



Town of Cromwell Planning and Zoning Commission

SPECIAL MEETING
7:00 P.M. THURSDAY SEPTEMBER 20, 2018
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET

AGENDA

RECEIVED FOR RECORD
Sep 13, 2018 01:27P
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:**
 - a. Application #18-61: Request for a Site Plan approval for the façade and signage at the Marshal's Store at 45 Shunpike Road. Taylor Associates - Architects is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner is the Owner.
 - b. Application #18-62: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to permit a school for training in occupational skills at 45 Shunpike Road. HBN-CSC LLC C/O HB Nitkin Group is the Applicant and the Owner.
9. **New Business:**
 - a. Application #18-55: Request for a Site Plan approval for the construction of a 125 room hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.
 - b. Application #18-56: Request to modify the existing Subdivision at Shady Lane. Shady Lane Farm LLC is the Applicant and the Owner.
10. **Public Hearings:**
 - a. Application #18-49: 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 27 Fawn Run. Bryan Zerio is the Applicant and Elaine M. Zerio is the Owner.
 - b. Application #18-52: Request for a Resubdivision at 113 Berlin Road. Ganesha Hospitality LLC is the Applicant and the Owner.
 - c. 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.
11. **Approval of Minutes:**
 - a. September 4, 2018
12. **Commissioner's Comments:**
13. **Adjourn**

P & Z 2018 Permit Report						
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
18-01	Coles Road Brewing LLC	14 Alcap Ridge	Manufacture and sale of beer	Approved 2/6/2018	Awaiting renovations	
18-04	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Golf Tournament	Approved 3/27/2018	Event Complete	
18-05	Carrier Group, Inc.	76 Field Road	Special permit for Planned Residence Development	Approved	Silt Fence installed, fill material arriving, Monitoring Wells installed	
18-06	Carrier Group, Inc.	76 Field Road	Site Plann approval for Planned Residence Development	Approved	Silt Fence installed, fill material arriving, Monitoring Wells installed	
18-13	Carrier Group, Inc.	76 Field Rd/59R Nooks Hill/10 S. Ridge Rd	Substantial filling	Continued	Silt Fence installed, fill material arriving, Monitoring Wells installed	
18-14	Joe's Filling Station LLC	35A Berlin Road	Permit to see Alcohol	Approved 5/15/18	Bulding under renovation	
18-15	Cromwell Little League	W/S School ballfield	Add a scoreboard	Approved 5/15/18	Awaiting installation	

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

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

18-41	Christopher Plummer	135 Berlin Road Cromwell Diner	Modify site plan to add additional parking spaces	Tabled to 9/4/18	Tabled
18-42	David Tremblay	51 Shunpike Road	Special permit for restaurant with sale of alcoholic beverages	Approved 8/21/18	Renovations in progress
		P&Z 2018 Permit Report			
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
18-43	Cromwell Village Assoc	150 Country Squire Dr.	Amend Master Plan	Approved 8/21/18	Awaiting PZC meeting
18-44	Cromwell Village Assoc	150 Country Squire Dr.	Planned Multifamily Residential Development	Approved 9/4/18	Awaiting PZC meeting
18-45	Cromwell Village Assoc	150 Country Squire Dr.	Removal of Earth Material	Approved 9/4/18	Awaiting PZC meeting
18-46	Cromwell Village Assoc	150 Country Squire Dr.	Site Plan Approval for Planned Multifamily Residential Development	Approved 9/4/18	Awaiting PZC meeting
18-47	David Tremblay	51 Shunpike Road	Sit down restaurant with alcoholic beverages	07/11/18	Use Permit approved
18-48	William Chen	136 Berlin Road	Permit for restaurant with alcoholic beverages	Approved 8/7/18	Renovations in progress

Memo

To: Planning and Zoning Commission

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

Date: September 13, 2018

Re: Comments for the September 20, 2018 Meeting Agenda

8. New Business Accept and Schedule New Applications:

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

b. Application #18-62: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to permit a school for training in occupational skills at 45 Shunpike Road. HBN-CSC LLC C/O HB Nitkin Group is the Applicant and the Owner.

9. New Business:

a. Application #18-55: Request for a Site Plan approval for the construction of a 125 room hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner. *The existing 4.1 acre vacant site is located on the north side of Berlin Road adjacent to the Liberty Bank building. The proposed development will consist of the construction of a 123 guest room hotel with 115 parking spaces. Attached are copies of the site plan, architectural elevations and a project description and trip generation analysis. Please see attached staff comments.*

b. Application #18-56: Request to modify the existing Subdivision at Shady Lane. Shady Lane Farm LLC is the Applicant and the Owner. *The applicant is proposing to exchange the open space contained on the existing Lot #15 located on Evergreen Road across from Lancaster Road with open space located on the west side of Shady Lane near the intersection of Shady Lane and Congress Drive. Please see attached plans. Please see attached staff comments.*

10. Public Hearings:

a. Application #18-49: 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 27 Fawn Run. Bryan Zerio is the Applicant and Elaine M. Zerio is the Owner. *The .97 acre site contains an existing single family house and is located on the south side of Fawn Run in R-25*

Residence Zone. The applicant is proposing to construct a free standing, 576 square foot garage.

b. Application #18-52: Request for a Resubdivision at 113 Berlin Road. Ganesha Hospitality LLC is the Applicant and the Owner. *The existing 4.31 acre site contains the 3 story 77 room, Quality Inn Motel and sixty six parking spaces. The applicant is proposing to re-subdivide the site into two lots. Lot 3-1 on the west side of the existing motel will contain 1.86 acres with a proposed new 4 story, 80 room hotel with 80 parking spaces. Lot 3-2 will contain the existing motel on 2.45 acres. Please see attached staff comments.*

c. 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. *The existing 4.1 acre vacant site is located on the north side of Berlin Road adjacent to the Liberty Bank building. The proposed development will consist of the construction of a 123 guest room hotel with 115 parking spaces. Attached are copies of the site plan, architectural elevations and a project description and trip generation analysis. Please see attached staff comments.*

18-61

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: MARSHALLS STORE
Street Address: 45 SHUNPIKE RD. CROMWELL, CT.
Volume/Page: _____ PIN #: _____

Applicant Name: JERREY TAYLOR Associates - Architects
Address: 572 NORTH BROADWAY
WHITE PLAINS, NY. 10603
Telephone: 914-289-0011 (day) 914-649-9015 (evening)
Email Address: JT@TAYLORARCHITECTS.COM

Property
Owner Name: H.B. NITKIN
Address: 2321 MASON ST.
GREENWICH, CT. 06830

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.

JERREY TAYLOR
Applicant Name and Signature

9/13/18
Date



18-62

**Town of Cromwell
Planning and Zoning Commission**

APPLICATION FOR SPECIAL PERMIT

Type of Activity: School for Training in Occupational Skills
(Per Section 3.3.C.4 of the Cromwell Zoning Regulations)
Street Address: 45 Shunpike Road Zoning District: AB
Parcel ID #: _____ Volume/Page: _____

Applicant: HBN-CSC, LLC dba HB NITKIN
Address: 230 Mason Street, Greenwich, CT 06830
Telephone Number (daytime): 203-861-9000
Email Address: PCWAY@HBNITKIN.COM

Property Owner: HBN-CSC, LLC
Address: 230 Mason Street, Greenwich, CT 06830

Description of Proposed Activity:
Seek Approval for new tenant Cortiva Institute
Massage Therapy & Skin Care Schools in a
portion of the former K-Mart store.

"I have read and I am familiar with the Cromwell Zoning Regulations Article 8.7 ("Special Permit Application Procedures"), Article 8.10.G ("Notification of Abutting Property Owners") and Article 8.10.H ("Public Hearing Sign Posting Requirements"). An "Impact Statement" per Section 9.4.A is attached."

[Signature] 9/13/18
(Signature of Owner or Designated Agent) (date)

Craig Way, Vice President, HB NITKIN
(printed name of signer)

18-55

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Springhill Suites Marriott
Street Address: 76 Berlin Road
Volume/Page: 1149/115 PIN #: 11101500

Applicant Name: AVA Group
Address: 3737 Route 46 East
Parsippany, NJ 07054
Telephone: (856) 234-9391 (day) (evening)
Email Address: ajesh@avadevelopmentinc.com

Property Owner Name: Cobblestone Associates, LLC
Address: 4 Heritage Drive
Danbury, CT 06811

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



PERMIT APPLICATION FOR SITE PLAN APPROVAL & SPECIAL PERMIT SUPPLEMENTAL NARRATIVE

PROJECT DESCRIPTION

AVA Group is proposing to construct a Springhill Suites Marriott at 76 Berlin Road (Route 372) on a 4.1-acre undeveloped parcel identified as Map/Lot 11101500.

The existing parcel is within the Highway Business (HB) zoning district. Per Section 3.3.C.4 of the Cromwell Zoning Regulations, "Hotel" is listed as a use requiring Special Permit Approval under the "Food/Hospitality Related Uses"

The proposed development will consist of the construction of a single hotel structure with attached porte cochere. The primary access to the site will be via a connection to an existing paved driveway at the northeast corner of the Site, which passes through the adjacent property and connects to a signalized intersection at Berlin Road (Route 372). Secondary access will be via a right-in, right-out driveway at the southwest corner of the site

The construction of the Springhill Suites Marriott with 123 guest rooms and a footprint area of $\pm 19,868$ SF will include:

- Construction of paved access drive and parking areas with 115 total spaces
- Concrete sidewalks and curbing
- Trash enclosure with fencing
- Landscaping including a mixture of street trees, planting beds and foundation plantings
- Lighting including post and building mounted fixtures
- Stormwater management system directing runoff to an existing subsurface detention system previously designed and installed for full lot development
- Connection to public utilities including sanitary sewer, water, natural gas, electric and telecommunications
- Erosion and sedimentation controls

EXISTING SITE

The subject parcel, 76 Berlin Road, is currently vacant in use but was previously approved for a 21,718 SF retail development as part of Cobblestone Plaza. Cobblestone Plaza, a mixed-use commercial development, consists of 60 Berlin Road (CVS), 72 Berlin Road (Liberty Bank) and 76 Berlin Road (subject parcel).

76 Berlin Road is bounded to the north by an existing condominium complex, to east by Liberty Bank, to the south by Berlin Road and a commercial development, and to the west by a childcare facility.

The area previously approved for retail development is cleared, grubbed, and rough graded. A retaining wall has also been installed at the base of an existing stone stabilized slope. Gravel access exists along the perimeter of the vacant site and connects Liberty Bank with the Day Care site to the west. A portion of the approved drainage has been installed, including a subsurface detention system.



There are no inland wetlands or watercourses on, or within, 100' of the subject site and the site is not located within 200' of the centerline of the Mattabasset River to the south.

ADDITIONAL APPROVALS

The Town of Cromwell and Office of the State Traffic Administration (OSTA) previously approved Cobblestone Plaza and a retail space of 21,718 SF under Certificate No. 1769-A in June 2012. An Administrative Decision will be required for a new OSTA certificate in support of this application. Supporting documentation will be submitted following the local approval process.

No additional approvals are anticipated at this time.

FIRE MARSHAL COORDINATION

As required by the application checklist, a report commenting and/or recommending fire protection provisions affecting the development or nearby properties is forthcoming. A copy of the overall development plan was submitted, and we are awaiting comment.

In the interim, the plan depicts a 4' fire lane, consistent with previous approvals. A separate water service is also provided to building for fire suppression. It is anticipated a hydrant will be required on site. One (1) hydrant is proposed at the southeast corner of the site subject to review and approval by the Fire Marshal.

A separate Application for Plan Review, as required by the Fire Marshal's Office, will be submitted as part of the building permit process.

IMPACT STATEMENT

No adverse impact is proposed as part of the subject development as the site was previously approved, and partially developed to accommodate, a larger retail development.

Public water, sewer, and electric utilities are available to the Site from existing cross-easements on site or the Berlin Road ROW to the south. The proposed development will connect to these utilities, consistent with the previous proposal.

A supplemental Trip Generation Analysis is included as part of this application documenting no adverse impact to traffic.

A supplemental Stormwater Management Report is included as part of this application documentation no adverse impacts to the approved and installed drainage system.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
Modification
APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision (if applicable): Shady Lane Farm - 60 Evergreen + 1 Shady Lane
Street Address: 60 Evergreen + 1 Shady Lane Ave
Volume/Page: 1349/217
Zoning District: _____ PIN# 00214900

Applicant's Name: Shady Lane Farm LLC
Address: 425 Shady Lane
Cromwell CT 06416
Telephone: 860 982 7485
Email Address: _____

Owner's Name: same
Address: _____

- Attached:**
- () 1. Application fee in the amount of \$ _____;
 - () 2. Copy of Inland Wetlands and Watercourses Agency Permit, if applicable;
 - () 3. Evidence of Water Pollution Control Authority approval, if applicable;
 - () 4. Twenty-five copies of plans prepared in accordance with Article 403 and 404 of the Cromwell Subdivision Regulations.

Incomplete applications may be rejected at the next scheduled meeting of the Planning and Zoning Commission

Popper, Stuart

From: Jessica Jones <jjones@cromwellfd.com>
Sent: Friday, August 31, 2018 9:56 AM
To: Popper, Stuart
Subject: P&Z Application # 18-56

Stuart,

Please see the comments/concerns below on Application # 18-56

Fire Marshal:

No issues

Water:

Water Department has office has no issues at this time.

Jessica L. Jones
Administrative Assistant

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



TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Thursday September 20, 2018 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #18-49: 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 27 Fawn Run. Bryan Zerio is the Applicant and Elaine M. Zerio is the Owner.
2. Application #18-52: Request for a Resubdivision at 113 Berlin Road. Ganesha Hospitality LLC is the Applicant and the Owner.
3. 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

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 5th day of September 2018.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Accessory Structure
(Per Section _____ of the Cromwell Zoning Regulations)

Street Address: 27 Fawn Run Zoning District: _____

Assessor's Parcel ID #: 11004500 Volume/Page: _____

Applicant's Name: Bryan Zerio

Address: 27 Fawn Run

Telephone Number (daytime): 860-250-1082


Email Address: bgz1978@yahoo.com

Property Owner's Name: Bryan + Elaine Zerio

Address: 27 Fawn Run, Cromwell CT

Description of Proposed Activity:
Construct a 24' x 24' detached garage
Total Square Ft = 576

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting)*.


(applicant)

7/24/18
(date)

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
RE-
APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision (if applicable): Proposed Resubdivision 113 Berlin Road
Street Address: 113 Berlin Road
Volume/Page: 1250 / 177
Zoning District: HB PIN # 00459200

Applicant's Name: Ganesha Hospitality LLC
Address: 113 Berlin Road
Cromwell CT 06416
Telephone: 860 874 3783
Email Address: alpat9702@gmail.com

Owner's Name: same
Address: _____


Attached:

- (✓) 1. Application fee in the amount of \$ 160.00
- (✓) 2. Copy of Inland Wetlands and Watercourses Agency Permit, if applicable; granted 8/1/18
- () 3. Evidence of Water Pollution Control Authority approval, if applicable; n/a
- (✓) 4. Twenty-five copies of plans prepared in accordance with Article 403 and 404 of the Cromwell Subdivision Regulations.

Incomplete applications may be rejected at the next scheduled meeting of the Planning and Zoning Commission


Please answer the following questions:

- 1. Is any part of the site within 500' of an adjoining town? (Yes) (No)
- 2. Does any part of the site contain wetlands? (Yes) (No)
- 3. If you propose to disturb more than five acres, have you filed a Stormwater Management Plan with DEP? (Yes) (No) (N/A)
- 4. If the subdivision will involve more than 100,000 sf of floor area or 199 parking spaces, have you applied for an STC Permit with DOT? (Yes) (No) (N/A)
- 5. Is any portion of the site subject to any Conservation Restriction per Sec. 47-42d of the Connecticut General Statutes? (Yes) (No)



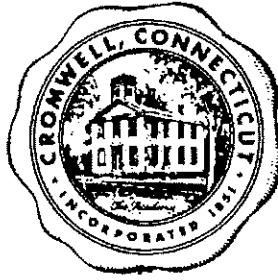
Applicant Amul Patlikh

8/3/18
Date



Owner Amul Patlikh

8/3/18
Date



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
Date: September 13, 2018
Re: **Plan Review, PZC Application #18-52, 113 Berlin Road**

BACKGROUND

The Subject Property is located in the Highway Business Zone (HB) along Berlin Road (Rte. 372). On August 1, 2018 the Inland Wetlands and Watercourses Agency issued a finding of "no significant activity" for a concept type project.

PROPOSAL

The Applicant is seeking Re-Subdivision Approval. This is not a Site Plan Application.

COMMENTS

This proposal meets the Parking requirements and HB Zone Area/Bulk Table requirements for re-subdivision.

The following Sections of Cromwell's Subdivision Regulations were omitted or incorrect:

<i>SECTION</i>	<i>ITEM</i>
§403 a.	Site Development Title Block ID incorrect on Page 3 of 4
§403 a. 2	Required Note not included
§403 a. 11	USAG Soil Delineation not included
§403 a. 18	Proposed Street Trees not included

Popper, Stuart

From: Jessica Jones <jjones@cromwellfd.com>
Sent: Friday, August 31, 2018 9:53 AM
To: Popper, Stuart
Subject: P&Z Application # 18-52
Attachments: Specifications for water mains and services.pdf

Stuart,

Please see the comments/concerns below on Application # 18-52.

Fire Marshal:

The Fire Marshal's office has no issues with this re-subdivision only of application #18-52. This is not an approval of the site plans in general.

Water:

Water Department has office has no issues with this re-subdivision at this time.

Jessica L. Jones
Administrative Assistant

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



CROMWELL FIRE DISTRICT-WATER DIVISION

1 WEST STREET

CROMWELL, CT 06416

Phone: 860-635-4420

Fax: 860-632-0413

WWW.CROMWELLFIREDISTRICT.COM

SPECIFICATIONS FOR WATER MAINS AND SERVICES

Water Mains:

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

Valves:

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

Hydrants:

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

Fittings:

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

Services:

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

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

WWW.CROMWELLFIREDISTRICT.COM

Information for Water Service Installations and Specifications

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

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

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

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

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

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

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

Information for Water Service Installations and Specifications

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

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

Meter Spacing:

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

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

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

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

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

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

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

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

18-54

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT


Type of Activity: Hotel (Food/Hospitality Related Uses)
(Per Section 3.3.C.4 of the Cromwell Zoning Regulations)
Street Address: 76 Berlin Road Zoning District: HB
Assessor's Parcel ID #: 11101500 Volume/Page: 1149/115

Applicant's Name: AVA Group
Address: 3737 Route 46 East, Parsippany, NJ 07054
Telephone Number (daytime): (856) 234-9391
Email Address: ajesh@avadevelopmentinc.com

Property Owner's Name: Cobblestone Associates, LLC
Address: 4 Heritage Drive, Danbury, CT 06811

Description of Proposed Activity:
Construction of a 125-room hotel at mixed-use commercial center which currently
contains Liberty Bank & CVS. The area of proposed development was previously
approved for the construction of a 21,000+ SF retail building.

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting).*


(applicant)

2/2/18
(date)



Memorandum

To: Brandon Handfield
Yantic River Consultants, LLC
191 Norwich Avenue
Lebanon, CT 06249

Date: June 20, 2018

Project #: 42409.00

From: Charles Baker, PE, PTOE
Chelsee Jolin, EIT

Re: Trip Generation Analysis
Proposed Springhill Suites Hotel
76 Berlin Road
Cromwell, Connecticut

The Town of Cromwell and Office of the State Traffic Administration (OSTA) previously approved plans to construct a 40,228 square-foot mixed used development located at 60 and 72 Berlin Road in Cromwell, Connecticut. The easterly portion of the approved development has been constructed including the off-site improvements. The western portion of the site with the 21,718 square-foot retail portion of the approved development has not been constructed, and the applicant is now proposing to construct a 125-room hotel in place of the retail as shown on the attached site plan. With this change, VHB has prepared a trip generation analysis to compare the anticipated traffic volumes generated by the currently proposed hotel with the traffic volumes generated by the previously approved 21,718 square-foot retail building. This document presents a summary of the study methodology and key findings.

Project Description

The proposed development site is an approximately 4.05-acre vacant parcel located along the northern frontage of Berlin Road (Route 372), in the existing Cobblestone Plaza in Cromwell, Connecticut.

The previous site development, which was approved by OSTA under Certificate No 1769-A, consisted of 40,228 square-foot gross floor area mixed use commercial center, including a 2,760 square-foot bank, a 12,900 square-foot CVS/pharmacy, a 2,850 square-foot daycare facility, and 21,718 square-foot retail space. The bank, pharmacy, and daycare facility are existing. The current proposal consists of the construction of a 125-room hotel in place of the previously approved 21,718 square-foot retail building.

Access to the proposed hotel will be provided by the three existing site driveways on Berlin Road, a full access signalized driveway, a right-in/right-out driveway located approximately 520-feet west of the signalized driveway, and a right-in only driveway located approximately 330-feet east of the signalized driveway. No modifications to the driveways are proposed under the current project except that the driveway to the daycare will be relocated into the site and away from the site driveway.

Crash History

Crash reports were obtained from the University of Connecticut, Connecticut Crash Data Repository (CTCDR) at each of the study intersections for the most recent three-year period available, from January 2015 to December 2017. Each collision case report contained the following information: police case number, date, time, location, collision type, collision severity, number of vehicles involved, travel direction of each vehicle involved, weather/lighting conditions, and contributing factor (if available). It should be noted that only collisions that result in death, injury, or property damage in excess of \$1,000 are required to be reported.

100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
P: 860.807.4300

There were six reported crashes along the site frontage and at the site driveways during the three-year analysis period. All six crashes consisted of property damage only. The crash types at this location consists of three (50-percent) front-to-rear crashes, two (33-percent) angle crashes, and one (17-percent) sideswipe crash.

Site-Generated Traffic

The anticipated traffic volumes generated by the proposed development were projected based on guidelines set forth by CTDOT and data provided in the 10th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This widely used reference manual, which provides trip generation rates for various land uses based on traffic count data collected at similar sites, is the industry standard method for forecasting trip generation rates. Land Use Code 310 (Hotel) was selected for analysis of the currently proposed hotel.

The traffic volumes generated by the previously approved retail development on the project site were estimated based on ITE land use code 820 (Shopping Center). These traffic volumes were subtracted from the projected traffic volumes generated by the proposed hotel to forecast the net change in traffic volumes entering and exiting the project site.

A summary of the net new trips generated for the proposed development is presented in **Table 1**. As indicated in this table, the proposed change in development program is projected to increase overall vehicle trips generated by the site by 39 (23 enter, 16 exit) during the weekday morning peak hour, and decrease overall vehicle trips generated by 8 (2 enter, 6 exit) during the weekday evening peak hour and 8 (1 enter, 7 exit) during the Saturday midday peak hour.

As noted in the table below, the hotel will generate more traffic in the morning peak hour and less traffic in the typical retail peak hours on Friday afternoon and Saturday midday. In this area of Route 372, morning peak hour traffic is mostly commuting non-retail traffic.

Table 1 – Trip Generation Summary

Time Period	Hotel (125 Rooms) ¹	Retail Building (21,718) ²	Net New Trips Added to Roadway
Weekday Morning Peak Hour ³			
Enter	35	12	23
Exit	<u>24</u>	<u>8</u>	<u>16</u>
Total	59	20	39
Weekday Evening Peak Hour ³			
Enter	38	40	-2
Exit	<u>37</u>	<u>43</u>	<u>-6</u>
Total	75	83	-8
Saturday Midday Peak Hour ³			
Enter	50	51	-1
Exit	<u>40</u>	<u>47</u>	<u>-7</u>
Total	90	98	-8

1 Based on ITE Land Use Code 310 (Hotel)
 2 Based on ITE Land Use Code 820 (Shopping Center)
 3 Traffic volumes expressed in vehicles per hour

Summary

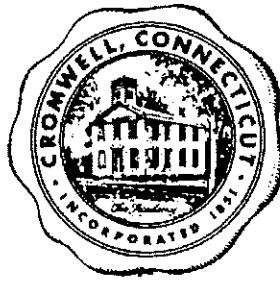
The results of this investigation indicate that the proposed hotel would generate slightly more traffic than the previously approved retail development by 39 (23 enter, 16 exit) trips during the weekday morning peak hour, and decrease overall vehicle trips generated by 8 (2 enter, 6 exit) during the weekday evening peak hour and 8 (1 enter, 7 exit) during the Saturday midday peak hour. This relatively minor change in traffic volumes is not expected to have a noticeable impact on surrounding traffic operating conditions. Based on Office of the State Traffic Administration (OSTA) guidelines, intersection capacity analyses are only required if a project is expected to generate 100 or more new vehicle trips through an intersection. The additional traffic volumes generated by the proposed change in development program are below this threshold, and therefore, additional traffic analyses are not warranted.

With the reduction in traffic generation in the prime retail peak hours, the development will satisfy the OSTA requirements for an Administrative Decision process.

To: Planning and Zoning Commission
From: Stuart B. Popper, Director of Planning and Development
Date: September 12, 2018
Re: Review of Application 18-54/55

I have reviewed the above referenced applications and plans and have the following comments:

1. Provide specifics as to the business and amenities proposed at the site. Provide information on the hours of operation and the number of employees.
2. Provide a narrative explaining how the parking will be shared with the abutting bank parking lot to the east. Please submit a letter from the abutting property owner granting permission to use the parking.
3. Indicate on the plans a formal pedestrian access to the hotel from the existing sidewalks along the property frontage and the abutting bank parking lot to the east.
4. Indicate on the plans the stamp and seal of the Registered Landscape Architect responsible for preparing the landscape plans.
5. Please review Section 5.1 of the Zoning Regulations to insure compliance with all the requirements. For example 5.1.D.3. (3) In Business Zones, one (1) canopy tree shall be planted in the front yard for each 50 feet of frontage or fraction thereof.



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
Date: September 12, 2018
Re: **Plan Review, PZC Application #18-54, SPECIAL PERMIT
76 Berlin Road, Spring Hill Suites Marriott**

BACKGROUND

The Subject Property is located on a vacant portion of a 4.05 acre commercial site within the Highway Business (HB) Zone. The site is currently home to a 12, 900 sq. ft. CVS Pharmacy and a 2,760 sq. ft. Liberty Bank.

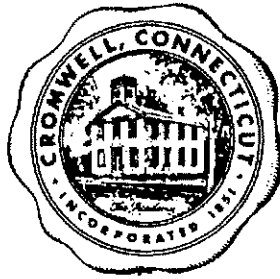
PROPOSAL

Pursuant to Cromwell Zoning Regulation §8.7.B.3(1) and §8.7.B.3(2), the Applicant is seeking SPECIAL PERMIT approval to construct a 125 room hotel. Cromwell Zoning Regulation §3.3.C.4. allows hotels in the HB Zone by §8.7 Special Permit and Site Plan approval.

<i>ITEM</i>	<i>PROPOSED</i>	<i>COMPLIANCE WITH REGULATION</i>
One (1) Monument Sign	11 SF at 10-FT from property line	YES- §5.3.H
Three (3) Building Signs All installed below roofline	SOUTH ELEVATION- 108 SF WEST ELEVATION- 51 SF EAST ELEVATION- 117 SF	YES- §5.3.H

COMMENTS

1. The Applicant has not provided information regarding location of HVAC and other mechanicals needed for compliance determination.
2. The Applicant proposes light fixtures at 25-ft. in height and has not provided documentation to comply with §5.6.C.9. "Fixtures in Excess of 14 feet in Height"
3. A photometric study is requested to evaluate lighting as provided by §8.6.D.4.
4. The Applicant has not included relevant narrative language in the Landscaping Plan to address §5.1.I.2., "Staking Trees"



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
Date: September 12, 2018
Re: **Plan Review, PZC Application #18-55, Site Plan
76 Berlin Road, Spring Hill Suites Marriott**

BACKGROUND

The Subject Property is located on a vacant portion of a 4.05 acre commercial site within the Highway Business (HB) Zone. The site is currently home to a 12, 900 sq. ft. CVS Pharmacy and a 2,760 sq. ft. Liberty Bank.

PROPOSAL

Pursuant to Cromwell Zoning Regulation §8.7.B.3(1) and §8.7.B.3(2), the Applicant is seeking Site Plan approval to construct a 125 room hotel. Cromwell Zoning Regulation §3.3.C.4. allows hotels in the HB Zone by §8.7 Special Permit and Site Plan approval.

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Popper, Stuart

From: Jessica Jones <jjones@cromwellfd.com>
Sent: Friday, August 31, 2018 9:53 AM
To: Popper, Stuart
Subject: P&Z Application # 18-54 & #18-55
Attachments: Specifications for water mains and services.pdf

Stuart,

Please see the comments/concerns below on Application # 18-54 & #18-55.

Fire Marshal:

Application 18-54 items to be addressed:

1. Fire Hydrant within reach of Fire Department on building
2. Fire zone for access of FDC
3. Fire Zone establishment on east side Driveway

Water:

Water Department has office has no issues at this time.

Jessica L. Jones
Administrative Assistant

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



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

WWW.CROMWELLFIREDISTRICT.COM

SPECIFICATIONS FOR WATER MAINS AND SERVICES

Water Mains:

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

Valves:

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

Hydrants:

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

Fittings:

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

Services:

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

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

WWW.CROMWELLFIREDISTRICT.COM

Information for Water Service Installations and Specifications

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

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

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

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

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

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

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

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Popper, Stuart

From: Popper, Stuart
Sent: Friday, August 31, 2018 3:33 PM
To: 'Brandon Handfield'
Subject: FW: 18-54, 18-55

Hello Brandon,

Please see email below.

Thanks,

Stuart

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

From: Chief Lamontagne
Sent: Wednesday, August 08, 2018 8:38 AM
To: Popper, Stuart
Subject: 18-54, 18-55

Stuart,

In regards to the building my comments are:

- For this large scaled building a bi-directional amplifier (bda) should be installed by the vendor used by the Cromwell Police Department (currently Utility Communications), so that communications will not be interrupted while responding to calls for service in the hotel.
- On the plans I don't see where the signage for a Stop sign and No Left Turn exiting on the west side of the building is, nor do I see a "Do Not Enter" sign.

Thank you,

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

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY SEPTEMBER 4, 2018
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Ken Rozich, David Fitzgerald (alternate), John Keithan (alternate)

Absent: Chris Cambareri, Nicholas Demetriades, Brian Dufresne, Ken Slade, Paul Cordone

Also Present: Director of Planning and Development Stuart Popper, Town Engineer Jon Harriman, Town Council Liaison James Demetriades

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:05 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Michael Cannata made a motion to seat David Fitzgerald and John Keithan; Seconded by Jeremy Floryan. *All in favor; motion passed.*

4. Approval of Agenda

Mr. Popper asked the Commission to table Application #18-41. He corrected the subject property address of Application #18-46 to be 150 Country Squire Drive. He said that the next Commission meeting would be Thursday, September 20, 2018, instead of Tuesday, September 18, 2018.

Michael Cannata made a motion to accept the amended agenda; Seconded by Ken Rozich. *All in favor; motion passed.*

5. Public Comments

There were no public comments.

Chairman Kelly explained Executive Session to the public in attendance. She said that the Commission could go into Executive Session by a 2/3 majority vote for a limited number of proceedings and had to state the reason for doing so and any votes resulting from that discussion must take place during the public meeting. She said that tonight's Executive Session was to discuss strategy regarding negotiations taking place in a court matter. She read Application #17-22's heading into the record.

6. Development Compliance Officer

Mr. Driska was not present. Mr. Popper asked if there were any questions or comments. He said that the two major projects in town, the warehouse on County Line Drive and the ShopRite, were both progressing.

7. Town Planner Report:

Mr. Popper read a notice regarding a Public Information Meeting being held to discuss the replacement of Bridge #05939 on September 19, 2018 at 7 p.m. in Room 224 of the Town Hall. Mr. Harriman clarified that this bridge is the North Road extension over Coles Brook and that construction was planned for 2020.

8. New Business: Accept and Schedule

Mr. Popper said that there was one new application to Accept and Schedule: Application #18-54 Site Plan Approval for Covenant Village, Applicant and Owner.

Michael Cannata made a motion to accept and Schedule Application #18-54 for October 2, 2018; Seconded by Jeremy Floryan. *All in favor; motion passed.*

9. Old Business:

- a. Application #18-41: Request to modify the Site Plan to add additional parking spaces at 135 Berlin Road (the Cromwell Diner). Christopher Plummer is the Applicant and SAAD Associates is the Owner.

Mr. Popper asked the Commission to table the application.

Michael Cannata made a motion to table Application #18-41 to September 20, 2018; Seconded by Jeremy Floryan. *All in favor; motion passed.*

- b. Application #18-46: Request for Site Plan Approval for a Planned Multifamily Residential Development at 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.

Mr. Popper asked the Commission to consider this application in conjunction with the Public Hearing.

10. Public Hearings (Continued):

- a. 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. Cromwell Village Associates, LLC is the Applicant and Country Squire

LLC is the Owner.

- b. Application #18-45: Request for a Special Permit under Section 6.1 of the Zoning Regulations for Removal of Earth Material at 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.

Michael Cannata made a motion to re-open Application #18-44 and Application #18-45; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Mr. Popper said that Freeman Companies had conducted a peer review of the traffic study and that town staff had commented on the extension of the water main towards Evergreen.

Attorney Joe Williams, Shipman & Goodwin, 1 Constitution Plaza, Hartford, began by stating that the Commission had approved the amended master plan during the last meeting. They were now addressing the Special Permit and Site Plan Applications. He also introduced the development team and their roles.

Attorney Williams submitted a letter dated September 4, 2018, addressed to Chairman Kelly, which addressed the proposed off site improvements, specifically the reconstruction of 1,675 feet of the top portion of Country Squire Drive and sidewalks, although the applicant did not want to be responsible for snow clearing, and the water main extension which would extend 850 feet and end in a hydrant about 50 feet away from a hydrant at Evergreen, and include an 8 inch water line. Attorney Williams said that per Joe Palmeri's recommendation that there be a physical interconnection instead, they would agree to that, provided that an agreement between the private parties could be reached within a reasonable time, that being 90 days.

Tom Daly, PE with Milone & MacBroom, gave an overview of the overall project and location, and reviewed the abutting property owners, aerial overview, topography, and existing conditions map. He pointed out the wetlands to the north and said that approvals had been received. He also reviewed the existing building foundations on site and some historical photographs. He next reviewed the site plan, which include a cul de sac at the end of Country Squire Drive, a combination unit/amenities building, which will have on site staff, and the location of the outdoor pool, mail kiosk, and trash compactor. He also reviewed the residential buildings, the sidewalk system throughout, the outdoor patios, the six garages containing 42 parking spaces, and the vegetated buffer.

Mr. Daly reviewed the emergency access drive to the Evergreen community. He said that when that project was approved, it was anticipated that there would be an interconnection. They were proposing a 675 foot emergency accessway across town property, containing an 8 inch water main terminating at the hydrant. Per Joe Palmeri's recommendation, the lines would be connected. There would be a gate valve and it would remain closed with just the Fire Department having access. He said that this proposal benefits Evergreen more than Country Squire because of the elevation differences. He said that there would be a post indicator valve to show if it was open or closed. He said that this would be a closed system but physically connected. He said that the lines would be privately owned, but the pump station would be publicly owned.

Mr. Daly said they were widening Country Squire Drive to town standards so that it would be 28 feet wide and also contain new drainage. They were responsible for the first 1,675 feet and would work with the town on reconstructing the lower part of the roadway. The roadway work would be done at the tail end of project and all work would be bonded. Brand new sidewalks would extend to Route 372.

Mark Forlenza addressed the Commission next. He said he was representing Cromwell Village Associates and Belfonti Companies and was essentially the director of development and construction of this project. He said he was trained as a city planner and spent his career with Fortune 500 companies, building luxury housing in Connecticut and New York. He said that the Belfonti Companies are an investment company, managing apartment homes and commercial communities.

He spoke next about the market segment served by this type of high-end apartment community, saying they were residents who choose this type of lifestyle, such as empty nesters, people in transition, and young professionals. He said that not a lot of children are anticipated in the community, except for some toddlers. He reviewed the apartment sizes and rents, with the average about \$2,500.00.

He reviewed the site design of the clubhouse, Building 1000, which will have between 6-8 staff members, contains residential units on each side, a fitness center, and a model unit. He said there would be fire pits and other recreation areas as well as a dog run. There will be 6 unique building designs, some with common corridors and some direct entry units, with a total of 12 different styles. Mr. Forlenza reviewed the architectural renderings, showing a three-story building with a common corridor and a two-story building with direct entry. He showed the floor plan of the clubhouse, highlighting the package room and fitness area. He showed a photo rendering as well. He said that some of the buildings around the pool were 3/4 splits, with the side facing the pool 4-stories and the side facing the road being 3-stories, which increases density and provides pool views. He said that the long building on site is 3-stories in the middle and 2-stories on each end. He reviewed the architectural rendering of the proposed garages. He ended by saying that there had been a long period of time between the zone change and site plan application, and they conducted numerous studies and borings and reviews of the architecture site plan and materials. He said that they were very proud of this application.

Kwesi Brown, LPE, traffic engineer with Milone & MacBroom, reviewed the traffic study, which had been peer reviewed by Freeman Companies. He submitted his response to the Freeman comments. He said that they essentially concurred with the applicant's analysis, approach, methods, findings, and recommendations. They had made a comment about updating the level of service table regarding volume to capacity ratio and queuing information. Mr. Brown said that the study area was the intersection of Route 372, Country Squire Drive and Willowbrook Road. He said that this area was the subject of DOT improvements, where they were installing dedicated left and right turn lanes, were installing a new traffic signal, widening the roadway and adding pedestrian upgrades, and these improvements were factored into the study. He said that the traffic volumes were from the CT DOT, with about 17,700 vehicles trips and 1,800 trips during peak times. The traffic counts were conducted during a weekday, and peak times were from 8-9 a.m. and 5-6 p.m. He anticipated that site generated traffic would be

85 vehicles during the morning and 100 in the evening.

They considered future planning, projected out to the year 2020, at an 0.8% yearly growth rate. Even with added site traffic, the future projections remained at a level of service C or better. They also studied all individual movements and proposed changes to the traffic timing and cycle length, but said that those recommendations must be reviewed and implemented by DOT. He said that the extensive internal sidewalk system, traffic calming measures such as the cul de sac, and parking layout and circulation will help provide a safe environment and concluded by saying that the roadways can accommodate the proposed development.

Tom Daly said they had conducted an exhaustive study of the soils and the earth removal plan and were proposing to remove 25,000 cubic yards, mostly from the high point of the site in the middle. He reviewed the cut and fill analysis, saying they were mostly filling by the cul de sac. The maximum end for both the cut and fill was 14 feet, and they would be using the cut material for filling. The edge of the site would be blended in the topography. The proposed truck route would be Country Squire Drive, then disbursing from there. They had conducted a geotechnical study and no crushing or blasting was anticipated. Mr. Daly said that this part of the construction has to happen in the first part of the project. They would strip and stockpile then topsoil and then do the earthwork.

Mr. Popper asked how many trucks and the hours they anticipated. Mr. Daly said they were anticipating working five 8-hour days per week, but not weekends or holidays, and average 32 truck trips per day (16 in and 16 out), moving about 600 cubic yards per day. He said it would take about 9 weeks, but could be faster.

Attorney Joe Williams said that the applicant had submitted an application that fully complied with the zoning regulations and master plan requirements and asked the Commission for approval.

The hearing was opened to public comment.

Kate Geoffrey, 14-C Country Squire, asked how the road will be widened.

Carol Joyce Cannito, 3 Blackhaw Drive, asked if the buildings contained elevators. She asked who will maintain the sidewalks coming down Country Squire Drive and what effect the soil movement will have on adjacent properties. She said that she disagrees with the traffic study and says that there are problems on Route 372 as well as on Willowbrook Road because of the numerous condo units.

Amos Huang, 8 Cedars Drive, asked why the accessway to Evergreen was limited to emergency vehicles instead of being opened up to resident traffic.

Ann Marie Perier, 123 Country Squire Drive, asked how much land would be taken from Country Squire II as they are in process of repaving driveways and who would maintain the sidewalks. She said that the association did not want to be responsible for paying for the maintenance. She said that there needed to be a second accessway. She cited traffic issues now

where drivers are running red lights and taking turns on red when they aren't allowed.

Mike Nearing, 19 Sun Ridge Lane, asked how the developer will protect downslope residents from runoff and flooding, as well as the days and hours of construction. He asked about the resulting water pressure for existing homes when the new units are installed. He asked if notifications were required if blasting was necessary and who would repair damage from the blasting. He also asked about the approximate completion date.

Lilli Green, 51 Clubhouse Drive, didn't agree that a 3 of 4-floor walk up was a luxury apartment.

Tom Sullivan, 45 Woodsboro Circle, said this project would forever change Cromwell and he was frightened because the applicant did not address wildlife, the vernal pond on site, the definition of luxury, the amount of children or current traffic issues turning onto Willowbrook Road from Country Squire Drive. He wants the Commission to listen to residents and to not be influenced by a Commission member who is an investor in the project.

Debbie Doll, 20 Glenview Drive, wanted information on soil samples and contamination and said she was concerned about runoff and dirt washing off.

James Demetriades, 7 Bonnie Briar, said these apartments were more expensive than other rental properties in Cromwell. He said that the town needs a strategic housing planning. He also asked about the development of this Open Space and said that the Commission should have a 5 to 10 year strategic plan for the development or preservation of Open Space parcels in town. He said he was concerned about traffic matters and if there were plans to approve the D service levels. He said younger and older people would be using this intersection, as the targeted resident group.

Joyce Swilling, 11 Blackhaw Drive, asked about the leveling of the property, and the impact on groundwater levels. She also asked about the maintenance of the sidewalks. She said that there are abundant condos and apartments in Cromwell and Middletown. She was concerned as to how these would be filled and whether they would become condos over time.

The hearing was opened to Commissioner comments. Chairman Kelly asked Attorney Williams to clarify the property's ownership and the matter of open space, as this is private property. Attorney Williams said they were asked to put in sidewalks and they are willing to do so, but they understood the town ordinance to require property owners adjacent to the sidewalks to maintain them. He said that construction would occur mainly on weekdays and occasionally on Saturdays, generally from 7 a.m. to 7 p.m., with most work done by 3 p.m.

Attorney Williams said that the town has an Open Space Plan, prepared in 2012, that lists major parcels in town.

Tom Daly said that the widening of Country Squire Drive to 28 feet would use available land on the right hand side, and then split the difference as it moved up. He said that the decks at Country Squire Drive extend into the right of way, so they would shift the roadway to the left.

There would not be elevators in the buildings. He said 14 feet was the maximum grading change, with most of the site needing between 2-6 feet of cut or fill. He said that they were protecting the neighbors to the east via extensive erosion control, through bonds, and that the project had to be registered and reviewed by the DEEP. All drainage would be collected, with no discharge to the neighbors or wetlands. All drainage would run through Country Squire Drive and they projected decreased runoff as a result.

Mr. Daly said that the connection to Evergreen was never intended as full access. He said that Evergreen has a convoluted circular roadway network. Chairman Kelly said that the roadway is privately owned and not built to town road specifications.

He said that all projects in the area have their own boosted water systems and they would be building a boosted water system here as well. The pump station would be owned by Cromwell. It wouldn't have an impact on the surrounding properties because it is not a looping system. He said blasting was highly unlikely, but if necessary, a blasting permit would be required. The blasting company would have to provide insurance. They would conduct pre and post blast surveys and install monitors. Mr. Daly said they would probably address any issues through mechanical means instead of blasting.

Mr. Daly said that luxury walkups were being built now throughout the state. He said that the issues of wildlife and wetlands had been previously addressed during the zone change and master plan application processes. He said that their studies determined that there was no vernal pool. He said that the soil contamination was very minor. They had reviewed past studies and their licensed environmental professional would work with the developer on any required cleanup.

He said that they were at the top of the hill, so the issue of the water table was not a concern. They felt that the project would be highly successful in Cromwell. Approximate completion date was in 18-20 months. They had submitted an application to OSTA for administrative approval.

Michael Cannata asked who would maintain and plow the emergency accessway, if there was soil contamination from oil leaking from transformers, and if they could agree to no blasting.

Tom Daly said blasting was highly unlikely based on their exhaustive study, but that there were no guarantees. He said that if it was needed, they would meet with the Town Engineer and Town Planner to discuss the approach. He said that the contamination was fairly minor and that the contractor and LEP would meet on site to review any cleanup needed.

Attorney Williams said that they would maintain the portion of the emergency accessway on their property and on the town's property, but not the part on Evergreen.

Mr. Popper noted the landlocked parcel at the top of hill that is owned by the Town of Cromwell and is not a part of the town's open space. Mr. Popper wanted to ensure that access to the parcel remains open and is limited to fire and police and town personnel.

Mr. Popper also mentioned the Police Chief's memo dated August 27, 2018, in which she recommended that the property owner maintain the sidewalks. He said that the town ordinance makes maintenance the responsibility of abutting property owners, unless changed by Commission. He said that there was no way to force the construction or maintenance upon the developer. Mr. Harriman clarified that maintenance was snow and ice removal, not repair work.

Mr. Popper said that conditions of approval should include the comments in Mr. Harriman's memo dated August 15, 2018 and Mr. Driska's memo of August 6, 2018, as other staff comments had already been addressed.

Mr. Popper also referenced Attorney William's letter of September 4, 2018 regarding off-site improvements the applicant was agreeing to construct. Mr. Popper said that they could not be required as a condition of approval. Chairman Kelly read the letter into the record. Attorney Williams said that they would interconnect the lines if they reached a mutual agreement with Evergreen within 90 days.

Mr. Harriman said that the applicant had submitted new information that addressed most of his comments, so only page 3 of his memo should be incorporated, those being dated August 16, 2018.

Michael Cannata made a motion to close the public hearing for Application #18-44; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Michael Cannata made a motion to close the public hearing for Application #18-45; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Michael Cannata made a motion to approve 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, subject to the conditions contained in the letters of Engineer Jon Harriman dated August 16, 2018 and Zoning Enforcement Officer Bruce Driska dated August 6, 2018; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Michael Cannata made a motion to approve Application #18-45: Request for a Special Permit under Section 6.1 of the Zoning Regulations for Removal of Earth Material at 150 Country Squire Drive, subject to the conditions contained in the letters of Engineer Jon Harriman dated August 16, 2018 and Zoning Enforcement Officer Bruce Driska dated August 6, 2018; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Michael Cannata made a motion to approve Application #18-46: Request for Site Plan Approval for a Planned Multifamily Residential Development at 150 Country Squire Drive; Seconded by Jeremy Floryan. *All in favor; motion passed.*

11. Executive Session:

Michael Cannata made a motion to go into Executive Session at 9:15 pm.; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Michael Cannata made a motion to come out of Executive Session at 9:23 p.m., with no action taken; Seconded by Ken Rozich. *All in favor; motion passed.*

12. Approval of Minutes:

- a. August 7, 2018: Michael Cannata made a motion to approve the minutes as presented; Seconded by Jeremy Floryan. *All in favor; motion passed (John Keithan abstained).*
- b. August 21, 2018: Michael Cannata made a motion to approve the minutes as presented; Seconded by Jeremy Floryan. *All in favor; motion passed.*

13. Commissioner's Comments: None

14. Adjourn: A motion to adjourn was made by Michael Cannata. Meeting adjourned at 9:25 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk