



**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY OCTOBER 17, 2017
TOWN HALL GYM 41 WEST STREET
AMENDED AGENDA**

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of Agenda
5. Public Comments
6. Development Compliance Officer Report:
7. Town Planner Report:
8. Public Hearing:
 - a. Application #17-22: Request for Site Plan Approval for Center Point Apartments (an Affordable Housing Application) at 186 Shunpike Road. JPG Partners, Inc. is the Applicant and the Estate of Helen M. Ewald c/o Sybil C. Martin Executrix is the Owner.
9. Commissioner's Comments:
10. Approval of Minutes:
 - a. October 3, 2017
11. Adjourn

RECEIVED FOR FILING
10-12-2017 at 1:04 PM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Lisa L. Langley, Asst.
TOWN CLERK

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: October 12, 2017
Re: Comments for the October 17, 2017 Meeting Agenda

8. Public Hearing:

a. Application #17-22: Request for Site Plan Approval for Center Point Apartments (an Affordable Housing Application) at 186 Shunpike Road. JPG Partners, Inc. is the Applicant and the Estate of Helen M. Ewald c/o Sybil C. Martin Executrix is the Owner.

Attached for your information are:

1. Email Memo from Stuart Popper dated 10/12/17
2. Email Memo from Stuart Popper dated 10/11/17
3. Email Memo from Stuart Popper dated 10/5/17
4. Email Memo from Stuart Popper dated 9/19/17
5. Email Memo from Stuart Popper dated 9/12/17
6. Email Memo from Stuart Popper dated 9/12/17
7. Review from Jon Harrington dated 10/11/17
8. Memo from Chris Juliano dated 10/9/17
9. Construction Sequence Narrative
10. Affordability and Fair Market Housing Plan
11. Letter from Attorney Landolina dated 10/10/17
12. Memo from Attorney Olson dated 8/15/17
13. Memo from Attorney Olson dated 8/29/17
14. Memo from Attorney Olson dated 10/8/17
15. Memo from Attorney Olson dated 10/8/17
16. Pedestrian Road Safety Analysis Benesh 10/17
17. Center Point Apartments Revised Plans
18. Center Point Apartments Snow Storage Plan
19. Center Point Apartments Bond Estimate

Popper, Stuart

From: Popper, Stuart
Sent: Thursday, October 12, 2017 10:23 AM
To: Christopher S. Juliano (cjuliano@julianoassociates.com); Carl@faheyland.com
Cc: Harriman, Jon
Subject: Revision 10/5 Review Comments

Tracking:	Recipient	Read
	Christopher S. Juliano (cjuliano@julianoassociates.com)	
	Carl@faheyland.com	
	Harriman, Jon	Read: 10/12/2017 11:59 AM

Hello Chris,

Please add as comment #6 the following statement:

6. Include the asphalt paving courses for the internal roadway system and parking area in the bond estimate.

Thanks,

Stuart

Stuart B. Popper, AICP
Director of Planning and Development
Town of Cromwell
860-632-3422
Fax 860-632-3477

Popper, Stuart

From: Popper, Stuart
Sent: Wednesday, October 11, 2017 7:23 PM
To: Carl@faheyland.com; Christopher S. Juliano (cjuliano@julianoassociates.com)
Cc: Harriman, Jon
Subject: Revised #5 of 10/5/17 Review Email

Tracking:

Recipient	Read
Carl@faheyland.com	
Christopher S. Juliano (cjuliano@julianoassociates.com)	
Harriman, Jon	Read: 10/12/2017 7:41 AM

Hello Carl,

Below is the copy of my 10/5/17 Review memo emailed to you and Chris Juliano. I am amending number 5 to include the "sidewalks" located in the site. Please see the bold and italic text in revised #5 below:

5. Staff is requesting that the Engineer prepare a bond estimate for the installation of the site landscaping, ***sidewalks***, fencing, lighting and dumpster enclosures.

Hello Carl,

I have reviewed the revised plans for the above referenced application and I have the following comments:

1. Staff is requesting that the height of the building 1 and 2 be reduced to 35'.
2. Staff is requesting that the Engineer prepare a bond estimate for the erosion control plan based on the latest plans.
3. Staff is requesting that the Engineer prepare a bond estimate for all the improvements planned for the public right of way these include the sidewalks and street trees shown on Court Street and Shunpike Road.
4. Staff is requesting that the Engineer prepare a bond estimate for the installation of all the drainage improvements.
5. Staff is requesting that the Engineer prepare a bond estimate for the installation of the site landscaping, fencing, lighting and dumpster enclosures.

Please call me if you should have any questions.

Thanks,

Stuart Staff is requesting that the Engineer prepare a bond estimate for the installation of the site landscaping, fencing, lighting and dumpster enclosures.

Stuart B. Popper, AICP
Director of Planning and Development
Town of Cromwell
860-632-3422
Fax 860-632-3477

Popper, Stuart

From: Popper, Stuart
Sent: Thursday, October 05, 2017 1:57 PM
To: Carl@faheyland.com; Christopher S. Juliano (cjuliano@julianoassociates.com)
Subject: Comments Application #17-22: Request for Site Plan Approval for Center Point Apartments (an Affordable Housing Application) at 186 Shunpike Road.

Hello Carl,

I have reviewed the revised plans for the above referenced application and I have the following comments:

1. Staff is requesting that the height of the building 1 and 2 be reduced to 35'.
2. Staff is requesting that the Engineer prepare a bond estimate for the erosion control plan based on the latest plans.
3. Staff is requesting that the Engineer prepare a bond estimate for all the improvements planned for the public right of way these include the sidewalks and street trees shown on Court Street and Shunpike Road.
4. Staff is requesting that the Engineer prepare a bond estimate for the installation of all the drainage improvements.
5. Staff is requesting that the Engineer prepare a bond estimate for the installation of the site landscaping, fencing, lighting and dumpster enclosures.

Please call me if you should have any questions.

Thanks,

Stuart

Stuart B. Popper, AICP
Director of Planning and Development
Town of Cromwell
860-632-3422
Fax 860-632-3477

Popper, Stuart

From: Popper, Stuart
Sent: Tuesday, September 19, 2017 12:56 PM
To: Carl@faheyland.com
Subject: Question

Hello Carl,

- 1) Do you have a copy of a letter from Sybil C. Martin, Executrix of the Estate of Helen M Ewald authorizing JGP Partners LLC to pursue all necessary applications for approvals with various boards, commissions and official of the Town of Cromwell in connection with the proposed development of the property.

Thanks,

Stuart

Stuart B. Popper, AICP
Director of Planning and Development
Town of Cromwell
860-632-3422
Fax 860-632-3477

Popper, Stuart

From: Popper, Stuart
Sent: Tuesday, September 12, 2017 11:26 AM
To: Christopher S. Juliano (cjuliano@julianoassociates.com)
Subject: Other Review Comments

Hello Chris,

Please address the comments below:

1) on the diagrams submitted by the developer it indicates that there are a total of 92 units comprised of 1 bedroom 2 bedroom and studio apartments. In his testimony at the hearing the applicant's Attorney indicated there were 1 bedroom 2 bedroom 3 bedroom and studio apartments. A clarification would be helpful because the number of parking spaces would need to be adjusted if there are 3 bedroom apartments. It would also effect the traffic study accuracy as you would be adding additional vehicles to the mix.

2) There is also a discrepancy in the parking space issue. Engineer Juliano indicated in his testimony that there were 136 parking spaces. However in the traffic study report it indicates there are 151 spaces. Clarification would also be helpful here to determine the availability of parking for the total number of residents. It would also be helpful if they identified how many of these parking spaces are restricted to handicapped persons as that would reduce the total number of spaces should they not be totally utilized.

3) The landscape plan does not address the requirement for street trees along Court Street and Shunpike Road. Please revise the plans accordingly.

Thanks,

Stuart

Stuart B. Popper, AICP
Director of Planning and Development
Town of Cromwell
860-632-3422
Fax 860-632-3477

Popper, Stuart

From: Popper, Stuart
Sent: Tuesday, September 12, 2017 11:00 AM
To: Christopher S. Juliano (cjuliano@julianoassociates.com); Carl@faheyland.com
Subject: Review Comments

Hello Chris and Carl,

I have reviewed the application and plans and have the following comments:

- 1) Please provide a phasing plan for the development of the site.
- 2) Please provide an estimate of site construction costs and a proposal to bond for the site improvements.

Thanks,

Stuart

Stuart B. Popper, AICP
Director of Planning and Development
Town of Cromwell
860-632-3422
Fax 860-632-3477

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

Memorandum

To: Stuart Popper

CC: Planning & Zoning Commission

From: Jon C. Harriman, P.E.

Date: 10/11/2017

Re: Center Point Apartments – 186 Shunpike Road

I have reviewed the most recent revised plans and reports for the 186 Shunpike Road application. Many of my previous comments have been addressed during the previous applications in 2015 and 2016, and also more recently during the inland wetlands permitting process this year under the revised layout. I offer the following comments on the application:

Drainage – This application has and continues to comply with the storm water requirements of Cromwell's zoning regulation. In the latest revision the applicant has addressed comments raised at the last hearing by a member of the public regarding water quality and rainfall data. These revisions exceed the standards of our current regulation, and will further reduce potential impacts to the environment. As a condition of approval I would suggest that an annual report demonstrating compliance with the O&M plan for the storm water system shall be provided to the Zoning Enforcement officer and Town Engineer by January 31st of the following year. Advanced notification of the installation of the drainage system components shall be coordinated with the Engineering Department to facilitate inspection.

Traffic – In the second iteration of the peer review of the traffic study, the reviewer indicates that a turning lane on Court Street is warranted due to the increase in cue length at the traffic light caused by this development. The Commission should consider adding this turning lane as a condition of approval. As this is a signalized intersection with a State roadway, this would be subject to review and approval by DOT. The engineering department would request the opportunity to review plans, specifications and bond estimates, etc. for such work.

Construction Sequence – The opening statement in the narrative indicates that a binder course driveway shall be required between Court Street and Shunpike Road prior to issuing a Certificate of Occupancy. This should be

October 12, 2017

clarified that Certificate of Occupancy will require the substantial completion of Phase 1 and whatever Phase of construction said building falls under.

This office is currently reviewing the bond estimate submitted, and will communicate with the applicant's engineer to refine and revise it as needed.

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

RECEIVED FOR FILING
10/5 2017 at 3:36AM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

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

Gloria Prendergast, Asst.
TOWN CLERK

7:00 PM TUESDAY OCTOBER 3, 2017

**ROOM 224, CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Richard Waters, Brian Dufresne, Ken Rozich, David Fitzgerald (alternate) and Nicholas Demetriades (alternate)

Absent: Kenneth Slade, Paul Cordone

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Fred Curtin

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:00 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

A motion to seat Alternate David Fitzgerald was made by Michael Cannata; Seconded by Richard Waters. *All in favor; motion passed.*

4. Approval of Agenda

Mr. Popper stated that Application #17-44: Request for a Site Plan Modification to install lights at the little league field at 9 Captain James Mann Memorial Drive, would not be heard tonight, but would be heard at a future date.

A motion to remove Application #17-44 and approve the amended agenda was made by Michael Cannata; Seconded by Jeremy Floryan. *All in favor; motion passed (Ken Rozich abstained from the vote).*

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer Report

Mr. Curtin stated that his report had been mailed as a separate packet. He had been working with the owner of property at the intersection of Main Street and Geer Street to remove some trees to improve the sightline issue. Because there was not any significant improvement, he was going to ask that one more tree be removed.

Mr. Curtin also announced his retirement and stated that someone had been offered his job and they had accepted the position. Mr. Popper clarified that the Planning and Zoning Commission is tasked with appointing the selected candidate to the position, but is not involved in the hiring process.

There was some brief discussion regarding the vacant property on West Street, across from the Sunoco. Mr. Curtin stated that the property owner occasionally mowed, but the Town could not require him to do so. Michael Cannata asked about the ownership of the property on River Road, adjacent to the area being remediated and briefly discussed the progress there.

Chairman Kelly and the Commission wished Mr. Curtin luck in his retirement and thanked him for his service.

7. Town Planner Report

Mr. Popper said that the Nike Site application was scheduled for November 9, 2017. A site grading plan had been previously approved for 120 County Line Drive and they were working with DEEP on approval. An erosion control plan and bond would need to be approved, prior to work beginning. Mr. Popper said that ShopRite was still working with the State traffic authority and that two new businesses would be opening in the PriceCutter/Nardelli Plaza: a pizza restaurant and a smoothie shop.

8. New Business Accept and Schedule New Applications:

- a. Application #17-39: Request for a Site Plan Modification to install additional parking at the Adelbrook campus at 60 Hicksville Road. Linden Landscape Architects is the Applicant and Adelbrook Inc. is the Owner.

Thomas Linden of Linden Landscape Architects presented the application. He said that additional staff parking was needed and began by reviewing the campus layout and the proposed addition to the administrative parking area. He said that the staff is currently parking along Missionary Road. An additional 25 spaces are proposed, one of which would be a handicapped space. An additional detention system would be created under the parking lot, which would connect to the existing detention system, with all water then draining to the pond. A few trees would be removed, which would be replaced and new ones added. LED lights would be installed along the parking lot, which would have a house side shield and have no impact on the neighboring nursing home.

Mr. Popper stated that if the Commission should vote favorably, they should include the comments raised in the Town Engineer's Memo dated September 26, 2017, as conditions of approval.

Michael Cannata made a motion to approve Application #17-39 for a site plan modification to install additional parking at the Adelbrook campus at 60 Hicksville Road, with the conditions set forth in the Town Engineer's Memo dated September 26, 2017. Seconded by Chris Cambareri. *All in favor; motion passed.*

- c. Application #17-46: Request to modify the Site Plan at 6 Kirby Road to add additional parking for a coffee shop. Lisa DiMichele is the Applicant and Luca & Sons Landscaping LLC is the Owner.

Mr. Popper introduced the application by saying that the request was for two additional parking spaces: one for the coffee shop employee and one for the four seats in the coffee shop. All previous issues had been addressed and there were no staff comments as the applicant had done everything that had been required.

Michael Cannata made a motion to approve Application #17-46 to modify the site plan at 6 Kirby Road to add additional parking for a four seat coffee shop, as shown on the submitted plan; Seconded by Ken Rozich. *All in favor; motion passed.*

9. Public Hearing:

- a. Application #17-35: Request for a Special Permit under Section 2.10.1.(3) and 2.10.4. of the Zoning Regulations to allow for the parking of a Commercial vehicle and trailer in the R-25 Zone District at 75 Field Road. Jeff DiClemente is the Applicant and the Owner.

Ken Rozich read the public notice. Jeff DiClemente, 75 Field Road, said that he was requesting a special permit in order to park his twenty-two foot (22') enclosed trailer and mason dump truck on his residential property. He has sectioned off his yard via a stockade fence so that the area where he is proposing to park the truck and trailer would not be visible from the street or his neighbors' properties. He rents property to store his vehicles but has problems with the trailer being broken in to and it being difficult to access late at night.

Mr. Popper said that there were no staff comments. Michael Cannata said that the Commission has approved this type of request in the past and since it appears to be well screened, he is agreeable to approving it again.

Nick DiBattista, 71 Field Road, stated that the storage area cannot be seen from the road and there is no associated noise. He is in support of the request and appeared tonight to ensure that all requirements were being met. Louis Tobias, 77 Field Road, stated that he had no objection to the application.

Chris Cambareri asked the applicant if he could beautify the appearance should any neighbors complain to which the applicant responded yes. Richard Waters asked about the traffic at the corner of Field Road and the applicant stated that he hadn't had any problems in the past fifteen years.

Michael Cannata made a motion to close the public hearing; Seconded by Richard Waters. *All in favor; motion passed.* Michael Cannata made a motion to approve

Application #17-35: Request for a Special Permit under Section 2.10.1(3) and 2.10.4 of the Zoning Regulations to allow for the parking of a Commercial vehicle and trailer in a R-25 Zone District at 75 Field Road; Seconded by Ken Rozich. *All in favor; motion passed.*

10. Commissioner's Comments:

Mr. Popper stated that the new ZEO would be announced on October 4, 2017 and wished Mr. Curtin well in his retirement.

There was some discussion regarding Richard Water's remaining term on the Commission.

Mr. Popper stated that the Evergreen Homeowner's application would be heard on November 9, 2017, as they had not informed the town that they were ready to move forward in time to be heard tonight.

Mr. Popper also said that the next meeting, October 17, 2017, would be held in the gymnasium. That public hearing could be extended one more time as there were 32 days remaining in the timeframe. All comments and questions poised to the town engineer, traffic consultant and town attorney had been addressed and information will be provided to the Commission in a packet to be mailed one week prior to the meeting date. There was a brief discussion regarding how to improve the public address system in the gymnasium and Mr. Popper said he would work on obtaining more microphones or microphones with longer cords.

11. Approval of Minutes:

a. September 19, 2017: A motion to accept the minutes as presented was made by Michael Cannata; Seconded by Ken Rozich. *All in favor; motion passed.*

12. Adjourn: A motion to adjourn was made by Chairman Kelly.
Meeting adjourned at 7:38 p.m.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk