing. He said there were too many condominiums and apartments, and expressed concerns with the traffic along Routes 9 and 372. He also asked about the emergency access going across open space. He felt Cromwell was expanding too quickly.

Mr. Popper replied that the emergency accessway was across town owned open space and would be gated.

Kate Geoffrey, 14-C Country Squire III, said she wasn't bothered by the site's present condition, because it was quiet. She was concerned about traffic and wanted to know if it would be along any bus routes. Mr. Popper said no. She asked about sidewalks, and Chairman Kelly stated that those would be considered as part of the site plan approval process. She asked whether the Nike Site had any historical significance. Mr. Popper stated that the State Historical District has the authority to designate historical sites, not the Commission.

Ann Perier, 123 Country Squire Drive, Unit D, stated that she was concerned about traffic at Country Squire Drive and Route 372. She wanted a second entrance added.

Bill Thomas, 14 Winchester Way, said that the property should not be rezoned just so people could make money from it. He thought that a 5% increase in traffic was significant. He was concerned about the emphasis on tax revenue from motor vehicle taxes as that could be eliminated by the State of Connecticut. He did not think that Cromwell needed more housing. He feels that the town should clean up the site or leave it as is.

Ryan Donohue, speaking on behalf of Betty-Ann Centini, 14A Country Squire Drive, stated that he was concerned over safety as the roadway is not wide enough and is eroding. He was concerned about construction vehicle traffic, and questioned whether there would be room for sidewalks. He said that young professionals are not interested in moving to Cromwell and that is it too far from areas of nightlife, like West Hartford. He feels that the site has historical significance and that it is disrespectful to veterans to develop it.

Brenda Rudolph, 5 Hunters Run, asked about the access road going into Fox Meadows. Mr. Popper said that Fox Meadows is private property and no access road was proposed to go through it. She expressed concern over the area becoming a target where cars will be broken into.

Helen Barnaby, 21 Sun Ridge Lane, asked about the current zone, said she was concerned about traffic on Route 372, and said that she did not believe that the emergency access would remain gated. She feels that the buildings are too tall, there are too many units proposed, and doesn't want the back yards in her front yard. She doesn't feel that the development fits in.

Beth Drake, 23 Sun Ridge Lane, said that the parking calculations do not allot for visitors or friends of the residents. She said that widening Willowbrook Road doesn't help Country Squire Drive. She asked how long the property had been zoned as R-25. She said that additional school age children generated from the development would eat up the projected tax revenues. She said that the residents of Fox Meadows deserve a vote in town.

Helen Barnaby, 21 Sun Ridge Lane, asked for clarification as to the monies proposed to be raised by personal property taxes.

Mr. Popper read a letter from Deborah Doll, 20 Glenview Drive. Ms. Doll said that the apartments don't fit on the space, visually or acreage, that the project doesn't meet the goals of the Plan of Conservation and Development, will decrease property values, is not compatible with the neighborhood, and will cause noise, traffic, and parking and traffic concerns.

He also read a letter from Patty Vallera, 15-O Country Squire Drive. She stated that she was concerned that the utility right of way would impact existing properties along Country Squire, and raised questions with the water pressure, the sanitary sewer design and the traffic study. She asked if buses would be going up the roadway and if it was wide enough.

William Buhler, 8 Winchester Road, submitted a letter as well. He raised concerns over the traffic, density, noise, light pollution and impact on wildlife. He said that move ins and move outs would add to the traffic.

Mr. Popper read a letter from Larry McHugh, President of the Middlesex Chamber of Commerce, in support of the application. He cited potential tax revenue, the improvement of a blighted property, and the improved infrastructure, sidewalks and utilities. He said that the new residents would help support local businesses.

Attorney Williams said that the traffic study was only meant to provide general statistics and that a full study would have to be submitted as part of the special permit application. No traffic would be generated by the approval of the instant application.

He stated that the regulations allow for the conversion of residential property to the PRD zone. He said that the neighboring properties, such as Country Squire and Fox Meadows, are already PRDs in essence, and therefore this development is compatible. He said that the roadway will be widened, and drainage added. A construction plan would need to be in place before any building permits are issued. He stated that the parking calculations were in compliance with the regulations.

Ms. Augur explained that the personal property taxes were generated by the equipment and fixtures owned by the commercial entity that would own the apartment complex.

Mr. Brown stated that further discussion regarding traffic would be forthcoming. The state would have to review his study as well because Route 372 is a state highway.

Mr. Cassidy said that the road is wide enough to have 30 feet of paved area, underground utilities and a snow shelf, just like a typical roadway. He said that they would have to build a hydraulic model to test out the water pressure, and if necessary, would have to install a pump station. He said that the proposed drainage would improve the quality of the runoff and not lead to increased quantities. He said that the cul de sac can accommodate buses.

Attorney Williams repeated his request for approval.

The hearing was opened up to Commissioner comments.

Brian Dufresne asked about the pertinent sections of the Plan of Conservation and Development and how the work on Willowbrook Road would affect Country Squire Drive. Attorney Andrea Gomes of Shipman and Goodwin said it was Objective 15, Policies 10 and 54. Mr. Brown said that the widening of Willowbrook Road would improve times at Country Squire Drive.

Brian Dufresne also asked about parking. Mr. Cassidy said that the numbers were adequate based on his experience with similar complexes, but they could look for more. Jeremy Floryan asked about assigned parking spaces. Mr. Forlenza said that he believes the 1.5 spaces per unit is already overparked and he prefers to keep some spaces in reserve. He disagrees with assigning spaces as it takes spaces out of use when a resident of out of town, for example.

Michael Cannata asked for clarification on the site plan, which was identified as the mailbox kiosk. He also asked about the sprinkler system and elevations. Mr. Cassidy said that if a booster was needed, it would likely be built at the bottom of Country Squire Drive. Ken Rozich asked about the size of the cul de sac and was told it could accommodate a bus.

Mr. Popper reviewed the requisite parts of a motion for approval, should the Commission choose to make one, and read aloud from the Plan of Conservation and Development Objective 15, to promote housing choice and meet the needs of potential residents from all socio-economic levels, Policy 10, to protect the residential character of existing neighborhoods, and Policy 54, to provide alternate housing opportunities while protecting the character of our communities. There was a brief discussion regarding an appropriate effective date. Michael Cannata made a motion to close the public hearing; Seconded by Ken Rozich. *All in favor; motion passed* (Chris Cambareri was not present).

Michael Cannata made a motion to approve Application #17-45, to find the application consistent with Section 8.9 of the Zoning Regulations, to approve the master plan as conforming with and being in compliance with the Plan of Conservation and Development, specifically Objective 15, Policy 10 and Policy 54, and that said approval of the master plan constitutes a zoning map amendment with an effective date of December 8, 2017, and would aid in protecting the public health, safety, welfare and property values per Section 8.9.E.5 of the Zoning Regulations.

Paul Cordone seconded the motion. *All in favor, motion passed.* (Nick Demetriades abstained and Chris Cambareri was not present).

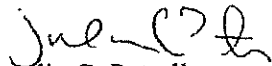
11. Commissioner's Comments: Nick Demetriades said that the Board of Education was looking for a new school facility site and thought that the Commission should liaison with them to assist in the planning process. Chairman Kelly recommended that he discuss that with the mayor.

12. Approval of Minutes:

a. October 17, 2017: Nick Demetriades made a motion to approve the minutes; Seconded by Jeremy Floryan. *All in favor; motion passed.* (Brian Dufresne and Ken Rozich abstained and Chris Cambareri was not present).

13. Adjourn: A motion to adjourn was made by Michael Cannata; Seconded by Ken Rozich. All in favor; meeting adjourned at 10:31 p.m.

Respectfully submitted,


Julie C. Petrella
Recording Clerk

Memo

To: Planning & Zoning Commission
From: Stuart B. Popper, Town Planner
Date: November 2, 2017
Re: Planning & Zoning Meeting Dates for 2018

Please approve the following meeting dates listed below at your meeting on November 9, 2017.

January 2, 2018 and January 16, 2018

February 6, 2018 and February 20, 2018

March 6, 2018 and March 20, 2018

April 3, 2018 and April 17, 2018

May 1, 2018 and May 15, 2018

June 5, 2018 and June 19, 2018

July 17, 2018

August 21, 2018

September 4, 2018 and September 20, 2018

October 2, 2018 and October 16, 2018

November 8, 2018 and November 20, 2018

December 18, 2018

September's 2nd meeting will be held on Thursday, September 20th because Yom Kippur is on the 18th and November's first meeting will be on Thursday, November 8th because November 6th is Election Day.