



**Town of Cromwell
Planning and Zoning Commission**

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9-12 2017 at 2:32 PM
TOWN CLERK'S OFFICE
CROMWELL, CONN.

REGULAR MEETING
7:00 P.M. TUESDAY SEPTEMBER 19, 2017
TOWN HALL GYM 41 WEST STREET
AGENDA

Jan Ahlquist
TOWN CLERK

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:
9. New Business Accept and Schedule New Application:
 - a. Application #17-42: Request for a Special Permit to install a new Digital Sign Pricing at 164 West Street. National Sign Corp is the Applicant and AN Patel LLC is the Owner.
 - b. Application #17-45: Request to Amend the Zoning Map to Change the Zone District from Residence 25 to Planned Residential Development at property located at 150 Country Squire Drive also known as the Nike Site. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.
 - 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.
10. 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.
11. Commissioner's Comments:
12. Approval of Minutes:
 - a. September 5, 2017
13. Adjourn

Memo

To: Planning & Zoning Commission

From: Fred Curtin

Date: September 12, 2017

Re: August 2017 Activity Report

75 Field Road – Scheduled for PH on 10/3/2017.

617 Main Street – The property owner will remove the trees which are over 3 feet tall in the regulation triangle.

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

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

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-22	JPG Partners, LLC	186 Shunpike Road	Construct affordable housing development	Scheduled for 8/15	
17-23	JLSurveying	135 Berlin Road	Install additional parking at Cromwell Diner	Approved with conditions 6/20/17	No Activity
17-24	Myhang Phan	542 Main Street	My Hair Salon	Approved by ZEO 5/24/2017	Open for Business
17-25	Carrier Group Inc.	76 Field Road	Change zone R-25 to PRD zone	Approved 8/1/17	
17-26	Stephen Larson	30 New Lane	Fibre Dust tent sale	Approved by staff	Event over
17-27	HB Nitkin	51 Shunpike Road	Amend site plan	Approved with conditions 7/18/17	No Activity
17-28	Coles Road Brewery	30 New Lane	Operate a Brewery	Tabled	
17-29	Splash Car Wash	23 Shunpike Road	Car Wash pay stations	Approved 7/18/2017	Work in progress
17-30	Kendall Amenta	2 Willowbrook Road	Tanning Salon & Spa	Approved by ZEO 7/3/2017	Open for Business
17-31	Dorothy Williams	200 West Street	Install monument sign	Approved 8/1/17	Open for business
17-32	Arco National Const.	120 County Line Drive	Erosion & Control Plan	Approved 9/5/17	
17-33	Christopher Panehiano	48 South Street	Home based business	Approved 9/5/17	

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-34	Robert Gallitto	95-97 Berlin Road	Site Plan Modification	Approved 9/5/17	Work in progress
17-35	Jeff DiClemente	75 Field Road	Park Comm. Vehicles and Trailer	Scheduled for 10/3/17	
17-36	Evergreen	Willowbrook Road	Site Plan Modification	On Hold	
17-37	Republican Town Comm.	309 Main Street	Campaign Headquarters	Approved by ZEO 8/23/2017	
17-38	Stephen Larson	30 New Lane	Fibre Dust Retail Store	Approved by ZEO 8/30/17	
17-39	Linden Landscape Ed Amate	60 Hicksville Road	New Parking Expansion a Adelbrook,	Scheduled 9/19/17	
17-40	Ed Amate	136 Berlin Road	Smoothie & Art Class	Approved by Town Planner 8/30/17	
17-41	Patrick Precourt	14 Alcap Ridg	Gym/Fitness Center	Approved by Town Planner 8/31/17	No Activity
17-42	National Sign Corp.	164 West Street	Install new digital sign	Schedule 9/19/17	
17-43	Celina Kelleher	Pierson Park	Trick R Trunk	Approved by Town Planner 9/1/17	

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-44	Cromwell Little League	6 Mann Memorial	Install Lights on field	Scheduled 10/3/17	
17-45	Cromwell Village Assoc.	150 Country Squire Dr./Nike Site	Amend zone map	Scheduled 9/19/17	
17-46	Lisa DiMichele	6 Kirby Road	Additional parking for coffee shop	scheduled 9/19/17	

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: September 12, 2017
Re: Comments for the September 19, 2017 Meeting Agenda

9. New Business Accept and Schedule New Applications:

a. Application #17-42: Request for a Special Permit to install a new Digital Sign Pricing at 164 West Street. National Sign Corp is the Applicant and AN Patel LLC is the Owner. *Staff is requesting the Commission accept the application at the September 19, 2017 meeting and schedule it to be heard at the November 9, 2017 public hearing.*

b. Application #17-45: Request to Amend the Zoning Map to Change the Zone District from Residence 25 to Planned Residential Development at property located at 150 Country Squire Drive also known as the Nike Site. Cromwell Village Associates LLC is the Applicant and Country Squire Site LLC is the Owner. *Staff is requesting the Commission accept the application at the September 19, 2017 meeting and schedule it to be heard at the November 9, 2017 public hearing.*

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. *Staff is requesting the Commission accept the application at the September 19, 2017 meeting and schedule it to be heard at the October 3, 2017 meeting.*

10. 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 is a copy of the Peer Review of the Traffic Study submitted by the Applicant.*

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SPECIAL PERMIT

Type of Activity: Signs
(Per Section 5.3. of the Cromwell Zoning Regulations)

Street Address: 164 West St Zoning District: BP LB_R

Assessor's Parcel ID #: 31|17|4A Volume/Page: 1505/34_R

Applicant's Name: Darvic Ray / National Sign Corp
Address: 780 Four Rod Rd, Berlin CT 06037
Telephone Number (daytime): (203) 949-1154
Email Address: jdroyz@comcast.net

Property Owner's Name: Sunoco LLC 90 KE Andrewst Co.
Address: 1900 Dalrock Rd, Rowlett, TX 75088

Description of Proposed Activity:
Retrofit/reface existing 126" x 122" (106.75 sq)
section of existing sign with digital LED
pricing display.

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).

Darvic Ray
(applicant)

9/8/17
(date)

Existing

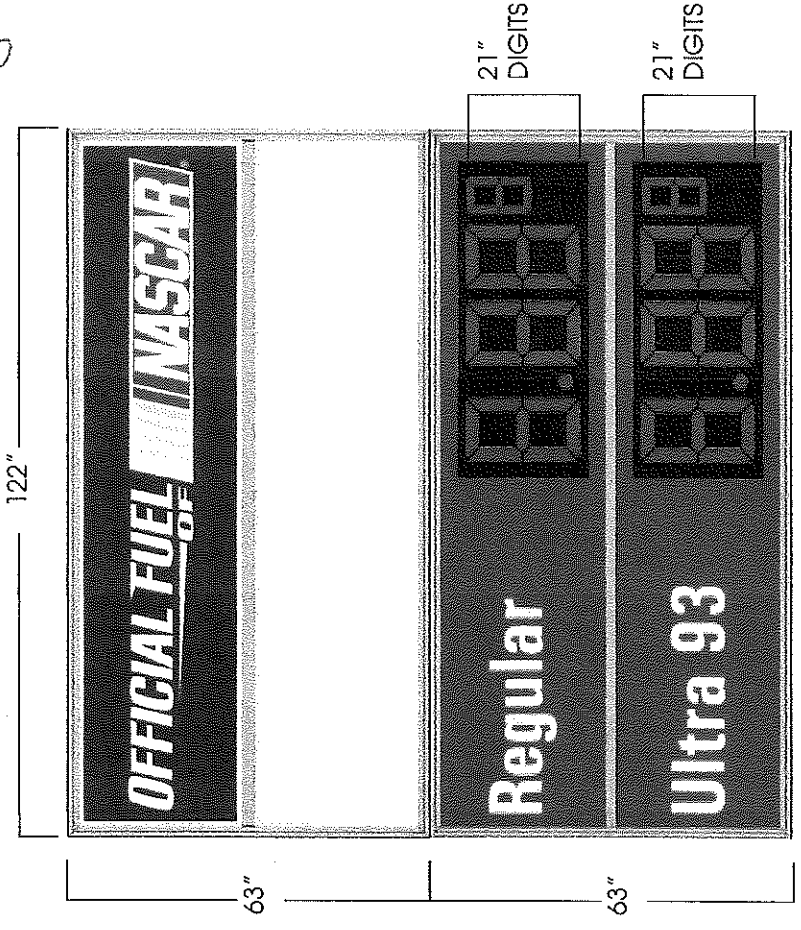


Before



After

Retrofit | Reface existing
126" x 122" (106.75ft) section of
existing sign



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

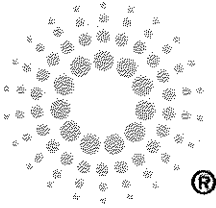
Customer: Sunoco
 Project No: 368420-1
 Date: 8/4/17
 Location & Site No: 164 Wests St.
 Cromwell, CT Site: SUN00015461

Description:
 Face Replacements, Retro Fit

Scale: 3/8"=1'-0"
 Drawn By: RB

CUSTOMER SIGNATURE _____ DATE _____
 LANDLORD SIGNATURE _____ DATE _____

Revised: 8/15/17
 Revised: _____



Everbrite

Date: September 1, 2017

Re: Sunoco Sign Illumination – 164 West St. Cromwell, CT.

Project Number 368420

To Whom It May Concern:

Upon request for information pertaining to the foot candle ratings on the proposed Sunoco sign located at 164 West St. Cromwell, CT., the following information has been compiled:

LED Digits – At full intensity during the brightest (full sun) part of the day, the maximum output will be 372 foot-candles. As it gets dark, the LED's will dim down to 37 foot-candles. This is done automatically with built-in sensors.

Product Grade Panels – This is 144 foot-candles.

Official Fuel of NASCAR (OFN) Sign – This is 65 foot-candles.

Blank Imprint Panel – This is 179 foot-candles.

In summary, the above sign will output 372 foot-candles during the day and a maximum of 425 foot-candles during nighttime hours.

Sincerely,

Mark Erickson
Product Development Manager
608-429-1692
merickson@everbrite.com

17-45



**Town of Cromwell
Planning and Zoning Commission**

APPLICATION TO AMEND THE ZONING MAP

Property Address: 150 Country Squire Drive PIN 00336000

Current Zone: Residential-25 Proposed Zone: Planned Residential Development

Applicant: Cromwell Village Associates, LLC
Mailing Address: c/o Joseph P. Williams, Esq., Shipman & Goodwin LLP
One Constitution Plaza, Hartford, CT 06103-1919
Email: jwilliams@goodwin.com
Telephone: (860) 251-5127

Owner: Country Squire Site LLC
Mailing Address: 10 Sachem Drive
Cromwell, CT 06416

Reason for Proposed Change:
Zone change will facilitate the beneficial re-use of abandoned property with the development of a luxury multi-family community on the property.

Is the property within 500' of an adjoining town? (yes) _____ (no) X
Does the property contain streams or wetlands? (yes) _____ (no) X
Is the property within the Historic District? (yes) _____ (no) X

The following shall be submitted with this Application:
) \$160 application fee;
) Legal Description of the property (metes and bounds);
) 3 copies of a map prepared in accordance with Article 8.9 of the Zoning Regulations.

See attached authorization letter.

(signature of owner) (date)

See attached authorization letter.

(applicant) (date)

September 12, 2017

Ms. Alice Kelly, Chair
Planning and Zoning Commission
Town of Cromwell
41 West Street
Cromwell, CT 06416

Re: 150 Country Squire Drive, Cromwell, Connecticut

Dear Ms. Kelly:

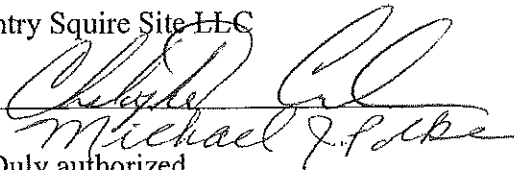
Country Squire Site LLC ("Country Squire") is the owner of real property located at 150 Country Squire Drive in Cromwell, Connecticut (the "Property"). Cromwell Village Associates, LLC ("Cromwell Village") is under contract to purchase the Property. Cromwell Village is filing applications and requests for approvals with various boards, commissions and officials of the Town of Cromwell in connection with a zone change application to change the Property from its current Residential-25 zone to the Planned Residential Development zone and in connection with the development of a luxury multi-family community on the Property.

Country Squire hereby authorizes Cromwell Village and its attorneys with Shipman & Goodwin LLP to pursue all necessary applications for approvals and permits required from the Town of Cromwell regarding the zone change application and regarding development on the Property, and Country Squire fully joins in and supports these applications.

Very truly yours,

Country Squire Site LLC

By:


Michael J. Folbe
Duly authorized

September 12, 2017

Ms. Alice Kelly, Chair
Planning and Zoning Commission
Town of Cromwell
41 West Street
Cromwell, CT 06416

Re: 150 Country Squire Drive, Cromwell, Connecticut

Dear Ms. Kelly:

Cromwell Village Associates, LLC ("Cromwell Village") is the applicant regarding applications and requests for approvals it will be filing with various boards, commissions and officials of the Town of Cromwell regarding 150 Country Squire Drive in Cromwell, Connecticut (the "Property"). Specifically, Cromwell Village will be filing a zone change application to change the Property from its current Residential-25 zone to the Planned Residential Development zone, and special permit and site plan applications in connection with the development of a luxury multi-family community on the Property. This letter will serve as certification that Cromwell Village is familiar with all the information provided in these applications, and is also aware of the penalties for obtaining approvals through deception and the use of inaccurate or misleading information.

Cromwell Village hereby authorizes its attorneys, Shipman & Goodwin LLP, to execute any application forms or other documents in connection with these applications and to submit documentation pertaining to such applications on its behalf. Attorney Joseph Williams of Shipman & Goodwin will be the primary contact on these matters.

Thank you for your assistance in this matter.

Very truly yours,

Cromwell Village Associates, LLC

By: 

Duly authorized

Michael Belfonti, Manager

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
MODIFICATION
APPLICATION FOR SITE PLAN ~~APPROVAL~~

Name of Project: Cafe Vernazza
Street Address: 6 Kirby Rd Cromwell, CT
Volume/Page: _____ PIN #: _____

Applicant Name: Lisa Dimichele
Address: 12 Savage Hill Rd
Berlin, CT

Telephone: 860-471-2868 (day) same (evening)
Email Address: lucalandscaping@yahoo.com

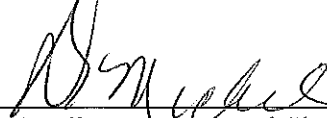
Property Owner Name: _____
Address: _____

Attached:

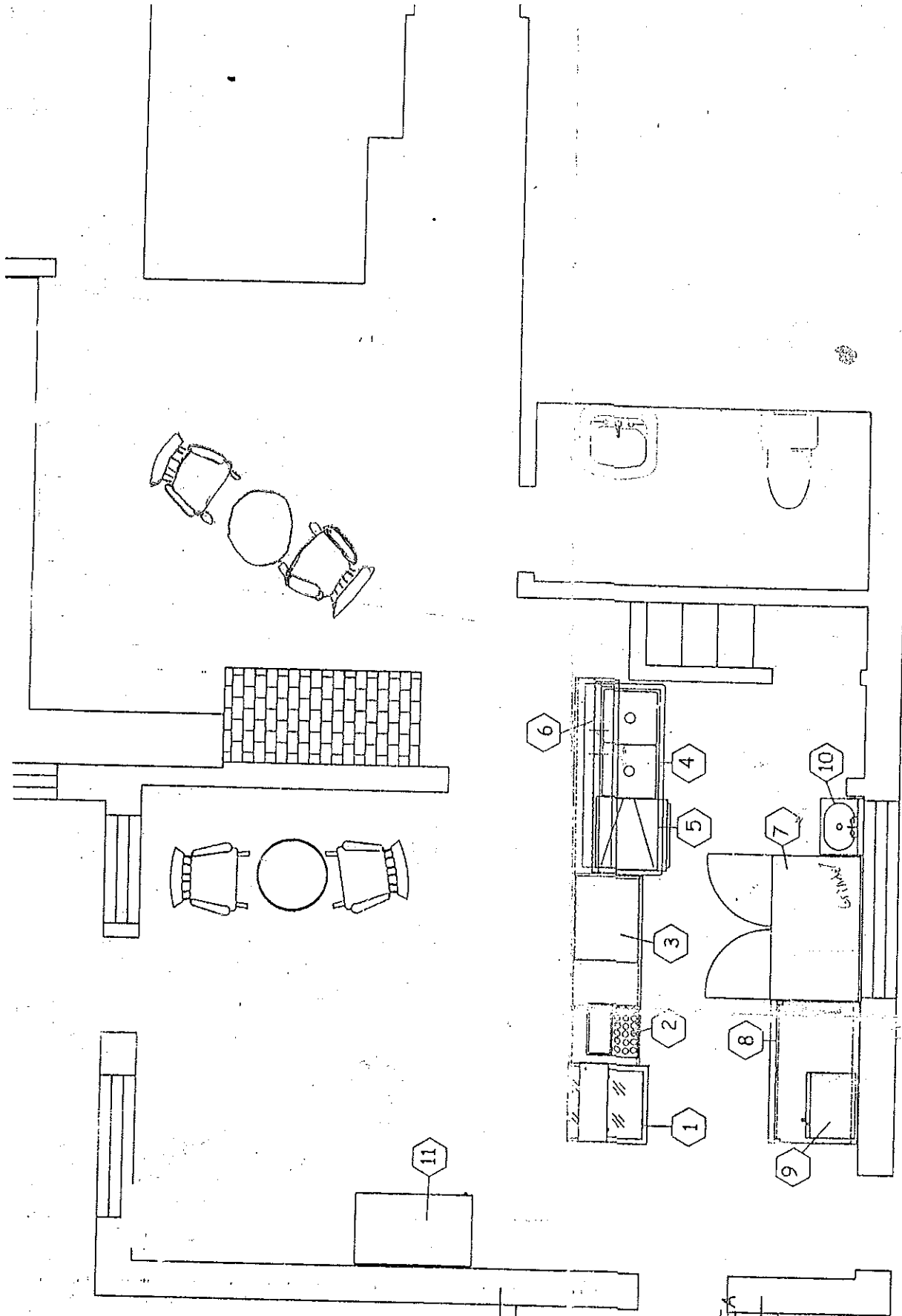
- () Application fee.
- () Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- 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

Date



EMPLOYEE
COAT RACK

STORAGE AREA
OFFICE

SERVICE ENTRANCE

17-22

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Center Point Apartments

Street Address: .186 Shunpike Road, Cromwell, CT

Volume/Page: Map 25/2F PIN #: 11600700

V. 15581 P. 158

Applicant Name: JPG PARTNERS, LLC

Address: 110 Court Street, Suite 1
Cromwell, CT 06416

Telephone: 860-632-7090

Email Address: pat@premierbuilding.org (day) _____ (evening)

Property Owner Name: Estate of Helen Ewald c/o Sybil Martin, Executrix


Address: 16 Chatfield Road
Derby, CT 06418

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 <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? <u>applied</u> | (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 requirements</u> 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
 JPG Partners, LLC
 By: Patrick Snow, Member

5/12/17
 Date

Cromwell Fire Department



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

mterenzio@cromwellfd.com

September 12, 2017

Dear Mr. Popper,

I would like to provide a response to the P&Z application #17-22 at 186 Shunpike Rd. that was submitted to us for a review and our comments. The Fire Marshal and I have reviewed the proposed project from our respective areas of expertise with both a code compliance aspect and on a fire protection forces response capability aspect.

The high-profile apartment fires listed below have raised concerns about light weight wood construction in recent months and their performance when under attack by fire.

- **June 5, Lowell, Mass.** - a two and a half story, wood-frame apartment building in
- **July 23rd, 2017, Waltham MA** - 4 story wood frame apartment buildings 10 alarm fire
- **May 18, 2017, College Park Maryland**
- **January 15, 2015; Edgewater New Jersey** 4 story wood frame apartment 5 alarms
- **March 2017; Raleigh NC** – 5 story wood frame apartment complex
- **March 24, 2017; Kansas City Missouri**
- **December 8, 2014, Los Angeles CA**

The following communities had multiple alarm fires in this type of construction this year;

- **Waterbury, CT,**
- **Oakland, CA;**
- **St. Petersburg, FL;**
- **Arlington, VA;**
- **College Park, MD;**
- **Overland Park, KS;**
- **Raleigh, NC;**
- **Maplewood, NJ.**

As a Fire Chief and a Fire Protection professional and leader it is my responsibility to provide the best protection possible from the occurrence of fire out of control within my jurisdiction and with the resources available. It is also incumbent upon me to advise on the fire protection impact future plans for the community will have on the fire protection capabilities of the fire department.

The impact a project of this type and size will have on the current resources will be significant in the terms of initial response to any reported fire occurrence, and ensuring that built in fire

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



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

mterenzio@cromwellfd.com

protection features remain at optimum levels. The problem isn't lightweight construction. The problem is what happens when lightweight construction is exposed to fire. The performance of those engineered products under unmitigated fire conditions is a main concern over the lightweight construction technique being proposed. Sawn lumber, a staple in the home-building business for many years, has traditionally demonstrated better performance under fire conditions.

In a majority of the cases I cited of recent months, the buildings were under construction. It is during construction, before the sprinkler system is activated, when they are most dangerous. During this phase I describe these projects as "vertical lumber yards" as they expose their potential risk to firefighters and neighboring residents.

Sprinkler systems are Key to the solution or a vital part of an aggressive fire protection feature plan after occupancy to provide as safe a residential environment as possible prior to fire department arrival. Sprinklers help limit the threat fire poses to lightweight residential construction and are currently not proposed for this project according to code. This fact is of great concern to the ability to effectively protecting a project of this type and magnitude.

The available resources of the department will have to become more focused in the areas of code compliance and inspection by assigning fire prevention staff to frequent and concerted inspection visits both during construction phases and after completion of construction to ensure safe guards are in place and remain as effective as required.

The inclusion of a complete sprinkler system, a minimum of 50 foot spacing between buildings, Class 3 standpipe systems, a complete smoke and heat detection system with central station monitoring, pressurized stair wells, in addition to all fire protection code requirements we will strive to ensure are included.

The department also provides the Emergency Medical Services for the Town of Cromwell, as this project will add to the volume of calls which in of itself is not a problem. The impact of the building however related to its height will dictate that we have stretcher capable elevators available for our use in the event of removing patients from the upper stories.

I am neither against nor in favor of the project. I am speaking from a fire protection standpoint and advising that there will be an increased impact on the department as described above. The department always stands ready to meet the fire protection requirements for this community and if this project is ultimately approved, the department will take measures to meet it, however. There will be an impact requiring a change in tactics, training, resources in both personnel and

Michael R. Terenzio, Fire Chief
Cromwell Fire Department

Cromwell Fire Department

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



mterenzio@cromwellfd.com

apparatus, alarm assignments and time to address the construction and any potential emergency that may occur at the proposed complex.

Respectfully,

Michael Terenzio

September 11, 2017

Via Email: spopper@cromwellct.com
jharriman@cromwellct.com

Jon Harriman, P.E.;
Town Engineer
Stuart Popper;
Director of Planning and Development
Town of Cromwell
41 West Street
Cromwell, CT 06416
860-632-3422-office

RE: Center Point Apartment Traffic Impact Study Peer Review

FC Project Number: 2017-0823

Dear Mr. Harriman and Mr. Popper,

Freeman Companies (FC) has conducted a comprehensive peer review of the materials provided in support of the proposed Center Point Apartment (Project) in the Town of Cromwell. As currently proposed the Project consists of the construction of 92 dwelling units (rentals) and 151 parking spaces at the northeast quadrant of the intersection of Shunpike Road and Court Street. Access to the site will be provided via two proposed full access driveways, one on Shunpike Road and the other one on Court Street. The project is expected to be constructed in 2018.

Overall FC has found the material provided to be prepared by the Benesch Company (consultant) in a manner consistent with transportation engineering standards and reasonably evaluates the Project's potential impacts. While FC finds the materials provided in support of the Project to be representative of the Project's transportation impacts, our review did identify some areas where correction and additional information would benefit the Town and the residents with understanding the impacts of the Project. **Specifically, the Synchro (computer software used to model traffic flow) model shall be revised to reflect the record signal plans.**

In addition, the consultant shall provide levels of service (LOS), volume to capacity ratio, and 95% queue length in feet for each individual movement at the studied intersections in Exhibit 7 table to help identify the critical movements at the intersection and to see if the queue would spill back to block site driveways.

FC's assessment of the Project currently consists of the review of the following materials:

- Traffic Impact Study, Center Point Apartments, Cromwell, CT dated May 2017 prepared by Stephen R. Ulman, P.E. of Benesch Company
- Site Layout Plan, Center Point Apartments, dated 2/6/17 prepared by Juliano Associates.

The remainder of this letter contains the details of our peer review and findings.

Study Area and Data Collection

Based on the scope and size of the development, FC concurs with the Traffic Impact Study scope prepared by the consultant. The Traffic Impact Study area defined for this project cover 3 signalized and 2 un-signalized intersections. They are listed below:

1. Shunpike Road at Coles Road
2. Shunpike Road at 181 Shunpike Road (Day Care Drive)
3. Shunpike Road at Court Street
4. Court Street at Main Street
5. Court Street at Washington Road/Geer Street

Site Generated Traffic

The trip generation methodology employed for the Project appears appropriate provided the residential units are rental units and not ownership units. The proposed development of 92 units is expected to generate about 52 weekday morning and 63 afternoon peak trips. The number is consistent with what is stated in the Traffic Impact Study.

General Background Growth

FC reviewed the general background growth rate used in the Traffic Impact Study. FC compared the 24-hour machine counts data (ADT=10,230) used in the report to CTDOT's 2012 historical traffic recorder data (ADT=9,520) on Shunpike Road near Court Street intersection. Based on the increase in ADT identified, it is our opinion that a 2% per year growth rate for the adjacent roadways in Cromwell is appropriate.

Trip Distribution

The Traffic Impact Study stated the local travel patterns to the site were determined based on the geographical and local roadway network. It is understood and standard practice that the trip distribution is usually left to engineer's discretion and professional judgement to some degree. We have reviewed the consultant trip distribution and in our opinion, it is appropriate for this type of development within the network of street and highways that surround the development.

Traffic Flow Diagrams

FC reviewed the trip numbers and ratios used in the traffic flow diagrams and find this information to be accurate. It appears the Day Care Drive was mistakenly labeled as Route 1. The consultant shall correct this.

Crash History Analysis

The Traffic Impact Study appropriately assessed the vehicle collision history at each of the study area locations utilizing records maintained by CTDOT and Connecticut Crash Data Repository during January 2012 to December 2015. The crash summary and data are included in the appendix. However, some information on the crash data print out is missing so it is not possible for us to verify the crash summary tables. The consultant shall provide complete crash data print outs.

Sight Distance

The Traffic Impact Study correctly asserts that the minimum required Intersection Sight Distance (ISD) based on the 85 percentile speeds measured. FC did a field reconnaissance of the site on 9/4/2017 and in our opinion the available ISD as noted in the Traffic Impact Study meets the requirements.

Future Development by Others in the Vicinity

There is no mention of coordination with Town and State officials to discuss if there are programmed improvements or future developments in the vicinity prior to the project completion date in 2018. Traffic generated by the future developments or programmed improvements in the vicinity should be incorporated in the Traffic Impact Study.

Capacity Analysis

FC reviewed the Synchro model used to conduct the study. We have the following comments:

Route 3 (Shunpike Road) at Coles Road

- The traffic signal timing (cycle length, min. green, yellow and all-red time) used in the report does not match the record signal plan.
- The speed limit for Route 3 (Shunpike Road) is 45 mph. It is coded as 30 mph.
- During the PM peak hours, this traffic signal is coordinated with the Court Street intersection. In the report, it is coded as "un-coordinated".
- The detector spacing and size did not match the record signal plan.
- The traffic signal phasing coded in the report does not match the record signal plan. Route 3 (Shunpike Road) NB and SB should be coded as same phase and the NB advance protected green should be coded as max recall.

With the above corrections to the Synchro analysis, the overall intersection level of service is "C" instead of "B" during the AM peak hours and "C" instead of "A" during the PM peak hours.

Route 3 (Shunpike Road) at 181 Shunpike Road/Site Drive

- The speed limit coded for Route 3 (Shunpike Road) should be 45 mph. It is coded as 30 mph.
- The speed limit coded for 181 Shunpike Road and Site Drive should be 15 mph instead of 30 mph.

Route 3 (Shunpike Road) at Court Street

- The traffic signal timing (cycle length, min. green, yellow and all-red time) used in the report does not match the record signal plan.
- The speed limit for Route 3 (Shunpike Road) is 45 mph. It is coded as 30 mph.
- During the PM peak hours, this traffic signal is coordinated with the Coles Road intersection. In the report, it is coded as "un-coordinated".
- The detector spacing and size did not match the record signal plan.
- The traffic signal phasing coded in the report does not match the record signal plan. Route 3 (Shunpike Road) NB and SB should be coded as same phase and the NB advance protected green should be coded as max recall.
- It appears the storage length was coded wrong for all approaches. Only westbound right should be coded for storage length at 25'.

With the above corrections to the Synchro analysis, the overall Intersection Level of Service is "B" instead of "A" during both peak periods.

Court Street at Site Drive

- The speed limit coded for Site Drive should be 15 mph instead of 30 mph.
- It appears the storage length was coded wrong for all approaches. No storage length is required if there is no storage lane. Each approach has only a single lane.

Court Street at Washington Road/Gear Street

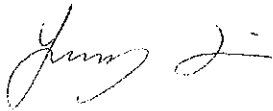
- The speed limit coded for Washington Road should be 35 mph instead of 30 mph.
- The speed limit coded for Gear Street should be 25 mph instead of 30 mph.
- It appears the storage length was coded wrong for all approaches. No storage length is required if there is no storage lane. Each approach has only a single lane.

Court Street at Main Street

- The traffic signal timing (cycle length, min. green, yellow and all-red time) used in the report does not match the record signal plan.
- There is an exclusive pedestrian phase which is not being coded.
- The detector spacing and size did not match the record signal plan.
- The traffic signal phasing coded in the report does not match the record signal plan. Main Street NB and SB should be coded as same phase and the NB advance protected green should be coded as min. recall.
- It appears the storage length was coded wrong for all approaches. Only westbound right should be coded for storage length at 25'.

With the above corrections to the Synchro analysis, the overall Intersection Level of Service is "B" instead of "A" during the PM peak hours.

Sincerely,
FREEMAN COMPANIES, LLC



Yuyang Lin, P.E., P.T.O.E.
Manager of Transportation Department

RECEIVED FOR FILING
9-11 2017 at 1:07 M.
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CROMWELL, CONN.

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY SEPTEMBER 5, 2017
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Iron Chelgus
TOWN CLERK

Present: Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Cordone, Richard Waters, Brian Dufresne, and Nicholas Demetriades (alternate)

Absent: Ken Rozich, Kenneth Slade, David Fitzgerald (alternate)

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

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

A motion to seat Alternate Nicholas Demetriades was made by Paul Cordone; Seconded by Michael Cannata. *All in favor; motion passed.*

4. Approval of Agenda

Mr. Popper informed the Commission members of two new agenda items: Application #17-39: Request for a Site Plan Modification for the Adelbrook campus at 60 Hicksville Road and Application #17-40: Request for a Site Plan Modification for the little league field at 6 Mann Memorial Drive.

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

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer Report

Mr. Curtin reviewed his August 28, 2017 report. There was a brief discussion regarding the former Sav-Mor property.

Mr. Popper stated that The Cage in Rocky Hill would be moving to Alcap Road and would be operating a gym and martial arts training facility in the right rear corner of the building. It is a permitted use and there is sufficient parking, so the plans would be

reviewed by staff. Mr. Popper also stated that there was still 20,000 to 30,000 square feet of office space available at the property.

Mr. Curtin stated that FibreDust was looking to begin a retail operation onsite, which would be subject to staff review.

Richard Waters asked about the types of vehicles parked at 75 Field Road. Mr. Curtin stated they were mason dump trucks. Chairman Kelly asked for updates on Two Men and a Truck, Krauzers, Cromwell Diner and Lots 6 and 7 on Commerce Drive. Mr. Curtin and Mr. Popper informed the Commission that there was no significant activity at any of the locations. Mr. Popper stated that the plans to relocate Two Men and a Truck do not appear to be moving forward.

7. Town Planner Report

Mr. Popper stated that the next meeting, September 19, 2017, would be located in the gymnasium, and would concern the application for 186 Shunpike Road. He stated that a peer review of the traffic study was being conducted and may not be available by the next meeting. The public hearing must be closed within 65 days, which would be the second meeting in October. Several questions had been forwarded to the Town Attorney and her responses should be available by the next meeting.

9. New Business Accept and Schedule New Applications:

- 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 a R-25 Zone District at 75 Field Road. Jeff DiClemente is the Applicant and the Owner.

Michael Cannata made a motion to accept the application and schedule it to be heard on October 3, 2017; Seconded by Richard Waters. *All in favor; motion passed.*

- b. Application #17-36: Request to modify the Site Plan for the Evergreen Active Adult Community by removing a walk way to the woods and a gazebo. Evergreen Home Owners Association is the Applicant and Evergreen TDC Evergreen is the Owner.

Michael Cannata made a motion to accept the application and schedule it to be heard on October 3, 2017; Seconded by Chris Cambareri. *All in favor; motion passed.* Chairman Kelly told the members of the Homeowner's Association that were in attendance that in order for the Commission to act upon their application, they would need to produce minutes from their meeting showing that the item was properly heard and voted upon by a quorum of the Association's members.

- c. Application #17-39: Request for a Site Plan Modification for the Adelbrook campus at 60 Hicksville Road. The applicant is proposing to install an additional 26 parking spaces in the vicinity of the Administration building. Linden Landscape Architects is the Applicant and Adelbrook Inc. is the Owner.

Michael Cannata made a motion to accept the application and schedule it to be heard on October 3, 2017; Seconded by Richard Waters. *All in favor; motion passed.*

- d. Application #17-⁴⁴40: Request for a Site Plan Modification for the little league field at 6 Mann Memorial Drive. The Cromwell Little League is proposing to install lights at the field. The Cromwell Little League is the Applicant and the Town of Cromwell is the Owner.

Michael Cannata made a motion to accept the application and schedule it to be heard on October 3, 2017; Seconded by Jeremy Floryan. *All in favor; motion passed.*

10. Public Hearing:

- a. Application #17-32: Request for an Erosion and Control Plan for 120 County Line Drive. Arco National Construction is the Applicant and Gardner Nurseries is the Owner.

Mr. Popper introduced the application by stating that the property is 27.88 acres and located at the west end and south side of County Line Drive. Future development is proposed for the site and the applicant wishes to grade the site prior to conducting any site plan work. The Town Engineer, Mr. Curtin and Mr. Popper all have reviewed the proposal and their comments have been incorporated into the application being presented tonight.

Tom Dailey, P.E, of Milone and MacBroom presented the application. He stated that the applicant needed the town's approval before registering with the DEEP. Once he registers the site with DEEP, there is mandatory 60 day period for review. The applicant is seeking to do some minor grading work and to install perimeter and erosion controls. They are in the process of finalizing discussions with a possible tenant. Mr. Popper stated that the applicant will be required to return for site plan approval. The applicant is planning for either one or two warehouse buildings, comprising 400,000-450,000 square feet. The property is in an industrial zone, so site plan approval is required but a public hearing is not. There was some brief discussion regarding the type of work that would be conducted. The applicant stated that there would only be very minor tree clearing as the lot was essentially an open agricultural field. There was brief discussion regarding the roadway servicing the property. The applicant stated that the roadway would need to be extended as part of the site plan application. He complimented the Town of Cromwell on the roadway and the Commission praised Mr. Popper for his involvement.

Michael Cannata made a motion to approve the Request for an Erosion and Control Plan for 120 County Line Drive; Seconded by Chris Cambareri. *All in favor; motion passed.*

- b. Application #17-33: Request to Operate a Minor Home Based Business at 48 South Street. Christopher Panebianco is the Applicant and the Owner.

Christopher Panebianco presented the application. He is the business manager of Rick's Guns and owner of the real property at 48 South Street. He stated that the business, which is currently operated in Middletown, mostly services hunting and shooting clubs off-site, but needs a business location for the approximately four sales and transfers it conducts yearly. He is proposing a 100 square foot office within his home, which would have a locked door and safe. There was a question about the type of work he conducts and the applicant stated that he refurbishes guns and installs hardware such as slings and scopes. Pickup and dropoff is done mostly off-site at shooting and hunting clubs. Richard Waters commented that a similar business of this type of currently being conducted in Cromwell. Chairman Kelly questioned whether this type of business was allowed under Section 2.9.B.6 and the applicant responded that he does not stock inventory. Mr. Popper stated that the application falls within the general parameters of the relevant zoning regulations. Chris Cambareri questioned the requirement of the homeowner being a principal in the business conducted therein and the applicant stated that he was in the process of becoming an owner of the business.

Michael Cannata made a motion to approve the request to operate a minor home based business; Seconded by Richard Waters. *All in favor; motion passed.*

11. Commissioner's Comments: Nicholas Demetriades stated that he would be interested in working on revising the Plan of Conservation and Development. Chairman Kelly stated that she had asked Ken Rozich to be the chair of the committee and he would be choosing members, along with the assistance of Mr. Popper. Michael Cannata asked if there was any money budgeted to hire a consultant and Mr. Popper said no.

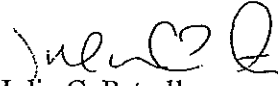
12. Approval of Minutes:

a. August 1, 2017: A motion to accept the minutes as presented was made by Michael Cannata; Seconded by Richard Waters. *All in favor; motion passed.*

b. August 15, 2017: A motion to accept the minutes as presented was made by Michael Cannata; Seconded by Richard Waters. *All in favor; motion passed.*
Nicholas Demetriades abstained from the vote.

13. Adjourn: A motion to adjourn was made by Michael Cannata; seconded by Richard Waters. *All in favor; motion passed.* Meeting adjourned at 7:40 p.m.

Respectfully Submitted,


Julie C. Petrella
Recording Clerk