



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. TUESDAY OCTOBER 16, 2018
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET

AMENDED AGENDA

RECEIVED FOR RECORD
Oct 10, 2018 02:00P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of Agenda
5. Public Comments
6. Development Compliance Officer Report:
7. Town Planner Report:
8. New Business Accept and Schedule New Applications:
9. New Business:
 - a. Application #18-63 Request to modify the Site Plan to construct new green houses and a loading dock addition at 419 Main Street. Cromwell Growers, Inc. is the Applicant and Cromwell Realty, LLC is the Owner.
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.
11. Approval of Minutes:
 - a. October 2, 2018
12. Commissioner's Comments:
13. Adjourn

To: Town Council
From: Stuart B. Popper, Director of Planning and Development
Date: October 3, 2018
Re: Economic Development Coordinator Report for September 2018

1. Cromwell Economic Development Commission Website

- The new Cromwell Economic Development Commission web site is up and running on the Town of Cromwell web site. The page contains a listing of all the businesses in Town by category. More information will be added in the future.

2. Middlesex Chamber of Commerce

- The Middlesex Chamber of Commerce Connecticut Connections Business Expo will be on Wednesday October 24, 2018. We are looking for volunteers to help operate our trade show booth.

3. New Planning and Zoning Commission Applications of Interest:

- Application #18-59: Request for Site Plan Approval to construct a new access drive, 54 living units and dining, recreation and other facilities at 52 Missionary Road. Covenant Home Inc., Covenant Village of Cromwell is the Applicant and the Owner.
- 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.
- Application #18-63 Request to modify the Site Plan to construct new green houses and a loading dock addition at 419 Main Street. Cromwell Growers, Inc. is the Applicant and Cromwell Realty, LLC is the Owner.

4. Planning and Zoning Commission Approvals in September and October:

- Application #18-44: Request for a Special Permit under Sections 4.7.E and 8.7 of the Zoning Regulations for a Planned Multifamily Residential Development at 150 Country Squire Drive.
- Application #18-46: Request for Site Plan Approval for a Planned Multifamily Residential Development at 150 Country Squire Drive.
- Application #18-52: Request for a Resubdivision at 113 Berlin Road. Ganesha Hospitality LLC is the Applicant and the Owner.
- Application #18-54: Request for a Special Permit under Section 3.3.C.4 Zoning Regulations to permit the construction of a 125 room hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.
- Application #18-55: Request for a Site Plan approval for the construction of a 125 room hotel at 76 Berlin Road.
- Application #18-58: Request to modify the Site Plan to install a new sign at 35 A Berlin Road for Joe's Filling Station. Joseph G. Moon is the Applicant and River Grace Plaza LLC is the Owner.
- Application #18-61: Request for a Site Plan approval for the façade and signage at the new Marshall's Store at 45 Shunpike Road. Taylor Associates - Architects is the Applicant and HB Nitkin Group is the Owner.

Memo

To: Planning and Zoning Commission

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

Date: October 9, 2018

Re: Comments for the October 16, 2018 Meeting Agenda

9. New Business:

a. Application #18-63: Request to modify the Site Plan to construct new green houses and a loading dock addition at 419 Main Street. Cromwell Growers, Inc. is the Applicant and Cromwell Realty, LLC is the Owner. *The 73 acre site contains about 989,000 square foot of greenhouse and related facilities and is located on the west side of Main Street and the north side of New Lane in the Industrial Zone District. The Applicant is proposing to replace some of the older greenhouses and construct a loading facility on the New Lane side of the property. The Cromwell Inland Wetlands and Watercourses Agency at its regular meeting on October 3, 2018 approved Application #18-20: Request to conduct activities within the Upland Review Area (remove existing greenhouses and construct new buildings) at 419 Main Street. Staff has reviewed the application and attached are the staff comments to date.*

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. *A copy of the plans, the traffic study and a narrative describing the proposed development from the Applicant is included in the packet. The Cromwell Inland Wetlands and Watercourses Agency at its regular meeting on October 3, 2018 approved with conditions Application #18-18: Request to conduct activities within the Wetlands and the Upland Review area (construct a boardwalk over the existing stormwater pond) at 52 Missionary Road (Covenant Village). Staff has reviewed the application and attached are the staff comments to date.*

18-63

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN MODIFICATION

Name of Project: Proposed Greenhouse and Loading Dock Addition
Street Address: 419 Main Street, Cromwell, CT 06416
Volume/Page: 649/36 PIN #: 00370200

Applicant Name: Cromwell Growers, Inc.
Address: 419 Main Street, Cromwell, CT 06416

Telephone: (860) 635-6988 (day) (evening)
Email Address: edb@cromwellgrowers.com

Property Owner Name: Cromwell Realty, LLC
Address: PO Box 179, Cromwell, CT 06416

Attached:

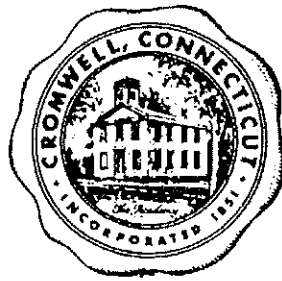
- (X) Application fee.
- (X) Twenty-five copies of the Site Development Plan prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

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

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

Edmund S. Beckett
Applicant Name and Signature

9/14/18
Date



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
Date: September 20, 2018
Re: **Plan Review, PZC Site Plan Application #18-63,
419 Main Street, Cromwell Growers**

BACKGROUND

The Subject Property located at 419 Main Street is within the LB Local Business Zone and the IND Industrial Zone and also abuts Residential zones.

PROPOSAL

The Applicant is seeking approval to construct a 117,978 SF greenhouse and a 42,901 SF loading dock addition.

COMMENTS

The Application meets the Area and Bulk requirements, the height requirements and the parking requirements.

The Application does not include a Landscaping Plan and it is unknown if the Applicant shall request a waiver of the Landscaping Requirements as provided in §5.1.H.3.

The following items are requested to accompany the application:

1. Pursuant to §5.5.E.4., Revision to page 8 of 10, "EROSION CONTROL SEQUENCE", "CONSTRUCTION SEQUENCE", #1., **Add: Zoning Enforcement Officer** to "TOWN CONTACTS"
2. Pursuant to §8.6.B.3., Provide a completed "Developers Performance Bond Spreadsheet"

Popper, Stuart

From: Chief Lamontagne
Sent: Friday, September 28, 2018 2:23 PM
To: Popper, Stuart
Subject: 18-63

Stuart,
I have no comments on this application.

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

Memo

To: Town Staff
From: Stuart B. Popper, Town Planner
Date: September 19, 2018
Re: Application #18-63

Please review and comment on the following application. Email responses are welcome. Request for a proposed greenhouse and loading dock addition. Cromwell Growers is the Applicant and Owner.

- H.C. PARKING FOR THE LOADING DOCK BLDG.?

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

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 SITE PLAN APPROVAL

Name of Project: Cromwell Town Center & Residential Living 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: (Already submitted)

- 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> 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.

[Signature]
Applicant Name and Signature
Covenant Village Inc.

8-25-18
Date

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.



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
Date: October 2, 2018
Re: **REVISED Plan Review- PZC Site Plan Application #18-59**
52 Missionary Road, Covenant Village of Cromwell; "The Subject Property"

COMMENTS

The below items listed in my 09/13/2018 Plan Review Comments have been addressed. I have no further comments.

<i>ITEM REQUESTED</i>	<i>APPLICABLE CODE</i>
Developers Bond Spread Sheet	§8.6.B 3.
Fully dimensioned drawings of all sides of buildings	§8.6.B 4.
Landscape plan not comprehensive	§5.1.D (1)
Plantings within R.O.W.	§5.1.E 5
Landscape buffer distance requirement	§5.1.D 6.(1)
Any proposed signage	§8.6.D (9)
Proposed lighting location and style	§8.6.D (10)
Temporary Sediment Trap Stone Undersized	CT DOT E&S 2002 Guidelines
Construction Entrance (west) Undersized	CT DOT E&S 2002 Guidelines
Include ZEO on Page 1 General Notes, E&S Control Notes	§5.5. E 4.
Retain a Certified Inspector (CPESC)	§5.5. E 2. (2)

September 27, 2018

Mr. Stuart Popper
Cromwell Planning and Zoning Commission
Town of Cromwell
41 West Street
Cromwell, CT 06416

**RE: Plan Review – Planning and Zoning Commission Site Plan Application #18-59
Covenant Village of Cromwell
52 Missionary Road
MMI #6492-01-07**

Dear Mr. Popper:

We are in receipt of comments written by Bruce E. Driska, CZEO, on September 13, 2018, regarding the above-referenced application. We offer the following responses to those comments:

- C1. Developers Bond Spread Sheet (Applicable Code: §8.6.B 3.)
- R1. Please see the attached Developers Bond Estimate of the Sediment and Erosion Controls that we have prepared for the proposed development.**
- C2. Fully dimensioned drawings of all sides of buildings (*Applicable Code: §8.6.B 4.*)
- R2. Attached is a copy of the architectural plan of the first floor that shows the proposed dimensions of the building.**
- C3. Landscape plan not comprehensive (*Applicable Code: §5.1.D (1)*)
- R3. Attached is a detailed landscape plan.**
- C4. Plantings within R.O.W. (*Applicable Code: §5.1.E 5*)
- R4. The selected species of trees has been revised to conform with this regulation.**
- C5. Landscape buffer distance requirement (*Applicable Code: §5.1.D 6.(1)*)
- R5. The buffer plantings have been revised to meet the screening requirement under this section of the regulations.**
- C6. Any proposed signage (*Applicable Code: §8.6.D (9)*)
- R6. A ground-based neighborhood monument sign that will meet the Town of Cromwell regulations will be provided at the new West Street entrance.**

- C7. Proposed lighting location and style (*Applicable Code: §8.6.D (10)*)
- R7. The location of site lights is shown on the attached landscape plan, and cut sheets are provided for the two proposed light fixtures. The MetroScape light (LED) is for the driveways, and the Gulwig LED light is for the parking areas.**
- C8. Temporary Sediment Trap Stone Undersized (*Applicable Code: CT DOT E&S 2002 Guidelines*)
- R8. The temporary sediment trap stone size and modified riprap meet the requirements of the guidelines.**
- C9. Construction Entrance (west) Undersized (*Applicable Code: CT DOT E&S 2002 Guidelines*)
- R9. The construction entrance has been lengthened to 100 feet.**
- C10. Include ZEO on Page 1 General Notes, E&S Control Notes (*Applicable Code: §5.5. E 4.*)
- R10. Note #2 of the Erosion Control notes on the title sheet of the project plans has been modified to include the ZEO.**
- C11. Retain a Certified Inspector (CPESC) (*Applicable Code: §5.5. E 2. (2)*)
- R11. Note #1 of the Erosion Control notes on the title sheet of the project plans has been added to specify the hiring of a Certified Erosion Control Specialist.**

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

Enclosures

6492-01-7-s2618-ltr

**BOND ESTIMATE OF SEDIMENT AND EROSION CONTROLS
 COVENANT VILLAGE TOWN CENTER PROJECT
 CROMWELL, CONNECTICUT**

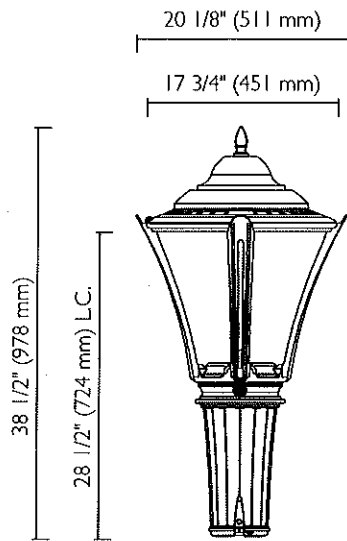
9/25/2018

#6492-01

Description	Unit	Unit Price	Quantity	Amount
CONSTRUCTION ENTRANCE - (CE)	EA	\$1,500.00	2	\$3,000
SEDIMENTATION CONTROL HAYBALES - (HB)	LF	\$3.00	640	\$1,920
SEDIMENTATION CONTROL FILTER FENCE - (GSF)	LF	\$3.00	1,250	\$3,750
INLET PROTECTION - (IP)	EA	\$100.00	53	\$5,300
TEMPORARY SEDIMENT TRAP- (TST)	EA	\$2,500.00	3	\$7,500
TEMPORARY SEEDING	LS	\$10,000.00	1	\$10,000
			SUBTOTAL	\$31,470
			10% CONTINGENCY	\$3,147
			TOTAL	\$34,617

MetroScape

Data Sheet



MPTR

Conform to the UL 1598 and CSA C22.2 No. 250.0-08 standards
 Suitable for operation in an ambient temperature up to 40°C / 104°F - UL certified
 (Runs cool in almost every climate).
 The MetroScape meets the ANSI C136.31-2001 table 2, American National Standard for
 Roadway Luminaire Vibration specifications for Bridge/overpass applications. (Tested for 3G
 over 100 000 cycles by an independent lab)

EPA:
 1.97 sq ft
 Weight:
 31.1 lbs (14.1 kg)

MetroScape is approved by:



How to calculate the system lumen per watt ratio (LER):
 First, visit our website at www.philips.com/lumec and download
 the IES file (photometric file) of your selected Philips Lumec product .
 Then, use a photometric software to get the absolute system lumens
 value and divide by the system wattage. (Example: 35W32LED4KES :
 Absolute system lumens / 42W = LER)

LED Lamp Details

LED = Philips Lumileds Luxeon R, CRI = 70, CCT = 4000K (+/- 350K)
 System (LED + driver) rated life = 100,000 hrs¹

LAMP	TYPICAL DELIVERED LUMENS	TYPICAL SYSTEM WATTAGE ² (W)	TYPICAL CURRENT @ 120V (A)	TYPICAL CURRENT @ 208V (A)	TYPICAL CURRENT @ 240V (A)	TYPICAL CURRENT @ 277V (A)	LED CURRENT (mA)	HID EQUIVALENT ³	LUMINAIRE EFFICACY RATING (LM/W)	BUG RATING
35W32LED4K-R-LE2	3200	35	0.29	0.17	0.16	0.15	350	70 - 100	91.4	B1-U0-G1
35W32LED4K-R-LE3	3200	35	0.29	0.17	0.16	0.15	350	70 - 100	91.4	B1-U0-G1
35W32LED4K-R-LE4	3200	35	0.29	0.17	0.16	0.15	350	70 - 100	91.4	B1-U0-G1
35W32LED4K-R-LE5	3200	35	0.29	0.17	0.16	0.15	350	70 - 100	91.4	B2-U0-G1
55W32LED4K-R-LE2	4500	52	0.40	0.23	0.21	0.19	530	100 - 150	86.5	B1-U0-G1
55W32LED4K-R-LE3	4500	52	0.40	0.23	0.21	0.19	530	100 - 150	86.5	B1-U0-G1
55W32LED4K-R-LE4	4500	52	0.40	0.23	0.21	0.19	530	100 - 150	86.5	B1-U0-G1
55W32LED4K-R-LE5	4500	52	0.40	0.23	0.21	0.19	530	100 - 150	86.5	B2-U0-G1
55W48LED4K-R-LE2	5000	55	0.38	0.22	0.23	0.21	350	100 - 150	90.9	B1-U0-G1
55W48LED4K-R-LE3	5000	55	0.38	0.22	0.23	0.21	350	100 - 150	90.9	B1-U0-G1
55W48LED4K-R-LE4	5000	55	0.38	0.22	0.23	0.21	350	100 - 150	90.9	B1-U0-G1
55W48LED4K-R-LE5	5000	55	0.38	0.22	0.23	0.21	350	100 - 150	90.9	B2-U0-G1
80W48LED4K-R-LE2	7200	79	0.63	0.36	0.34	0.31	530	150-200	91.1	B2-U0-G1
80W48LED4K-R-LE3	7200	79	0.63	0.36	0.34	0.31	530	150-200	91.1	B2-U0-G1
80W48LED4K-R-LE4	7200	79	0.63	0.36	0.34	0.31	530	150-200	91.1	B2-U0-G1
80W48LED4K-R-LE5	7200	79	0.63	0.36	0.34	0.31	530	150-200	91.1	B3-U0-G1
70W64LED4K-R-LE2	6200	71	0.58	0.34	0.32	0.3	350	100 - 150	87.3	B2-U0-G1
70W64LED4K-R-LE3	6200	71	0.58	0.34	0.32	0.3	350	100 - 150	87.3	B2-U0-G1
70W64LED4K-R-LE4	6200	71	0.58	0.34	0.32	0.3	350	100 - 150	87.3	B2-U0-G1
70W64LED4K-R-LE5	6200	71	0.58	0.34	0.32	0.3	350	100 - 150	87.3	B3-U0-G1
110W64LED4K-R-LE2	9300	103	0.8	0.46	0.42	0.38	530	200 - 250	90.3	B2-U0-G2
110W64LED4K-R-LE3	9300	103	0.8	0.46	0.42	0.38	530	200 - 250	90.3	B2-U0-G2
110W64LED4K-R-LE4	9300	103	0.8	0.46	0.42	0.38	530	200 - 250	90.3	B2-U0-G2
110W64LED4K-R-LE5	9300	103	0.8	0.46	0.42	0.38	530	200 - 250	90.3	B4-U0-G2
90W80LED4K-R-LE2	8600	87	0.78	0.43	0.40	0.34	350	150-200	98.9	B2-U0-G2
90W80LED4K-R-LE3	8600	87	0.78	0.43	0.40	0.34	350	150-200	98.9	B2-U0-G2
90W80LED4K-R-LE4	8600	87	0.78	0.43	0.40	0.34	350	150-200	98.9	B2-U0-G2
90W80LED4K-R-LE5	8600	87	0.78	0.43	0.40	0.34	350	150-200	98.9	B4-U0-G2
135W80LED4K-R-LE2	12000	129	1.15	0.61	0.58	0.5	530	250 - 320	93.0	B2-U0-G2
135W80LED4K-R-LE3	12000	129	1.15	0.61	0.58	0.5	530	250 - 320	93.0	B2-U0-G2
135W80LED4K-R-LE4	12000	129	1.15	0.61	0.58	0.5	530	250 - 320	93.0	B2-U0-G2
135W80LED4K-R-LE5	12000	129	1.15	0.61	0.58	0.5	530	250 - 320	93.0	B4-U0-G2

¹ L70 = 100,000 hrs (at ambient temperature = 25°C and forward current = 700 mA)

² System wattage includes the lamp and the LED driver.

³ Equivalence should always be confirmed by a photometric layout.

Note : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.

Optical System



Composed of high performance acrylic refractors lenses to achieve desired distribution, optimized to get maximum spacing, target lumen and a perfect lighting uniformity. Performance shall be tested per LM63 and LM79 and TM115 (IESNA) certifying its photometric performance.

* Photometry available on Philips Lumec web site www.philips.com/lumec.

- LE2: Asymmetrical
- LE3: Asymmetrical
- LE4: Asymmetrical
- LE5: Symmetrical (square)

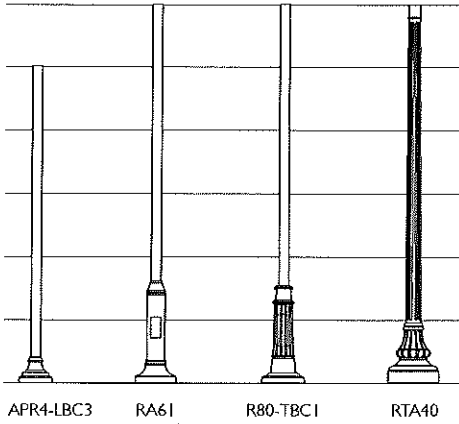
Voltages

120 / 208 / 240 / 277 / 347¹ / 480¹

¹ I.E.C. available with driver options

Poles

Consult the Philips Lumec Pole Guide for details and the complete line of poles.



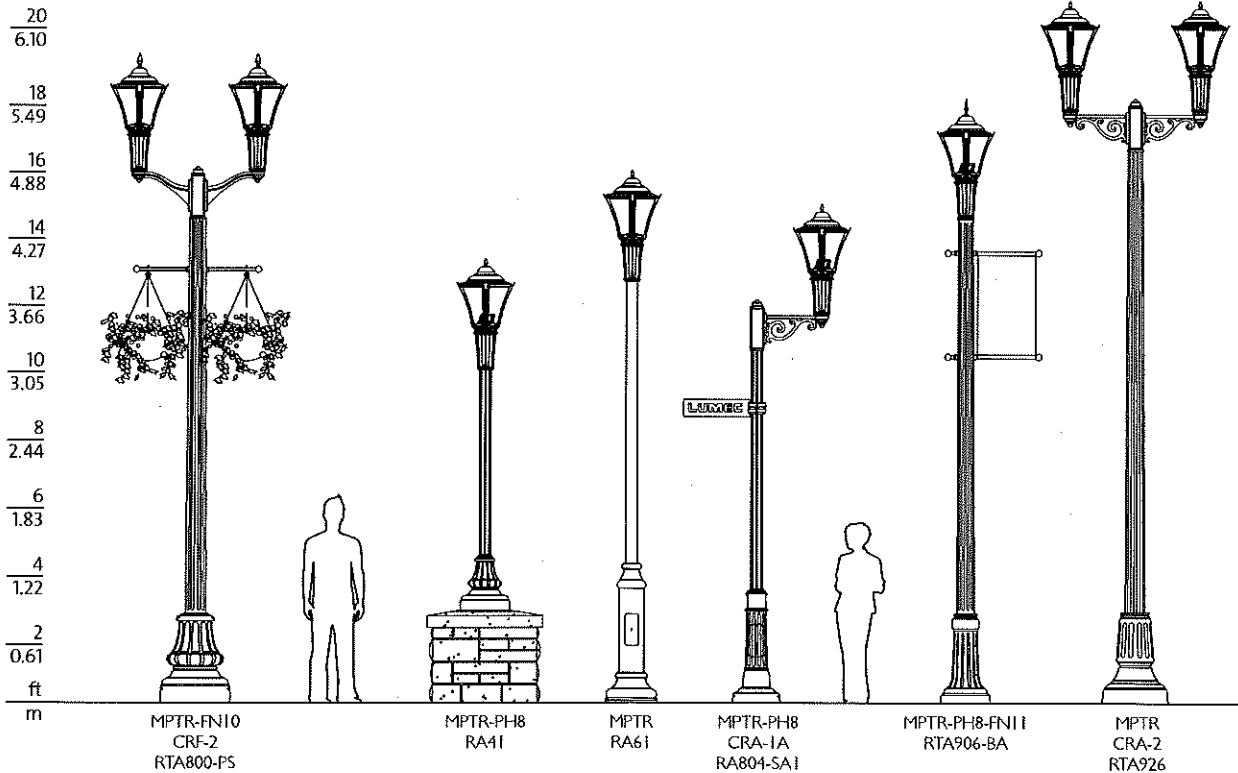
Finish

- GR Gray Sandtex
- WHTX Textured White
- BKTX Textured Black
- GY3TX Textured Medium Grey
- BRTX Textured Bronze
- BG2TX Textured Sandstone
- BE2TX Textured Midnight Blue
- BE6TX Textured Ocean Blue
- BE8TX Textured Royal Blue
- GNTX Textured Green
- GN4TX Textured Blue Green
- GN6TX Textured Forest Green
- GN8TX Textured Dark Forest Green
- RD2TX Textured Burgundy
- RD4TX Textured Scarlet
- TS Hammertone Silver
- TG Hammertone Gold
- NP Natural Aluminum

Ordering example

Luminaire	Lamp	Optical System	Voltage	Driver Options	Luminaire Options	Pole	Finish
MPTR	42W32LED4KES	LE3	120	DMG	PH8	APR4-LBC4-16	BKTX

Assembly examples



**PHILIPS
LUMEC**

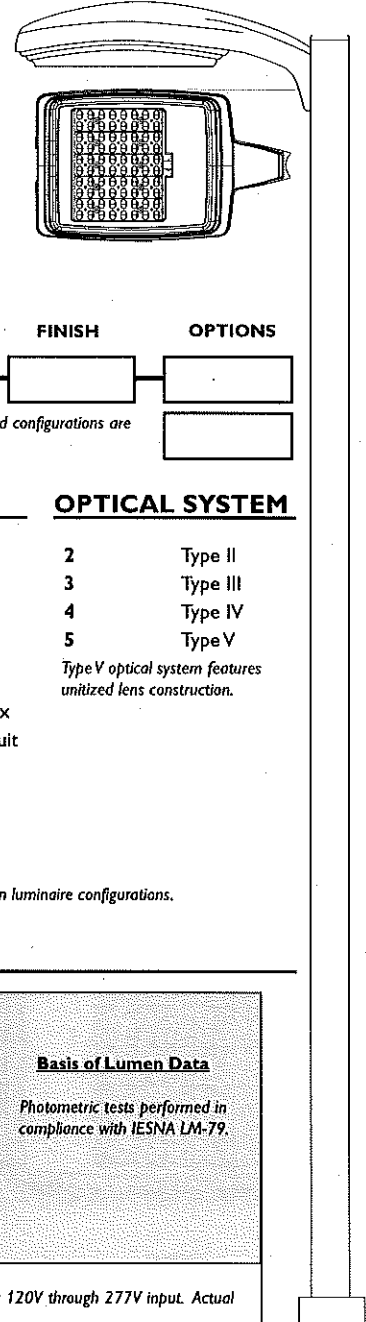
Job:
Type:
Notes:

Gullwing LED

Page 1 of 3

GL13 Luminaires Featuring Motion Response

Philips Gardco Gullwing LED luminaires combine LED performance excellence and advanced Philips Gardco LED thermal management technology with the distinct Gullwing style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. The Philips Gardco Gullwing LED is defined by its high performance, sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The advanced LED optical systems provide IES Types II, III, IV and V distributions. The luminaire features a state of the art integral thermal control system to maximize LED performance and life, and to extend component life. All LED wattages utilize high performance Class I LED systems. The door frame is single-piece die cast aluminum, and includes a tempered glass lens. Luminaires are finished with a fade and abrasion resistant TGIC powdercoat. Gullwing LED luminaires provide full cutoff performance. Available automatic profile dimming and motion response versions add integral control to increase energy savings.



PREFIX	MOUNTING	OPTICAL SYSTEM	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

Complete Luminaires¹

GL13	13" Gullwing LED Luminaire - Constant Wattage
GL13-DIM	13" Gullwing LED Luminaire - with 0-10V Dimming
GL13-APD²	13" Gullwing LED Luminaire - with Automatic Profile Dimming
GL13-MRI³	13" Gullwing LED Luminaire - with Motion Response Integral Motion Sensor
GL13-APD-MRI³	13" Gullwing LED Luminaire - with Automatic Profile Dimming - Motion Response Override Integral Motion Sensor

MOUNTING

1	Single Pole Mount
2	Twin Pole Mount at 180°
2@90	Twin Pole Mount at 90°
3	3-way Pole Mount at 90°
3@120³	3-way Pole Mount at 120°
4	4-way Pole Mount
W	Wall Mount, Recessed J-box
WS	Wall Mount, Surface Conduit

3. Not available with PTF option.

OPTICAL SYSTEM

2	Type II
3	Type III
4	Type IV
5	Type V

Type V optical system features unitized lens construction.

1. Retrofit Kits for existing Gullwing 13" HID luminaires are available. See Legacy LED Retrofit Kits Submittal Data Sheet (G200-21) for Retrofit Kit information.

2. APD version available in 120V through 277V only. MRI and APD-MRI versions require 120V or 277V input. See page 3 for more information on luminaire configurations.

LED WATTAGE AND LUMEN VALUES

Ordering Code	Average System Watts ⁴	LED Current (mA)	LED Selection	Luminaire Initial Absolute Lumens ^{5,6}				Basis of Lumen Data Photometric tests performed in compliance with IESNA LM-79.
				TYPE 2	TYPE 3	TYPE 4	TYPE 5	
70LA	71.2	350	CW	5,858	6,177	6,008	5,853	
			NW	5,636	5,854	5,696	5,479	
85LA	85.9	350	CW	7,531	7,714	7,495	7,384	
			NW	6,973	7,143	6,940	6,837	

4. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.

5. Values shown are for luminaires without the HS external shield option. Tests are in process for luminaires with the HS option and WW luminaires. Contact Gardco.applications@philips.com if approximate estimates are required for design purposes.

6. LED arrays feature LEDs that provide from 100 to 130 lumens per watt when operated at 350 mA. Lumen values based on tests performed in compliance with IESNA LM-79.



PHILIPS



Gullwing LED

GL13 Luminaires Featuring Motion Response

LED SELECTION

CW	Cool White - 5700°K - 75 CRI
NW	Neutral White - 4000°K - 70 CRI
WW	Warm White - 3000°K - 80 CRI

VOLTAGE

120	
208	
240	
277	
347	
480	
UNIV	120V through 277V, 50hz or 60hz
HVU	347V through 480V, 50hz or 60hz (High Voltage Universal)

FINISH

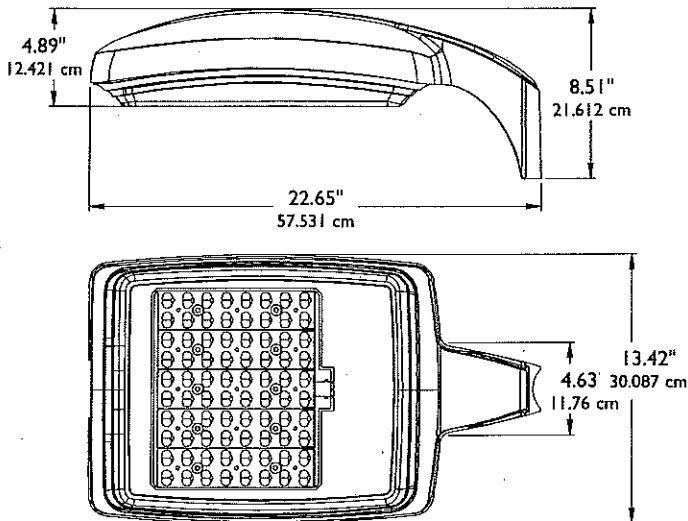
BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint <i>Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.</i>
SC	Special Paint <i>Specify. Must supply color chip.</i>

OPTIONS

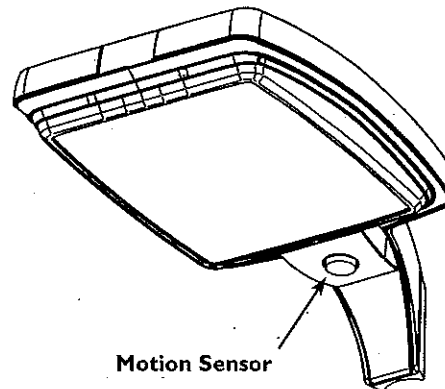
F⁷	Fusing
LF⁷	In-Line/In-Pole Fusing
PC⁸	Photocontrol and Receptacle
PCR	Photocontrol Receptacle only
HS	External Houseside Shield
MF⁹	Mast Arm Fitter
PTF²₁₀	Pole Top Fitter - 2 3/8" - 3" Dia. Tenon
PTF³₁₀	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon
PTF⁴₁₀	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon
SPA¹¹	Square Pole Adapter
TR1¹²	Single Transition
TR2¹²	Twin Transition
DL	Diffusing Lens (<i>reduces performance significantly</i>)

- 7. Specify input voltage.
- 8. Specify input voltage. Not available above 277V.
- 9. Mounts to a 2-3/8" O.D. mast arm.
- 10. Not available in 120° mounting configurations.
- 11. Required for mounting to straight square poles.
- 12. Mounts to a 2-3/8" top tenon. Specify a pole with 3.00" top OD for a smooth transition.

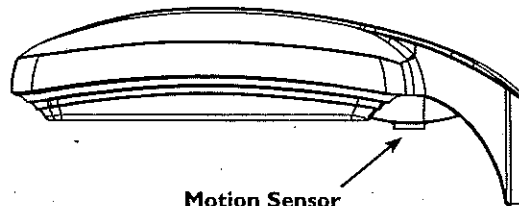
DIMENSIONS AND EPA



GL13-MRI or GL13-APD-MRI Units



Motion Sensor



Motion Sensor

EPA

1	2	3-4
.8 ft ²	1.6 ft ²	2.2 ft ²
.07 m ²	.15 m ²	.20 m ²

Approximate Weight
Single Luminaire

33 lbs / 14.969 kg

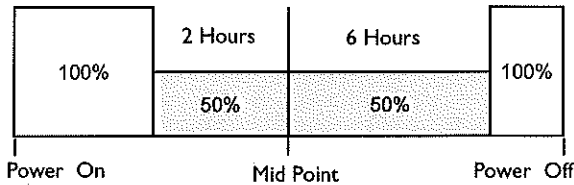
LUMINAIRE CONFIGURATION INFORMATION

GL13: Philips Gardco Gullwing 13" LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

GL13-DIM: Philips Gardco Gullwing 13" LED luminaire provided with 0 -10V dimming for connection to a control system provided by others.

GL13-APD: Philips Gardco Gullwing 13" LED luminaires with Automatic Profile Dimming are provided with the Philips DynaDimmer module included. The DynaDimmer is programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point. **Available in 120V through 277V input only.**

APD Dimming Profile:

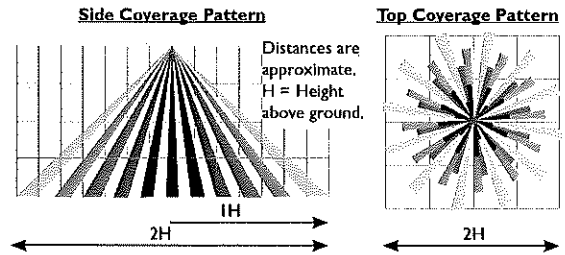


GL13-MRI: Luminaires with Integral Motion Sensor include the DynaDimmer module and an integral motion sensor. The location of the integral motion sensor is shown on page 2. The DynaDimmer is programmed to provide 50% power and light output, unless motion is detected. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for

the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes. Duration period is field adjustable. **Available in 120V or 277V input only.**

MRI luminaires are provided with the WattStopper FS-355-L3W motion sensor, with a maximum recommended 20 ft. mounting height. The area coverage and range of the integral sensors make them most suitable for applications not requiring long range detection.

FS-355-L3W - Supplied with GL13- MRI and APD-MRI Luminaires



GL13-APD-MRI: Luminaires with Automatic Profile Dimming and Motion Response Override with integral motion sensor, (APD-MRI) combine the benefits of automatic profile dimming and motion response. The luminaire will dim to 50% power, 50% light output, per the APD dimming profile. If motion is detected during the time the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes. Duration period is field adjustable. APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details above. **Available in 120V or 277V input only.**

SPECIFICATIONS

GENERAL DESCRIPTION: The Philips Gardco Gullwing LED is defined by its high performance, sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. Gullwing LED luminaires combine LED performance excellence and advanced Philips Gardco LED thermal management technology with the distinct Gullwing style to provide outdoor area lighting and pedestrian scale lighting that is both energy efficient and aesthetically pleasing.

HOUSING: A one-piece die cast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 0.8 ft² / .07 m².

LED RELIABILITY:

PREDICTED LUMEN DEPRECIATION DATA		
Ambient Temperature °C	LED Wattage / Driver mA	L ₇₀ Hours ¹³
25 °C	70LA or 85LA / 350 mA	150,000
40 °C	70LA or 85LA / 350 mA	100,000

13. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.

THERMAL MANAGEMENT: The Philips Gardco Gullwing LED provides extruded aluminum integral thermal radiation fins to provide the excellent thermal management so critical to long LED system life.

OPTICAL SYSTEMS: Lensed LED arrays are set to achieve IES Type II, Type III, Type IV and Type V distributions. Individual LED arrays are replaceable. Luminaires feature high performance Class I LED systems, and include a tempered glass lens.

ELECTRICAL: Luminaires are equipped with an LED driver that accepts 120V through 277V, or 347V through 480V, 50hz to 60hz, input. Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F / 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. Power factor is not less than 90%. Luminaire consumes 0.0 watts in the off state. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WVP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires feature a 5 year limited warranty covering LED arrays and LED drivers. Motion sensors feature a 5 year limited warranty from the motion sensor manufacturer. See Warranty Information on www.sitelighting.com for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.



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**Covenant Village of Cromwell
Sequence of Construction
MMI #6492-01-05**

1. Hold preconstruction meeting with town staff.
2. Stake out limit of disturbance and identify trees and vegetation to remain.
3. Install construction fencing.
4. Install soil erosion and sediment control measures.
5. Remove houses and cottages.
6. Construct temporary construction parking lots.
7. Install temporary electrical service.
8. Set up construction trailers and laydown areas.
9. Construct new parking areas south of the new building and to the northwest of the building.
10. Initiate construction of retaining walls and temporary access road from West Street to Missionary Road.
11. Relocate existing utilities.
12. Install binder coat of asphalt to provide complete access for emergency vehicles.
13. Initiate building construction.
14. Connect new utilities to the building.
15. Place topsoil and seed.
16. Install sidewalks and final course of pavement.
17. Complete landscaping.

6492-01-05-s1318-notes

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM THURSDAY, OCTOBER 2, 2018
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

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

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

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

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7:05 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 Mo Islam; Seconded by Ken Rozich. *All in favor; motion passed.*
4. **Approval of Agenda:** Mr. Popper added two new applications to Item #8. New Business Accept and Schedule New Applications:
 - a. Application #18-58: Request to modify the Site Plan to install a new sign at 35A Berlin Road for Joe's Filling Station. Joseph G. Moon is the Applicant and River Grace Plaza LLC is the Owner.
 - b. 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. David P. Sullivan 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:** None
6. **Development Compliance Officer Report:** Mr. Driska asked if there were any questions or comments on his report. There were none. He said that the

walls would be going up this week at the County Line Drive project and that the TPC and ShopRite/Marshalls projects were progressing.

7. **Town Planner Report:** Mr. Popper referenced the new applications to be accepted and scheduled tonight. He also said that the Economic Development Commission had voted to approve the requested tax abatement proposed by the developer of the hotel on Route 372 by the Liberty Bank. The tax abatement request will now go to the Town Council for consideration.

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

- a. Application #18-58: Request to modify the Site Plan to install a new sign at 35A Berlin Road for Joe's Filling Station. Joseph G. Moon is the Applicant and River Grace Plaza LLC is the Owner.

Michael Cannata made a motion to accept Application #18-58 and to schedule it to be considered as a business item at tonight's meeting; Seconded by Ken Slade. *All in favor; motion passed.*

- b. 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.

Michael Cannata made a motion to accept Application #18-63 and to schedule it to be considered as a business item at the Tuesday, October 16, 2018 meeting; Seconded by Ken Slade. *All in favor; motion passed.*

- c. 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. David P. Sullivan is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-65 and to schedule a public hearing for the Thursday, November 8, 2018 meeting; Seconded by Ken Slade. *All in favor; motion passed.*

9. **New Business**

- a. Application #18-58: Request to modify the Site Plan to install a new sign at 35A Berlin Road for Joe's Filling Station. Joseph G. Moon is the Applicant and River Grace Plaza LLC is the Owner.

Mr. Driska said that the application complied with the Zoning Regulations.

Joseph G. Moon, 29 Southgate Drive, South Glastonbury, Connecticut, was present to answer questions about the application. Mr. Popper clarified that the type of sign requested has a tube in the sign's case that shines on the sign and that this is neither a neon nor a backlit sign. Mr. Driska said that he had received examples of tube signs from the signmaker and that this is a common style of sign. Mr. Moon showed color renderings of both the building mounted sign and the pylon sign. He said that the plaza owner wanted the "Franco's Cocktail Lounge" sign to remain in its current location.

Mr. Driska said that he did not include the Franco's sign when he calculated the signage allotment as he thought it was being moved to the side of the building. Mr. Popper said that the new sign could not go up until the old sign was removed from the front of the building, as those were the representations that had been previously made. The applicant agreed that removing the Franco's sign would make it less confusing as to what business is operating there.

Michael Cannata made a motion to approve Application #18-58: Request to modify the Site Plan to install a new sign at 35 A Berlin Road for Joe's Filling Station, with the condition that the new sign cannot be installed until the Franco's sign is removed from the front of the building; Seconded by Chris Cambareri.

Mo Islam asked if the signage was sufficient. Mr. Popper said that the Zoning Regulations set the maximum size parameters only and that the Commission does not design the sign or tell applicants that their signs are not big enough.

All were in favor; motion passed.

- b. Application #18-61: Request for Site Plan approval for the façade and signage at the Marshal's Store at 45 Shunpike Road. Taylor Associates – Architect is the Applicant and HBN-CSC LLC c/o HB Nitkin Group is the Owner.

Mr. Driska said that he had reviewed the application and the proposal was in compliance with the regulations.

Craig Way, 230 Mason Street, Greenwich, Connecticut, presented the application on behalf of HB Nitkin Group. He began by reviewing the location of the ShopRite and Marshalls in relation to the former K-Mart and XPECT store locations. He said that Marshalls would be taking up about 25,000 square feet of the former K-Mart, leaving about 45,000 square feet of leasable space remaining. He said that they were planning to obtain their building permit this month and hoped to open Marshalls in March 2019, with ShopRite possibly opening a month earlier.

Jeff Taylor, of Taylor Architects in White Plains, New York, reviewed a rendering of the proposed façade. He described the covered canopy, the ranchstone columns, and the illuminated channel lettering 6 feet by 25 feet in size. He said that everything would be new: the storefront, walls, sliding doors, lighting, flooring, and receiving dock, as nothing from the former K-Mart could be salvaged.

Mr. Driska said that the loading dock area is in the compliance with the Zoning Regulations.

Mr. Way said that they did not need to obtain an OSTA permit for this retail use.

The Commission was in general agreement that the proposed façade looked good.

Michael Cannata made a motion to approve Application #18-61: Request for Site Plan approval for the façade and signage at the Marshalls Store at 45 Shunpike Road; Seconded by Chris Cambareri. *All in favor; motion passed.*

10. Approval of Minutes:

a. September 4, 2018:

Michael Cannata made a motion to approve the minutes as presented. In favor: Chairman Kelly, Michael Cannata, Jeremy Floryan, Ken Rozich, David Fitzgerald. Abstained: Chris Cambareri, Ken Slade, Paul Cordone, Mo Islam. *Motion passed.*

b. September 20, 2018:

Michael Cannata made a motion to approve the minutes as presented. In favor: Chairman Kelly, Michael Cannata, Jeremy Floryan, Chris Cambareri, Ken Slade, Paul Cordone, David Fitzgerald. Abstained: Ken Rozich, Mo Islam. *Motion passed.*

11. Commissioner's Comments: None

12. Adjourn: Michael Cannata made a motion to adjourn; Seconded by Paul Cordone. Meeting adjourned at 7:37 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk