



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. THURSDAY NOVEMBER 8, 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:**
 - a. Approval of 2019 Meeting Calendar
9. **New Business Accept and Schedule New Applications:**
 - a. Application #18-73: Request for a Site Plan Modification (Phasing Plan for Arbor Meadows) at 76 Field Road. Carrier Group Inc. is the Applicant and the Owner.
10. **New Business:**
 - a. Application #18-68: Request for a Site Plan Approval to construct a Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.
11. **Public Hearing:**
 - a. Application #18-65: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to permit private garage facilities greater than 1000 square feet at 9 Rivercove Drive. Daniel P. Sullivan is the Applicant and the Owner.
 - b. Application #18-67: Request for a Special Permit under Section 3.3.C.4 and 6.5 of the Zoning Regulations to permit a drive thru at the new Starbucks Coffee Shop 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.
 - c. Application #18-69: Request for a Special Permit under Section 4.2 of the Zoning Regulations to construct a Starbucks Coffee Shop in the Special Flood Hazard Area at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.
 - d. Application #18-59: Request for Site Plan Approval to construct a new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road. Covenant Home Inc., Covenant Village of Cromwell is the Applicant and the Owner.
12. **Approval of Minutes:**
 - a. October 16, 2018
13. **Commissioner's Comments:**
14. **Adjourn**

RECEIVED FOR RECORD
Nov 02 2018 09:01A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

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	Awaiting renovations	
18-04	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Golf Tournament	Approved 3/27/2018	Event Complete	
18-05	Carrier Group, Inc.	76 Field Road	Special permit for Planned Residence Development	Approved	Silt Fence installed, fill material arriving, Monitoring Wells installed	
18-06	Carrier Group, Inc.	76 Field Road	Site Plan approval for Planned Residence Development	Approved	Silt Fence installed, fill material arriving, Monitoring Wells installed	
18-13	Carrier Group, Inc.	76 Field Rd/59R Nooks Hill/10 S. Ridge Rd	Substantial filling	Continued	Silt Fence installed, fill material arriving, Monitoring Wells installed	
18-14	Joe's Filling Station LLC	35A Berlin Road	Permit to see Alcohol	Approved 5/15/18	Building under renovation	
18-15	Cromwell Little League	WIS School ballfield	Add a scoreboard	Approved 5/15/18	Awaiting installation	
18-16	GKN Aerospace	100 Corporate Row	Temporary office trailer	Approved 5/1/18		

	P&Z 2018 Permit		Report		
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
18-17	PGA Tour, Inc.	674 Main Street	Gravel parking lot 1st tee	Accept 4/24/18	Site improvements underway
18-18	Covenant Village	Missionary Road	Amend max bldg height zoning reg.	Approved 5/15/18	Awaiting Construction
18-19	Covenant Village	Missionary Road	Amend master plan for Covenant Village	Accept 4/24/18	Awaiting Construction
18-20	Garrett Homes, LLC	539 Main Street	Importing of fill	Approved 6/19/18	Site Work in progress
18-21	Garrett Homes, LLC	539 Main Street	Construct retail bldg.	Approved 6/19/18	Site Work in progress
18-26	Ed Bartolotta	New Lane & Hillside Rd	Car Show	Approved by staff 4/30/18	Event Completed
18-27	Kemal Cecunjamin	35 Berlin Road	Restaurant	App with/cond. 6/5/18	Renovations Underway
18-28	Town of Cromwell	41 West Street	Library Expansion	Approved 5/15/18	Site Work in progress
18-29	Town of Cromwell	204 Main Street	Transfer materials and grading	Approved 6/5/18	Construction underway
18-30	Michael Terenzio	105 Coles Road	CFD Flower Sale	App. 5/3/18	Event Complete

Permit#	Name of Applicant	P & Z 2018 Permit		Report Type of Activity	Decision Date	Status
		Site Location				
18-31	The Well LLC	540 Main Street		Amend zoning reg.	Withdrawn	
18-32	Town of Cromwell	Highway Bus. Zone Dist.		Amend zoning reg to increase max bldg height	Continued	Approved 7/17/18
18-33	Dennis King	14 North Ridge Drive		Addition to East side of existing accessory bldg	Withdrawn	Withdrawn
18-34	Bill Chen	136 Berlin Rd. Unit#115		K.K. Hibachi & Sushi Rest	Use Permit Approved by staff 5/31/18	Renovations underway
18-35	Curaleaf CT Retail LLC			Amend 3.3.C.2 zoning reg	Scheduled for 7/17/18	Approved 7/17/18
18-36	Linden Landscape Arch.	60 Hicksville Road		Adelbrook Additional Parking	Approved 6/19/18	Awaiting Construction
18-37	Robert Gallitto	150 Sebethe Drive		Top soil processing facility	Approved 6/19/18	Site in operation
18-38	Leticia Martinez	161 Berlin Road		Walmart 2299 Remodel Signs	Approved by 7/17/18	Awaiting Installation
18-39	Kemal Cecunjanin	35 Berlin Road		Café Luna Restaurant	Approved by staff 7/8/18	Renovations in progress
18-40	ECS/WIS PTO	Pierson Park		Trick or Trunk Event	Approved by staff 7/8/18	Awaiting event date

Permit#	Name of Applicant	P&Z Permit Report Site Location	Type of Activity	Decision Date	Status
18-41	Christopher Plummer	135 Berlin Road Cromwell Diner	Modify site plan to add additional parking spaces	Tabled to 9/4/18	Tabled
18-42	David Tremblay	51 Shunpike Road	Special permit for restaurant with sale of alcoholic beverages	Approved 8/21/18	Renovations in progress
18-43	Cromwell Village Assoc	150 Country Squire Dr.	Amend Master Plan	Approved 8/21/18	Awaiting PZC meeting
18-44	Cromwell Village Assoc	150 Country Squire Dr.	Planned Multifamily Residential Development	Approved 9/4/18	Awaiting PZC meeting
18-45	Cromwell Village Assoc	150 Country Squire Dr.	Removal of Earth Material	Approved 9/4/18	Awaiting PZC meeting
18-46	Cromwell Village Assoc	150 Country Squire Dr.	Site Plan Approval for Planned Multifamily Residential Development	Approved 9/4/18	Awaiting PZC meeting
18-47	David Tremblay	51 Shunpike Road	Sit down restaurant with alcoholic beverages	07/11/18	Use Permit approved
18-48	William Chen	136 Berlin Road	Permit for restaurant with alcoholic beverages	Approved 8/7/18	Renovations in progress

Permit#	Name of Applicant	P&Z 2018 Permit Site Location	Report Type of Activity	Decision Date	Status
18-49	Bryan Zerio	27 Fawn Run	Detached garage	Approved 9/20/18	
18-50	KC Brumini	Frisbee Park	Health & Wellness Event	Approved by Staff 9/25/18	Event Complete
18-51	Curaleaf	4 Willowbrook Road	Marijuana	Approved 8/21/18	Approved 8/21/18
18-52	Ganesha Hospitality	113 Berlin Road	Resubdivision	Approved 9/20/18	
18-53	G.M. Crisalli & Assoc.	161 Berlin Road	Modify site plan for construction to temp. trailers and dumpsters	Approved 8/7/18	Renovations begin 08/19/18
18-54	AVA Group	76 Berlin Road	Special Permit construction of hotel	Approved 9/20/18	
18-55	AVA Group	76 Berlin Road	SPA for construction of hotel	Approved 9/20/18	
18-56	Shady Lane Farm	Shady Lane	Modify existing Shady Lane Subdivision	Approved 9/20/18	
18-57	Curaleaf CT Retail LLC	4 Willowbrook Rd	Proposed marijuana dispensary	Approved	

Permit#	Name of Applicant	P&Z 2018 Permit Site Location	Report Type of Activity	Decision Date	Status
18-58	Joseph G. Moons	35A Berlin Road	Signs for Joe's Filling Station	Approved 10/2/18	
18-59	Covenant Home Inc.	52 Missionary Road	Planned multifamily residential development	Continued PH to 11/8/18	
18-60	Scott Kieros, Rec. Dir. Town of Cromwell	Riverport Park	Food Festival	Approved by staff 9/11/18	Event Complete
18-61	HBN-CSC LLL c/o HB Nitkin Group	45 Shunpike Road	Facade and signage for new Marshall's Store	Approved 10/2/18	
18-62	HBN-CSC LLL c/o HB Nitkin Group	45 Shunpike Road	School for training occupational skills SPT	PH on 10/16/18	
18-63	Cromwell Growers, Inc	419 Main Street	Build new green house & loading dock addition	Approved 10/16/18	Awaiting Construction
18-64	Emmet Moore	43 Berlin Road	Jefferson Fry Company - Restaurant	Approved by staff 9/18/18	Renovations in progress
18-65	Daniel Sullivan	9 Rivercove Drive	Build accessory building	Scheduled for 11/8/18	
18-66	Allan Spotts	309 Main Street	Election Headquarters	Approved by staff 10/4/18	
18-67	TNO Cromwell, LLC	136 Berlin Road	Starbucks w/drive-thru window	Scheduled for 11/8/18	
18-68	TNO Cromwell, LLC	136 Berlin Road	Starbucks w/drive-thru window	Scheduled for 11/8/18	

Memo

To: Planning and Zoning Commission

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

Date: November 1, 2018

Re: Comments for the November 8, 2018 Meeting Agenda

8. New Business:

- a. Approval of 2019 Meeting Calendar

9. New Business Accept and Schedule New Applications:

- a. Application #18-73: Request for a Site Plan Modification (Phasing Plan for Arbor Meadows) at 76 Field Road. Carrier Group Inc. is the Applicant and the Owner. *The applicant is proposing a phasing plan for the development of the 75 homes at 76 Field Road. Staff is requesting that the Commission accept and act upon the application at the November 8, 2018 meeting. Staff has reviewed the application and plan and had no comments.*

10. New Business:

- a. Application #18-68: Request for a Site Plan Approval to construct a Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner. *The applicant is proposing to construct a 1,900 square single story building containing a Starbucks Coffee shop at 136 Berlin Road. The 13.02 acre site is located in the Highway Business Zone District on the north side of Berlin Road and contains the existing shopping center with the 79,921 square foot Price Cutter building, the 19,200 square foot Nardelli's building and the 10,000 square foot Firestone Store and the 2,913 square foot Burger King Restaurant. Attached are the staff comments received.*

11. Public Hearing:

- a. Application #18-65: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to permit private garage facilities greater than 1000 square feet at 9 Rivercove Drive. Daniel P. Sullivan is the Applicant and the Owner. *The .71 acre site contains an existing 2,219 square foot single family home with a two car garage and is located on the west side of Rivercove Drive. The applicant is proposing to construct a 24' x 24' (576 square foot) storage building in the backyard.*

b. Application #18-67: Request for a Special Permit under Section 3.3.C.4 and 6.5 of the Zoning Regulations to permit a drive thru at the new Starbucks Coffee Shop 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner. *The applicant is proposing to construct a 1,900 square single story building containing a Starbucks Coffee shop with a drive-thru.*

c. Application #18-69: Request for a Special Permit under Section 4.2 of the Zoning Regulations to construct a Starbucks Coffee Shop in the Special Flood Hazard Area at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner. *The applicant is proposing to construct a square single story building containing a Starbucks Coffee shop within the Flood Hazard Zone.*

d. Application #18-59: Request for Site Plan Approval to construct a new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road. Covenant Home Inc., Covenant Village of Cromwell is the Applicant and the Owner.

Memo

To: Planning & Zoning Commission
From: Stuart B. Popper, Town Planner
Date: October 23, 2019
Re: Planning & Zoning Meeting Dates for 2019

Please approve the following meeting dates listed below at your meeting on November 8, 2018.

January 3, 2019 and January 15, 2019

February 5, 2019 and February 19, 2019

March 5, 2019 and March 19, 2019

April 2, 2019 and April 16, 2019

May 9, 2019 and May 21, 2019

June 4, 2019 and June 18, 2019

July 16, 2019

August 20, 2019

September 3, 2019 and September 17, 2019

October 1, 2019 and October 15, 2019

November 7, 2019 and November 19, 2019

December 17, 2019

January 1st meeting will be held on Thursday, January 3rd since the 1st is New Year's Day, the May 7th meeting will be held on Thursday, May 9th since there is a budget referendum on the 7th November 5th meeting will be held on Thursday, November 7th due to Election Day being on the 5th.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN ~~APPROVAL~~ MODIFICATION

Name of Project: Arbor Meadows
Street Address: 76 Field Rd
Volume/Page: 1580/42, 1580/74 PIN #: 322300, 323700, 322000

Applicant Name: Carrier Group, Inc
Address: 68A S Canal St
Plainville, CT 06062
Telephone: (860) 793-6805 (day) (860) 490-1110 (evening)
Email Address: JohnnyC@ByCarrier.com


Property Owner Name: Carrier Group, Inc
Address: 68A S Canal St
Plainville, CT 06062

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

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


Applicant Name and Signature

10/19/18
Date

October 30, 2018

Cromwell Planning & Zoning
Stuart Popper
41 West St
Cromwell, CT 06416

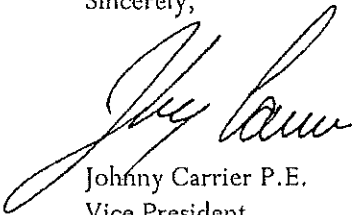
RE: Arbor Meadows Phasing

Dear Mr. Popper

Carrier Group, Inc. is requesting to phase the Development located at 76 Field Rd, known as Arbor Meadows. A phasing plan is attached and consists of five total phases. The phases are as follows;

1. Phase I
 - a. Main Entrance from Field Rd
 - b. Units #1-8, 68-75
 - c. Arbor Meadow Drive to access rear of property
 - d. Public portion of the Sewer from Field Rd to the south property line
 - e. Detention Basin on western side with attached storm drainage
2. Phase II
 - a. Iris Court
 - b. Remaining Portion of Arbor Meadow Dr
 - c. Units #57-67
 - d. Detention Basin on southern side with attached storm drainage
3. Phase III
 - a. Primrose Lane
 - b. Units #28-42
4. Phase IV
 - a. Bluestem Boulevard
 - b. Units #9-27
5. Phase V
 - a. Primrose Lane
 - b. Units #43-56

Sincerely,



Johnny Carrier P.E.
Vice President
Carrier Group, Inc.
A Division of By Carrier, Inc.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Starbucks Coffee Shop with Drive-Through Window

Street Address: 136 Berlin Road, Cromwell, CT 06416

Volume/Page: 1563/216 PIN #: 00094000

Applicant Name: TNO Cromwell, LLC

Address: Ocean Harbor Drive, Oceanside, NY 11527

Telephone: (212) 335-0203 (day) (evening)

Email Address: josephgega@gmail.com

Property Owner Name: same

Address:

Attached:

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

- | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------|------|
| 1. Is any part of the site within 500' of an adjoining town? | (Yes) | (No) |
| 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.

Vincenzo Longo
Applicant Name and Signature

10/12/18
Date

VINCENZO LONGO
managing general partner

**Special Permit Application
For a Starbucks Coffee Shop with Drive-Through Window
136 Berlin Road, Cromwell
Application #18-67
TNO Cromwell, LLC, applicant**

Statement Regarding Proposed Use

The applicant is proposing to construct a one-story Starbucks Coffee Shop with Drive-Through Window. The 1,900 square foot building would be located at the Cromwell Commons Plaza at 136 Berlin Road, between the Baci Grill and Burger King. The coffee shop would be accessed via a one way accessway when traveling westerly on Berlin Road or via the plaza driveway fronting on Sebeth Drive. Twenty-eight (28) dedicated parking spaces are proposed, as well as the use of eleven (11) shared parking spots. Individual store hours vary, but in general, Starbucks Coffee Shops are open between the hours of 5:30 a.m. and 10 p.m. In addition to Drive-Through service, Starbucks offers counter service and serves coffee and bakery items.

Statement Regarding Special Permit Criteria of Section 8.7E

1. Compatibility with the Plan of Conservation and Development.

The proposed use of the site as a Starbucks Coffee Shop with Drive-Through Window is consistent with the current Cromwell Plan of Conservation and Development in that it meets Goal 6 – Expand Cromwell’s economic base to better serve residents, businesses and visitors. If granted, this would be the only Starbucks in Cromwell, drawing brand loyal patrons from the surrounding area, including Berlin and Middletown. In doing so, local area businesses would benefit from the increased exposure, thus meeting the goals of Objective 11 – to enhance the economic environment for existing businesses.

2. Suitable Location for Use.

The proposed site at 136 Berlin Road is suitable for use as a coffee shop with drive-through service. The roadway, Route # 372, is a well-traveled state road, linking Route 9 and 91, and there are two traffic lights in the vicinity of the plaza for traffic control, including at the intersection with Sebeth Drive. The site is located in the Highway Business Zone and located nearby are similar businesses, such as the Burger King, which is in the same plaza,

and the Dunkin Donuts at 1 Kirby Road, both of which offer drive-through service. The site meets all corporate and town imposed size requirements regarding drive-throughs. The use will be similar in intensity as the nearby restaurants with drive-through window service and have similar hours. The proposed building will be adequately set back from the access road, that being Berlin Road.

3. Appropriate Improvements.

- (1) This proposed building will continue Starbucks's tradition of establishing attractive, well-maintained coffee shops that fit into and enhance the surrounding area. Their building design focuses on reducing water and energy consumption and incorporating reused and recycled materials where appropriate.
- (2) The surrounding area is mostly developed. The use of this site for a Starbucks Coffee Shop with Drive-Through Window will not hinder or discourage development or impair the value of the surrounding properties. An attractive landscaping plan is proposed.
- (3) No exposed artificial lights, colored lights of any nature, flashing lights, loudspeakers or other noisemaking devices are associated with this type of use, other than the call box/intercom associated with the Drive-Through Window. The only proposed signage will be as allowed by the Zoning Regulations.
- (4) This section is not applicable, as the applicant is proposing a new development, not the conversion of an existing building.

4. Suitable Transportation Conditions

- (1) This use is anticipated to generate 135 new vehicle trips during the weekday morning peak hour and 133 trips during Saturday midday peak hour. Based upon the Traffic Impact Assessment prepared for this application, this use will not unreasonably increase traffic congestion. The existing one-way entrance from Berlin Road is being relocated about thirty (30) feet to the west, but will maintain the one-way traffic pattern. The driveway for the Starbucks will be within the plaza itself, not off of Berlin Road, meeting the requirement that the entrance and exit for the drive-through lane be as far away from the street intersection as possible. The plans include the construction of a concrete sidewalk for safe pedestrian access. There should be no negative impact or interference with the pattern of pedestrian, bicycle or vehicular circulation in a way that would cause unsafe traffic conditions. The queuing lane is separated from the other circulation lanes with striping and the lane allows for a minimum of ten queuing stations. Starbucks offers customers the ability to place their orders and to pay ahead of time, which can help reduce customer wait and overall queue time. The pedestrian access across the

Drive-Through lane is distinguished from the driving surface, as shown on the submitted plans.

- (2) The parking area will meet the requirements of the Zoning Regulations. The shop will abut two other restaurant uses, Baci Grill and Burger King, not residences, so there is no need for screening.
- (3) Berlin Road and Sebethe Drive have sufficiently supported the existing plaza businesses and will be able to support the additional 135 weekday morning peak trips proposed to be generated by this use. Berlin Road is a state road, connecting Routes 9 and 91, and contains traffic controls in the immediate vicinity of this plaza, as does Sebethe Drive.

5. Adequate Public Utilities and Services

- (1) Public water and sewer are available. There are no major changes proposed to the existing drainage system's capacity. This use will not unduly burden the utility services. No additional impervious coverage is proposed.
- (2) The site, being off of Berlin Road (Route # 372), and part of an established commercial plaza, will be easily accessible by fire apparatus and police protection.

6. Environmental Protection and Conservation

This project received approval from the Wetlands and Watercourses Agency to relocate a portion of the existing stormwater detention basin. The applicant is proposing to create, through an intensive planting and maintenance plan, a more diverse wetlands that continues to provide the same stormwater management capacity. The applicant is utilizing fifteen of Burger King's parking spaces in constructing the building. In doing so, only about 4,900 square feet of wetlands will be impacted. Alternate configurations would have required disturbing between 9,000 and 13,000 square feet.

7. Long-Term Viability

The applicant is proposing a long term use of the site and a long-term investment in the community. Starbucks is an established, well-known, global brand with more than 22,000 stores worldwide. Their focus on bettering the communities they serve is evident in their mission statement, "to inspire and nurture the human spirit – one person, one cup, and one neighborhood at time", the work of its foundation, and in supporting its employees' volunteerism.

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

Memorandum

To: Stuart Popper

CC: Planning & Zoning Commission

From: Jon Harriman, P.E. 

Date: 11/2/2018

Re: Applications # 18-67, 18-68 and 18-69 – 136 Berlin Road

I have reviewed plans entitled “Site Plans/Special Permit Application For: Proposed Starbucks Coffee Shop, Cromwell Commons, 136 Berlin Road, Cromwell, CT” dated October 5, 2018 by Hallisey, Pearson & Cassidy. I have also received a three page application narrative and the traffic report completed by Solli Engineering dated October 12, 2018.

I suggest the following be addressed or made conditions of approval.

1. The on-site drainage connects to a 36” CMP. The integrity of the metal pipe should be inspected prior to connection. If the pipe is degraded, it will need to be replaced.
2. The on-site drainage discharges to the State’s MS4 system. There does not appear to be any measures to address stormwater runoff water quality prior to discharge. The applicant should add measures to mitigate.
3. There has been an ongoing flooding issue in this area where the wetlands directly to the north of the plaza flood which appears to be due to clogging at the inlet pipe into the plaza parking lot between Firestone and Price Rite. The flooding impacts the residential properties on Oak Road. The Town routinely receives complaints on this private drainage issue. I would ask that the applicant / plaza owners make improvements at this location to address this issue. In the past it has appeared that the clogging is a combination of trash and leaves.
4. In addition to note 9 of the Post Construction Storm Water Pollution Plan the applicant/owner shall submit an annual report to the Town Engineer and Zoning Officer detailing the completed annual maintenance by the 31st of January of the following year.

In compliance with Cromwell’s CTDEEP MS4 permit requirements, attached to this memo is the Town’s notification to contractors regarding CTDEEP storm water permitting requirements that may be relevant to this project.

Town of Cromwell

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* (“Construction Stormwater General Permit”).

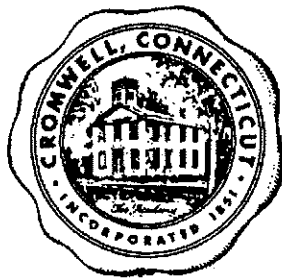
If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the Town upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the Town of Cromwell which can be found in the Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a Town of Cromwell land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

At the completion of a construction project registered pursuant to the “Registration Requirements” of the Construction Stormwater General Permit, a Notice of Termination must be filed with the commissioner. A project shall be considered complete after all post-construction measures are installed, cleaned and functioning and the site has been stabilized for at least three months following the cessation of construction activities. A site is considered stabilized when there is no active erosion or sedimentation present and no disturbed areas remain exposed for all phases.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654



MEMORANDUM

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

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

Date: October 25, 2018

Re: **Plan Review, PZC Application #18-67, #18-68 and #18-69,
"The Subject Property"**

BACKGROUND

"The Subject Property" is located at 136 Berlin Road and is a developed retail/business area known as Cromwell Commons.

PROPOSAL

The Applicant is seeking Site Plan and Special Permit approval to construct a _____ Sq. Ft. Starbucks with Drive-Thru on a portion of "The Subject Property" located within a Special Flood Hazard Area. A portion of the proposed parking area along the east side will abut an existing parking lot serving the Burger King restaurant.

COMMENTS

The application complies with the parking, landscaping, lighting and signage requirements of the zoning regulations.

The application did not include the following required items:

<i>ITEM</i>	ZONING CODE
Developers Performance Bond Spreadsheet	§8.6.AB.1.3.
Special Permit Application Requirements	§8.7. B.3 (2)

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Thursday November 8, 2018 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #18-65: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to permit private garage facilities greater than 1000 square feet at 9 Rivercove Drive. Daniel P. Sullivan is the Applicant and the Owner.
2. Application #18-62: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to permit a school for training in occupational skills at 45 Shunpike Road. HBN-CSC LLC C/O HB Nitkin Group is the Applicant and the Owner.
3. Application #18-67: Request for a Special Permit under Section 3.3.C.4 and 6.5 of the Zoning Regulations to permit a drive thru at the new Starbucks Coffee Shop 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.
4. Application #18-69: Request for a Special Permit under Section 4.2 of the Zoning Regulations to construct a Starbucks Coffee Shop in the Special Flood Hazard Area at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

At this hearing interested persons may appear and be heard and written testimony received. This application is available for public inspection in the office of the Town Planner.

Alice Kelly
Chairman

Dated in Cromwell, Connecticut this the 24th day of October 2018.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday October 16, 2018 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #18-59: Request for Site Plan Approval to construct a new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road. Covenant Home Inc., Covenant Village of Cromwell is the Applicant and the Owner.

At this hearing interested persons may appear and be heard and written testimony received. This application is available for public inspection in the office of the Town Planner.

Alice Kelly
Chairman

Dated in Cromwell, Connecticut this the 1st day of October 2018.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT


Type of Activity: Construct 24'x24' Accessory Building
(Per Section 2.7.A.4 of the Cromwell Zoning Regulations)
Street Address: 9 Rivercove Dr. Zoning District: R-25
Assessor's Parcel ID #: 00126500 Volume/Page: 845-147

Applicant's Name: Daniel P. Sullivan
Address: 9 Rivercove Dr. Cromwell, CT
Telephone Number (daytime): 860-655-5677
Email Address: dan@danhomeimprovement.com

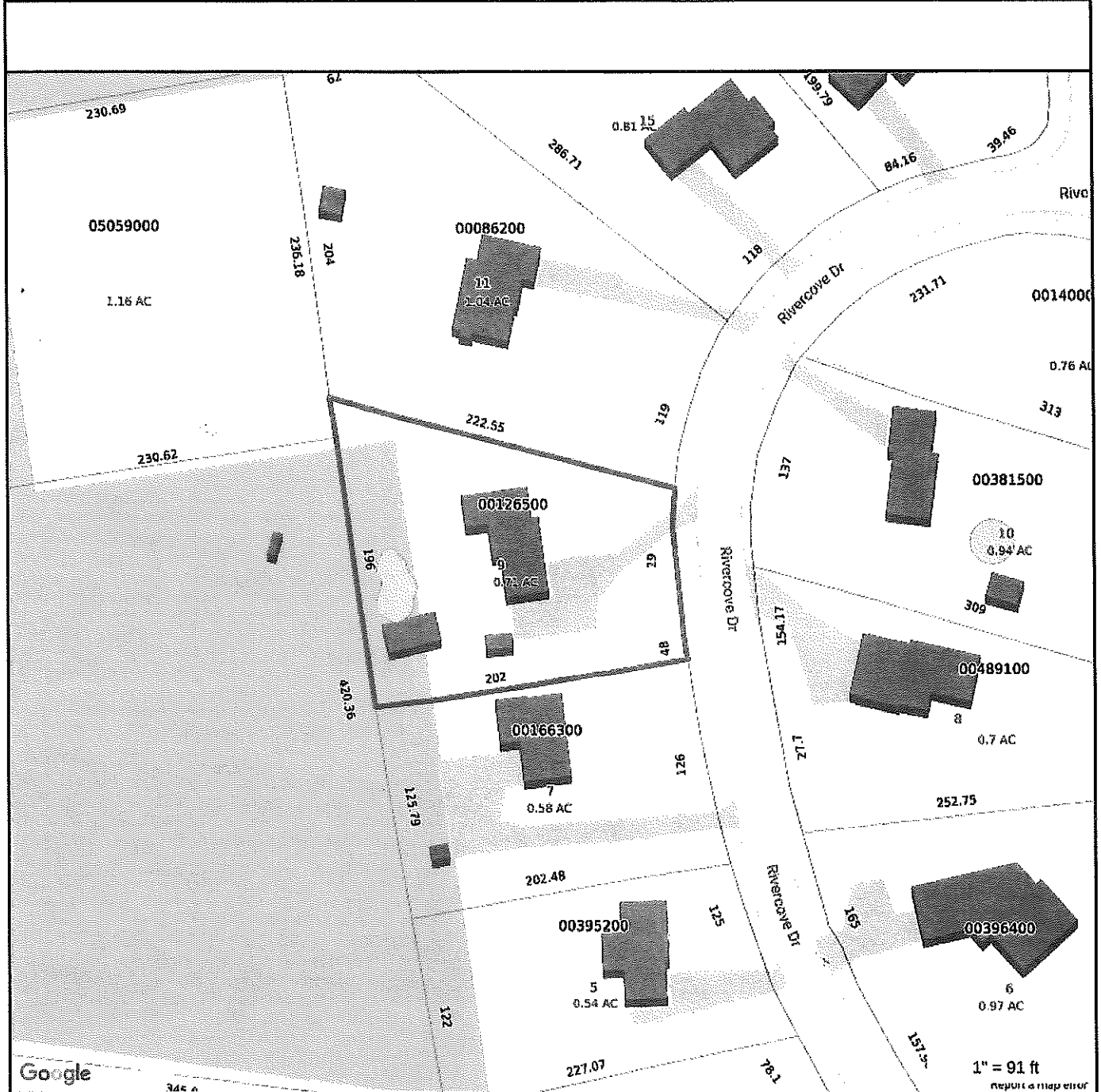
Property Owner's Name: Daniel P. Sullivan
Address: 9 Rivercove Dr. Cromwell, CT

Description of Proposed Activity:
Build 24' x 24' accessory building

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)

10/1/18
(date)



Property information
 Property ID 00126500
 Location 9 RIVERCOVE DRIVE
 Owner SULLIVAN DANIEL P



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 7/1/2018
 Properties updated 09/16/2018

Memo

To: Town Staff
From: Stuart B. Popper, Town Planner
Date: October 24, 2018
Re: Application #18-65

Please review and comment on the following application. Email responses are welcome.

Application #18-65: Request to construct an accessory building larger than 1000 square feet at 9 Rivercove Drive. Daniel P. Sullivan is the Applicant and Owner.

- STATE BUILDING CODE - MIN 5' FROM LOT LINES
OR FIRELANE THE WALL. (D.S. 10-24-18)

c: Town Engineer, Development Compliance Officer, Building Official, File ✓

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Starbucks Coffee Shop with Drive-Through Window
(Per Section 3.3.C.4 and 6.5 of the Cromwell Zoning Regulations)
Street Address: 136 Berlin Road Zoning District: HB
Assessor's Parcel ID #: 00094000 Volume/Page: 1563/216

Applicant's Name: TNO Cromwell, LLC
Address: Ocean Harbor Drive, Oceanside, NY 11527
Telephone Number (daytime): (212) 335-0203
Email Address: josephgega@gmail.com

Property Owner's Name: same
Address:

Description of Proposed Activity:
Construction of Starbucks Coffee Shop with Drive-Through Window Service

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).

Vincenzo Longo
(applicant)

10/12/18
(date)

VINCENZO LONGO
Managing General Partner

Memo

To: Town Staff
From: Stuart B. Popper, Town Planner
Date: October 18, 2018
Re: Application #18-67, 18-68, and 18-69

Please review and comment on the following applications. Email responses are welcome. Application #18-67 Special Permit for Starbucks Coffee Shop with Drive-Through Window, Application #18-68 Site Plan Approval for Starbucks Coffee Shop with Drive-Through Window, and Application #18-69 Construction of Starbucks Coffee Shop in Special Flood Hazard Area. The location is 136 Berlin Road. TNO Cromwell, LLC is the Applicant and Owner.

- PROVIDE * 2 HC PARKING SPACES PER SECTION 1106 OF THE STATE BUILDING CODE DATED 10.1.2018.

c: Town Engineer, Chief of Police, Cromwell Fire District (Fire Chief, Fire Marshall), Development Compliance Office, WPCA, Building Inspector, File

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

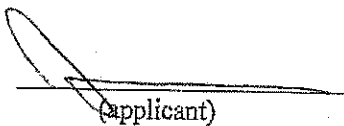
Type of Activity: Construction of Starbucks Coffee Shop in Special Flood Hazard Area
(Per Section 4.2 of the Cromwell Zoning Regulations)
Street Address: 136 Berlin Road Zoning District: HB / SFHAOD
Assessor's Parcel ID #: 00094000 Volume/Page: 1563/216

Applicant's Name: TNO Cromwell, LLC
Address: Ocean Harbor Drive, Oceanside, NY 11527
Telephone Number (daytime): (212) 335-0203
Email Address: josephgega@gmail.com

Property Owner's Name: same
Address: _____

Description of Proposed Activity:
Construction of Starbucks Coffee Shop with Drive-Through Window Service and
related improvements to be located in Special Flood Hazard Area.
There will be no change in flood storage capacity as no changes in grading are proposed.

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)

10/16/18
(date)

10/16/18

18-59

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Cromwell Town Center & Residential Linking Expansion
Street Address: 52 Missionary Road
Volume/Page: 1187/168 PIN #: _____

Applicant Name: Covenant Home Inc.; Covenant Village of Cromwell
Address: 52 Missionary Road
Cromwell, CT 06416

Telephone: (860) 347-9987 (day) same (evening)
Email Address: michael.dowley@dowleylaw.com

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

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) | (No) |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ? | (Yes) | (No) |
| if yes, have you obtained it? | (Yes) | (No) |
| 3. Will this project require a <u>DEP Stormwater Management Permit</u> ? | (Yes) | (No) |
| if yes, have you applied for it? | (Yes) | (No) |
| 4. Will this Project Require an <u>STC Permit</u> ? | (Yes) | (No) |
| 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 requirements as set forth in current version of the State Building Code</u> ? | (Yes) | (No) |

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

Covenant Home Inc.

By: David Erickson
Applicant Name and Signature
DAVID G. ERICKSON
SENIOR VICE PRESIDENT

8/27/18
Date



October 29, 2018

Mr. Stuart Popper
Town Planner
Town of Cromwell
41 West Street
Cromwell, CT 06416

**RE: #18-59, 52 Missionary Road
Covenant Village
Cromwell, Connecticut
MMI #6492-01**

Dear Mr. Popper:

We are in receipt of a letter written by Jon Harriman, Town Engineer, dated October 15, 2018, regarding the above-referenced project. We offer the following responses to these comments.

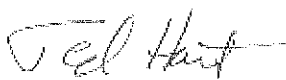
- C1. A phasing plan or construction sequencing plan should be added, in addition to a demolition plan.
- R1. The Construction Sequence has been added on Sheet 2 (NL), and a Demolition Plan (DP), Sheet 4, has been added to the plan set.**
- C2. Sediment forebays should be added to the new pond outfalls.
- R2. Sediment forebays have been added at the stormwater outfalls shown on Sheet 7 (UT).**
- C3. Temporary sediment trap #1 will eventually become the new stormwater management pond. The erosion control narrative should discuss converting (cleaning) the sediment trap prior to becoming the permanent stormwater pond.
- R3. Note 8 of the Erosion Control Notes on Sheet 2 (NL) and Note 4 of the Soil and Erosion Control Narrative have been added to address this comment.**
- C4. It would appear that the design assumes the new pond will have a similar seasonal low water surface elevation as the existing pond. The final as-built must demonstrate that both ponds have been built to the design volumes and verify the water elevation of the new pond.
- R4. The condition for an as-built survey to be prepared to confirm the design volumes and verify the water elevation of the new pond has been added to the Construction Sequence, Note 18.**

- C5. It is not clear if the home at 99 West Street is to remain. If it is to remain a fence must be provided to separate the pond from the rear yard of the home.
- R5. A demolition plan has been prepared (see sheet 3), and the house at #99 West Street is to be removed along with the three houses to the west #101, #103, and #105 West Street.**
- C6. A post construction stormwater maintenance plan should be added to the plans. As a condition of approval an annual report should be submitted to the Town Engineer and Zoning Officer demonstrating compliance with the maintenance plan by the 31st of January of the following year.
- R6. A Post Construction Operations and Maintenance Plan for the stormwater system has been added to Sheet 2, and Note #23 calls for an annual report to be submitted to the town every year.**
- C7. Several retaining walls are shown schematically throughout the plan without any design details. Some of these walls would appear to require pedestrian and or vehicle safety rails. Prior to construction engineered plans for these walls and rails shall be submitted to the Building Department for approval.
- R7. Prior to construction, the retaining walls will be designed by a structural engineer. The proposed detail on Sheet SD-3 shows the typical detail of a modular block wall with safety fencing and or guide rail to be designed by a structural engineer. We have shown on Sheet LA where guide rail is proposed. Ornamental safety fencing will be installed on all walls taller than 36 inches.**
- C8. The final treatment of the West Street frontage does not appear to be shown. The assumption is that with the houses removed, the driveways would be removed as well. The plans should show this, as well as the placement of sidewalk at the driveways, and the replacement of curbing along West Street gutter line.
- R8. New sidewalks and curbing are shown on the Layout and Landscaping Plan (LA) Sheet 5 where the existing driveways are to be removed.**
- C9. The site plan should be updated to include, stop bars, directional arrows, stop signs and other traffic signage, etc.
- R9. Internal traffic signage has been added to the Layout and Landscaping Plan (LA) Sheet 5.**

Please feel free to contact me should you need any further information.

Very truly yours,

MILONE & MACBROOM, INC.



Ted Hart, PE, Vice President
Director of Civil Engineering

6492-01-o2418-ltr

COVENANT VILLAGE OF CROMWELL

SITE PLAN NARRATIVE

Purpose of the Report

This report accompanies an application for the development within the Institutional Development District Zone (ID Zone), and Site Plan and part of the approved Master Concept Plan for property owned by Covenant Village on West Street, Cromwell, CT. It is the purpose of this report to comply with the requirements of Section 4.5 of the Cromwell Zoning Regulation by providing the summary of the proposal.

Background

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

The institutional development zone was established in July of 1999. Subsequently, amended in April of 2008 and a Site Plan approved in January 2013 and the initial Concept Plan was amended in 2018 resulting in the Approved Concept Plan that exists today.

The current application will allow Covenant Village to expand their services to satisfy the community and statewide needs to expand facilities available for elderly care and, after speaking with both town police and fire officials will allow for a long needed entrance/exit area onto West Street. The Site Plan Application is for the initial phase of the approved Master Plan for the construction of 54 Independent Living Units with a "Town Center" providing space for miscellaneous uses including Lounges, Lobbies, Game Room, Art Studios, Wellness Center and Events Center.

Applications

Simultaneously with this Site Plan Application an Inland Wetlands Application has also been filed requesting improvements to the pond area which will include a walking area for residents to more fully enjoy this feature of the campus.

Permitted uses in the district shall be limited to those uses necessary for the care of the aged and elderly, including their health and education. Assisted living facilities and continuing care retirement communities shall also be permitted, to include units for independent living, for personal care, for skilled nursing, and for rehabilitative services.

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

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

Memorandum

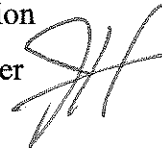
To: Stuart Popper – Town Planner

CC: Planning & Zoning Commission

From: Jon Harriman – Town Engineer

Date: 10/15/2018

Re: #18-59, 52 Missionary Road – Covenant Village



I have received a revised set of plans entitled "Covenant Village Town Center Project," by Milone & MacBroom, dated revised September 24, 2018, a drainage report dated September 24, 2018 and a Traffic Impact Study dated October 2, 2018.

The plans call for significant site modifications to construct a new building and revised parking layout. My first comment is that the plans do not include a demolition plan which should also show the revisions to underground utilities. The plans do not make it clear if the home at 99 West Street is to remain? If it is to remain, there is a new stormwater pond in the back yard fifteen feet from the back porch.

I have not had sufficient time to review the drainage report and drainage plan, having received revised drawings late last week. A neighbor on Bellaire was in to see staff on Monday about a drainage issue that connects with this development. I will need more time to better understand this issue, and see if any changes are warranted. In short the cottages on Spruce Lane have private drainage that runs along the back yards on Bellaire and Catherine eventually tying in to the Town drainage system in Catherine. All of this is connected to the discharge coming out of the large pond. The concern is that the roadway drainage will back up into the backyards of the homes on Bellaire and Catherine – apparently this has happened previously and was addressed. I have attached a GIS drainage map of the area.

My initial thoughts are that the private system should be inspected and possibly cleaned and that a backflow device should be fitted just prior to connection with the Town system.

Some general comments on the plans:

1. A phasing plan or construction sequencing plan should be added, in addition to a demolition plan.
2. Sediment forebays should be added to the new pond outfalls.
3. Temporary sediment trap #1 will eventually become the new stormwater management pond. The erosion control narrative should discuss converting (cleaning) the sediment trap prior to becoming the permanent stormwater pond.
4. It would appear that the design assumes the new pond will have a similar seasonal low water surface elevation as the existing pond. The final as-built must demonstrate that both ponds have been built to the design volumes and verify the water elevation of the new pond.
5. It is not clear if the home at 99 West Street is to remain. If it is to remain a fence must be provided to separate the pond from the rear yard of the home.
6. A post construction stormwater maintenance plan should be added to the plans. As a condition of approval an annual report should be submitted to the Town Engineer and Zoning Officer demonstrating compliance with the maintenance plan by the 31st of January of the following year.
7. Several retaining walls are shown schematically throughout the plan without any design details. Some of these walls would appear to require pedestrian and or vehicle safety rails. Prior to construction engineered plans for these walls and rails shall be submitted to the Building Department for approval.
8. The final treatment of the West Street frontage does not appear to be shown. The assumption is that with the houses removed, the driveways would be removed as well. The plans should show this, as well as the placement of sidewalk at the driveways, and the replacement of curbing along West Street gutter line.
9. The site plan should be updated to include, stop bars, directional arrows, stop signs and other traffic signage, etc.

In compliance with Cromwell's CTDEEP MS4 permit requirements, attached to this memo is the Town's notification to contractors regarding CTDEEP storm water permitting requirements that may be relevant to this project.

Town of Cromwell

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* (“Construction Stormwater General Permit”).

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the Town upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the Town of Cromwell which can be found in the Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a Town of Cromwell land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

At the completion of a construction project registered pursuant to the “Registration Requirements” of the Construction Stormwater General Permit, a Notice of Termination must be filed with the commissioner. A project shall be considered complete after all post-construction measures are installed, cleaned and functioning and the site has been stabilized for at least three months following the cessation of construction activities. A site is considered stabilized when there is no active erosion or sedimentation present and no disturbed areas remain exposed for all phases.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPLNav_GID=1654



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 7/1/2018
Properties updated 10/15/2018

MEMO

To: Stuart Popper, Director of Planning and Development
Planning & Zoning Commission

From: Richard Peck, Sewer Administrator *R Peck*

Date: November 1, 2018

Re: Proposed Sanitary Sewer Plans for Covenant Village of Cromwell
Recommended for Approval

This letter is for the Planning & Zoning Commission meeting of which I understand Covenant Village of Cromwell is looking for their approval.

The Town Engineer and I have reviewed the proposed sanitary sewer construction plans to connect to the Town's infrastructure. Our review comments have been addressed and we recommend the approval of the proposal sewers contingent on the sewer plans being formally approved by the CWPCA at their Regular Meeting November 19, 2018.

c. File
CWPCA

Memo

To: Town Staff
From: Stuart B. Popper, Town Planner
Date: October 24, 2018
Re: Application #18-59

Please review and comment on the following application. Email responses are welcome.

Application #18-59: Request for Site Plan Approval for the initial phase of the approved Master Plan for construction of 54 Independent Living Units with a "Town Center" providing space for miscellaneous uses including Lounges, Lobbies, Game Room, Art Studios, Wellness Center and Events Center located at 52 Missionary Road. Covenant Home Inc., Covenant Village of Cromwell is the Applicant and Owner.

- H.C. PARKING COUNT ETC.
- O.S.I.A. APPROVAL

c: Town Engineer, Chief of Police, Cromwell Fire District (Fire Chief, Fire Marshall), Development Compliance Officer, Building Official, WPCA, File

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY, OCTOBER 16, 2018
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Paul Cordone, Brian Dufresne, John Keithan (alternate)

Absent: Jeremy Floryan, Ken Slade, Ken Rozich, Nicholas Demetriades, David Fitzgerald (alternate), Mo Islam (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 7:01 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Michael Cannata made a motion to seat John Keithan; Seconded by Brian Dufresne. *All in favor; motion passed.*
4. **Approval of Agenda:** Mr. Popper added the following to 8. New Business Accept and Schedule New Applications:
 - a. Request for a Section 8-24 Mandatory Referral - Town Purchase of 1 Community Field Road
 - b. Application #18-67: Request for a Special Permit under Section 3.3.C.4 and 6.5 of the Zoning Regulations to permit a drive thru at the new Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.
 - c. Application #18-68: Request for a Site Plan Approval to construct a Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.
 - d. Application #18-69: Request for a Special Permit under Section 4.2. of the Zoning Regulations to construct a Starbucks Coffee Shop in the Special Flood Hazard Area at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

Michael Cannata made a motion to approve the amended agenda; Seconded by Paul Cordone. *All in favor; motion passed.*

5. **Public Comments:** James Dayton, 28 Fawn Run, said he was aware of a preliminary agreement between Northwoods of Cromwell, LLC and SFPG LLC concerning an exchange of land to create a connection from Fawn Run to a farm parcel in Rocky Hill. He said he wanted to bring the matter to the Commission's attention, as the residents of Fawn Run were opposed to such a proposal. Chairman Kelly asked Mr. Dayton to forward the information to her and Mr. Popper.
6. **Development Compliance Officer Report:** Mr. Driska said that no written report was available in the packet. He did provide progress photographs of the work being done at the TPC, showing the reconfigured slope and the skeleton of the main structure. He also showed photographs of the ARCO warehouse, showing the construction and bracing of the walls. Michael Cannata asked about the abandoned house at the intersection of Field Road and Nooks Hill Road. Mr. Driska said that the Health Director had issued several blight citations. There was a discussion regarding the proposed revisions to the blight ordinance under consideration by the Town.
7. **Town Planner Report:** Mr. Popper said that the new Marriott would be requesting a tax abatement from the Town Council. Their abatement request had already been approved by the Economic Development Commission. He said that they were working on establishing easements between the properties. Mr. Popper said that the new Super Hair is opening at 25 Shunpike Road and that they were starting to clear the new Dollar General site on Main Street. He also said that the public hearing for the relocation of the New England School of Massage to the former K-Mart shopping center was set for November 20, 2018.
8. **New Business Accept and Schedule New Applications:**
 - a. Request for a Section 8-24 Mandatory Referral - Town Purchase of 1 Community Field Road.

Mr. Popper explained that it is a statutory requirement that the Planning and Zoning Commission either issue a positive or negative report regarding the proposal and that recommendation's resultant impact on the Town Council's ability to approve the purchase by either a simple or super majority vote. Mr. Popper said that the site is used as a parking lot by businesses on Main Street and also by the general public during town events.

Michael Cannata made a motion to make a positive report; Seconded by Chris Cambareri. *All in favor; motion passed.*

- b. Application #18-67: Request for a Special Permit under Section 3.3.C.4 and 6.5 of the Zoning Regulations to permit a drive thru at the new Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-67 and to schedule it for a public hearing on November 8, 2018; Seconded by Paul Cordone. *All in favor; motion passed.*

- c. Application #18-68: Request for a Site Plan Approval to construct a Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-68 and to consider it as a business item on November 8, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

- d. Application #18-69: Request for a Special Permit under Section 4.2. of the Zoning Regulations to construct a Starbucks Coffee Shop in the Special Flood Hazard Area at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-69 and to schedule a public hearing for November 8, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

9. New Business:

- a. Application #18-63: Request to modify the Site Plan to construct new greenhouses and a loading dock addition at 419 Main Street. Cromwell Growers, Inc. is the Applicant and Cromwell Realty, LLC is the Owner.

James Cassidy, P.E., Hallisey, Pearson & Cassidy Engineering Associates, Inc., 630 Main Street, represented Cromwell Growers, Inc. He said the applicant was seeking a site plan modification for a greenhouse and loading dock expansion. He began by showing an aerial photograph of the 73.5 acres site, saying that it presently had a total of 989,000 square feet of greenhouses. He reviewed the location of the site access drives, the growing fields and wetlands. He said that the wetlands drained via a series of culverts to an intermittent watercourse by New Lane.

Mr. Cassidy said that they planned to remove a portion of greenhouses, to infill and to add in a loading dock. He reviewed the proposed site plan to

show the expansion, the revised grading to accommodate the tractor trailers at the loading dock, and the improvements to the access drives.

After the expansion, there would be 1.1M square feet of greenhouse space. Mr. Cassidy said that they were not expanding any parking facilities as there would not be any additional employees. He reviewed the bulk chart and parking data schedule to show how the application met the requirements. He said that the proposed greenhouses will look identical to what already exists.

Mr. Cassidy concluded by reviewing the site grading and drainage plan. He said that three catch basins would be added in the area of the loading dock. He said that he had met with the Town Engineer and had agreed to build a small underground detention system. Greenhouse roof leaders would discharge to the underground system and it would have a control weir to regulate flow. As a result, there would be a zero increase in runoff. They planned to tie into the available public water and sewer. No expansion of the parking area was planned.

Mr. Driska said that all of his previous comments had been addressed. Mr. Popper said that the comments in Town Engineer Jon Harriman's Memo dated October 16, 2018 should be included as a condition of approval.

Ed Bartolotta, Cromwell Growers, Inc., said this was the largest greenhouse under glass in New England. Chairman Kelly said she wanted Mr. Bartolotta to receive public recognition for his accomplishments and the Commission complimented his efforts and the present condition of his property.

Michael Cannata made a motion to approve Application #18-63, Request to Modify the Site Plan to construct new greenhouses and a loading dock addition at 419 Main Street, with the condition that the Town Engineer's comments contained in his October 16, 2018 Memo be addressed; Seconded by Chris Cambareri. *All in favor; motion passed.*

10. Public Hearing:

- a. Application #18-59: Request for Site Plan Approval to construct a new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road. Covenant Home Inc., Covenant Village of Cromwell is the Applicant and the Owner.

Chairman Kelly read the legal notice.

Michael Cannata recused himself and left the meeting.

Paul Cordone made a motion to open the public hearing; Seconded by Chris Cambareri. *All were in favor; motion passed.*

Attorney Michael Dowley represented Covenant Village, saying that they were seeking site plan approval. They had already received a Special Permit for their Master Plan. This is the first phase of site plan approval and consisted of three parts: a new accessway from West Street, making the pond into a focal point for the community and the construction of residential independent living units and a community center with amenities. Attorney Dowley said that they needed Sewer Commission approval prior to final approvals.

Ted Hart, PE with Milone & MacBroom, reviewed an aerial photograph, the site layout, and the previously approved master plan. He showed a rendering of the proposed site plan with the new main entrance to the new Town Commons and associated parking areas. He also showed an artistic rendering of the Town Commons building and its floor plan. He said that the new main entrance would be on West Street, with four houses on West Street being relocated or demolished to make way. Mr. Hart next reviewed the Utility Plan to show existing and proposed sewer and storm drainage. He said that there would be a zero increase in runoff and improved water quality. He reviewed the soil erosion and sedimentation plan. He said that they had received signoffs from the police and fire departments, in regards to their traffic study and recommendation to the Office of the State Traffic Authority. He said that Richard Peck said that there was adequate capacity in the sewer system, but they still needed to provide him with sanitary sewer profiles.

Ken Kite, THW Design, based in Atlanta, Georgia, said their firm focused on senior living design, to provide housing that is suitable for seniors and allows for aging in place. He said that they tried to create a look that ties into the local community architecture and a residential place with a hospitality and resort-like feel. Mr. Kite said that the building would be sided, with some stone features and stucco. The front entrance would be covered and there would be separate entrances to both the community and fitness centers. Mr. Popper asked for more views of the building and drawings showing the relationship of the building to the pond and roadway, as well as colored renderings. Mr. Kite said he will bring views in modeling software and photo quality renderings.

Brian Dufresne asked for an architectural rendering of the entranceway. Mr. Popper asked what West Street will look like as far as sidewalks, driveway curb cuts and landscaping. Mr. Kite said he will provide renderings from West Street, including aerials. He said that there will be new signage on the

corner, and it will be a low, externally lit sign. Mr. Popper said they needed to know the size and location of the new sign.

Chairman Kelly said she was concerned over light pollution from the selected lights. Mr. Kite said the lights will be shielded to prevent that issue.

Chris Cambareri asked about the new entrance in proximity to the residential abutters. Mr. Hart said there is an approximately twenty foot landscaped buffer between the house and the parking lot.

Pamela Klapproth, Executive Director of Covenant Village, said she oversees operations. She said the residents were very excited about these new amenities. She said that the residents want to be an active part of the town community.

Attorney Dowley said that the application had received full approvals from Inland Wetlands.

Mr. Popper requested more information about the residential units. Mr. Kite said that there were 54 independent living units proposed, consisting of a mix of 1- and 2- bedroom units. He said they were fairly high end properties and they were already at 87% pre-sold. Mr. Kite said he will provide additional renderings and floor plans.

Chairman Kelly opened the hearing to public comment.

Gordon Bates, President of the Residents' Council, said he was excited about this project and believes the residents are equally positive. He said that they were working with a reputable firm that always exercised due diligence.

Joseph Gugliemino, 109 Washington Road, said he was concerned over cars exiting onto West Street and asked if there will be a light. Chairman Kelly said that it was a state road so it was up to the Connecticut Department of Transportation. She said that the Traffic Engineer should address those questions.

Giuseppe D'Ambrogio, 107 West Street, said he was concerned about privacy with the parking lot next to his house. He asked if the trees could be replaced with a fence.

Carolyn Lester, former President of the Residents' Council, said residents want to be part of the greater community. She complimented the staff at Covenant Village and complimented town staff for their efforts on this project.

David Sullivan, PE with Milone and MacBroom, said that no signal would be located on West Street as the required criteria for doing so was not met. He said that they had looked at traffic volumes and speeds. They had submitted their application to OSTA and the police concurred with their conclusions.

Chairman Kelly asked about site lines and Mr. Sullivan said only low growing shrubs and plantings would be allowed at the entrance on West Street. Mr. Popper asked about the comparison of the proposed intersection to the current sight lines and Mr. Sullivan said the current entranceway was inferior in terms of sight lines to what was proposed. He clarified that this was a full accessway, with a single lane in and a single lane out.

Chris Cambareri asked if there would be less traffic on Hicksville and Missionary Roads as a result of this new entrance and was told yes. The employees and service vehicles would still use the service drive that they use today.

Attorney Dowley concluded the presentation. Chairman Kelly asked Mr. Dowley to look at the service area adjacent to Fox Glen as she thinks that it needs better maintenance.

Doreen Gugliemino, 109 Washington Road, said she grew up on 107 West Street, and agrees that plantings won't give the homeowners the privacy they deserve. She said that a vinyl fence would provide more privacy.

Madeline Lowry, 22 Franklin Road, said she worked at Covenant Village, and they always thought the best for both the town and the residents. She said that the messy area Chairman Kelly referred to was a breakaway for the Fire Department.

Mr. Popper asked about the proposed location of the new driveway. Mr. Hart said it eclipses half of each of the two middle houses along West Street.

Sue Carvalho, 19 Oxford Lane, asked if there would be sufficient visitor parking and asked what the average parking space needs were for residents.

Mr. Hart said that the parking requirement is 1-1.2 spaces per unit. He said that most couples have either one car or no car at all. Chairman Kelly asked Mr. Hart to clarify how many new spaces were being created in relation to new units being created. Mr. Hart said it was 40 each.

Mr. Popper asked the Executive Director if there were any parking challenges. Ms. Klapproth said she was comfortable with what was being proposed. Mr. Popper asked her to provide a parking table for visitors and residents. She said that generally couples have one car. She said that residents use shopper shuttles and ride sharing services.

Mr. Popper asked which houses are being removed and was told by Michael Hamel, Director of Facilities, that 99, 101, 103 and 105 West Street are all being taken down.

Paul Cordone made a motion to continue the public hearing to Thursday, November 8, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

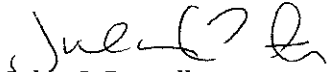
11. Approval of Minutes:

- a. October 2, 2018: no action taken

12. Commissioner's Comments: None

13. Adjourn: Paul Cordone made a motion to adjourn; Seconded by John Keithan. *All in favor; motion passed.* Meeting adjourned at 8:50 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk