



## **Town of Cromwell Planning and Zoning Commission**

**REGULAR MEETING  
7:00 P.M. TUESDAY APRIL 16, 2024  
TOWN COUNCIL CHAMBERS  
CROMWELL TOWN HALL  
41 WEST STREET**

### **AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments:**
6. **Development Compliance Officer Report:**
7. **Director of Planning and Development Report:**
8. **New Business: Accept and Schedule New Applications:**
  - a. Application #24-07: Request to modify the Site Plan to add a new drainage facility at Fox Meadow Condominiums. Fox Meadow Condominium Association is the Applicant and the Owner.
  - b. Application #24-08: Request to modify the Site Plan to add a donation bin at 199 Shunpike Road in the Highway Business Zone District. Texima LLC is the Applicant and Cromwell Crossing LLC is the Owner.
9. **New Business:**
  - a. Application #24-05: Request to modify the Site Plan at Torza's Golf at 150 Sebethe Drive in the Industrial Zone District. Plan calls for removing the existing mini-golf and batting cages and replacing with more driving range area, pickle ball courts and new parking. Torza's Golf is the Applicant and RANDA LLC is the Owner.
  - b. Application #22-26: Request to Rescind the Approval for the Special Permit under Section 6.1.b of the Zoning Regulations for the placement of fill on property to remedy steep grade leading into back yard. Request to release the bond for said approval.
10. **Public Hearings:**
  - a. Application #24-03: Request for Site Plan Approval to construct athletic facilities improvements at Cromwell High School at 1 Donald Harris Road in the R-25 Residential Zone District. The Town of Cromwell is the Applicant and the Owner.
11. **Approval of Minutes:**
  - a. March 19, 2024
12. **Commissioner's Comments:**
13. **Adjourn:**

RECEIVED FOR RECORD  
Apr 10, 2024 01:44P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

Permit	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
23-43	Greater Hartford Community FDN	1 Golf Club Road	Special Permit - PGA Tour Event	2/6/2024	Approved
23-44	BP & Mez, LLC	36 Shunpike Road	Special Permit -Fuego Tequilla and Grill	2/6/2024	Approved
24-01	West Street Commons	Mystique Lane	Site Plan Modification - Sidewalks	3/5/2024	Denied
24-02	Adelbrook, Inc./ Adelbrook Hilltop Preschool & D	84 Hicksville Road	Special Permit - Room for Training	3/19/2024	Approved
24-03	Town of Cromwell	1 Donald Harris Road	Site Plan Approval - Athletic Facilities Improvements		Pending
24-04	Jessica Dudley	327 Main Street	Site Plan Modification - EV Charges		Pending
24-05	Jodi Lynn Torza Faraci	150 Sebeth Drive	Golf Driving Range Expansion		Pending
24-07	Fox Meadow Condo Association	Wooden Heights/Valley Run	App for Site Plan Mod		Pending
24-08	Texima, LLC	199 Shunpike Road	App for Site Plan Mod - Clothing Bin		Pending

24-07

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

**APPLICATION FOR SITE PLAN MODIFICATION**

Name of Project: Fox Meadow Gonds Association  
 Street Address: Wooded Heights / Valley Run  
 Volume/Page: \_\_\_\_\_ PIN #: \_\_\_\_\_

Applicant Name: Ken Kohle  
 Address: 39 New London Tpke  
Glastonbury CT 06033  
 Telephone: (860) 430-6640 x11 (day) (860) 614-7915 (evening)  
 Email Address: Ken@epmllc.com

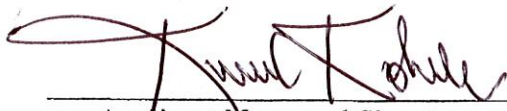
Property Owner Name: Fox Meadow Gonds Association, Inc  
 Address: 9 Meadowbrook Dr  
Cromwell, CT

Attached:

- ☒ Application fee.  
☐ Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations. (10 copies)

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

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

  
 Applicant Name and Signature

3/28/24  
 Date

24-08

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN MODIFICATION

Name of Project: Clothing Collection Bins  
Street Address: 199 Shunpike Rd, Cromwell, CT 06416  
Volume/Page: PIN #:   
Applicant Name: Texima LLC  
Address: 65 Triangle Boulevard, Carlstadt, NJ 07072  
Telephone: (201) 233-2773 (day) (evening)  
Email Address: Amanda.Cyr@greenteamworldwide.com  
Property Owner Name: Diversified Unlimited LLC  
Address: 199 Shunpike Rd, Cromwell, CT 06416

Attached:

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

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

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



Applicant Name and Signature

3/1/2024

Date



24-05

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN MODIFICATION

Name of Project: TORZA'S GOLF MODIFICATION  
Street Address: 150 SEBETHIE DR.  
Volume/Page: \_\_\_\_\_ PIN #: \_\_\_\_\_

Applicant Name: Jodi Lynn Torza Forzi Lodi LLC  
Address: 150 SEBETHIE DR. DBA: TORZA'S  
CROMWELL CT 06416 GOLF  
Telephone: 860-543-1753 (day) \_\_\_\_\_ (evening)  
Email Address: Lodi LLC @ Gmail . com

Property  
Owner Name: ALVIN RAVIZZA  
Address: 42 SKYVIEW DR.  
BETHUN CT 06037

Attached:

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

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

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

Jodi Lynn Torza Forzi  
Applicant Name and Signature

2-29-24  
Date

## Fontaine, Candice

---

**From:** Harriman, Jon  
**Sent:** Monday, March 11, 2024 3:54 PM  
**To:** Popper, Stuart  
**Cc:** Driska, Bruce; Fontaine, Candice  
**Subject:** PZ 24-05 150 Sebeth

Stuart,

Some preliminary comments:

- 1) I need more information to complete my review of the application. I don't see anything to indicate if the application complies with the stormwater regulations; it appears that impervious surface coverage may be increasing.
- 2) The grading is difficult to follow because the proposed contours and existing contours have the same appearance (probably a printing issue).
- 3) It looks like the proposed storm pipe will cross within the base materials for the existing sidewalk. Can it be lowered to avoid that? Also need a sidewalk detail per Town specification for the repair.
- 4) The "bit path" to the catch basin should be relabeled as a paved leak off to prevent confusion.

Jon Harriman, P.E.  
*Town Engineer*  
*Town of Cromwell, CT*  
*ph: 860 632-3465*  
*fx: 860 632-3477*

 Reply all |   Delete Junk |  ...



## 24-05 150 Sebethe Drive - Site Plan Modification



Parisi, Daniel

Today, 11:04 AM

Popper, Stuart; Fontaine, Candice 

 Reply all | 

Inbox

Stuart,

The CWPCA has the following comments:

Minimum pipe size is 6" PVC. Note this on the plans and in Note "7".

Connecting to the existing 6" PVC lateral use a 6" x 6" "T" wye or 45\* degree wye.

Any questions do not hesitate to contact me.

**Daniel Parisi**

Town of Cromwell

CWPCA – Sewer Administrator


860-632-3430

## RE: 24-05 150 Sebethe Drive - Site Plan Modification - Plan Review Request 3/11/2024



Egan, John

Yesterday, 5:54 PM

Popper, Stuart; Fontaine, Candice; Driska, Bruce 

 Reply all | 

Inbox

Untitled

87 KB



 Show all 1 attachments (87 KB) Download



Action Items



A plan review was performed for the above referenced project and the following Building Code issues observed.

1) The increase in parking spaces brings the total number of parking spaces to 55.

The 2022 Connecticut State Building Code requires 3 accessible parking spaces for this amount of parking one van accessible space with 8' of cross hatching and 8' of parking area and two regular car accessible spaces with 5' of cross hatching and 10' of parking area.

Please see attachment with the required signage including the correct accessible symbol.

2) As indicated the existing shed is proposed to be connected to the Sanitary Sewer, if bathroom facilities are to be installed they shall be constructed for accessible use , a Building Permit will be required.

Sincerely, John Egan  
Chief Building Official  
The Town of Cromwell, CT



 Reply all |  Delete Junk | 

## RE: E & S Bond - 12 Summer Brook Ln.



Mehic, Maggie B <MBMEHIC@travelers.com>

Wed 4/3, 3:45 PM

Driska, Bruce; Popper, Stuart; Fontaine, Candice; Harriman, Jon ✕

 Reply all | 

Inbox



Action Items



Hi Bruce,

Per your email below, please allow this email to serve as my statement requesting that the Cromwell Planning & Zoning Commission rescind approval for Special Permit #22-26, 12 Summer Brook Lane. We request that the bond release request and Special Permit rescission be acted upon by the Commission at its upcoming April 16<sup>th</sup> meeting or otherwise at its earliest convenience.

Please let me know if you need anything further or if the above should be submitted in a separate document rather than in the body of this email. Thank you for your help on this.

Thanks,  
Maggie

**Magdalene B. Mehic | Counsel | Claim Legal – SRG**

she/her/hers

[One Tower Square | MS04](#)

[Hartford, CT 06183](#)

Tel: 860.277.1551



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**From:** Driska, Bruce <bdriska@cromwellct.com>

**Sent:** Tuesday, April 2, 2024 1:58 PM

**To:** Mehic, Maggie B <MBMEHIC@travelers.com>

**Cc:** Popper, Stuart <spopper@cromwellct.com>; Fontaine, Candice <cfontaine@cromwellct.com>; Harriman, Jon <jharriman@cromwellct.com>

**Subject:** [External] RE: E & S Bond - 12 Summer Brook Ln.

Hello Maggie,

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday April 16, 2024 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #24-03: Request for Site Plan Approval to construct athletic facilities improvements at Cromwell High School at 1 Donald Harris Road in the R-25 Residential Zone District. The Town of Cromwell is the Applicant and the Owner.

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

Alice Kelly  
Chairman

Dated in Cromwell, Connecticut this the 28<sup>th</sup> day of March 2024.

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

## APPLICATION FOR SITE PLAN APPROVAL

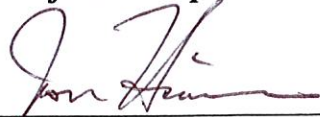
Name of Project: Cromwell High School - Athletic Facilities Improvements  
Street Address: 1 Donald Harris RD, 2 Shady LN & 4 Shady LN  
Volume/Page: 137/168, 1372/055, 1770/184 PIN #: 00113800, 10405000, 11501700  
Applicant Name: Town of Cromwell  
Address: West Street, Cromwell, CT  
Telephone: 860-632-3465 (day) (evening)  
Email Address: jharriman@cromwellct.com  
Property Owner Name: Town of Cromwell  
Address: 41 West Street, Cromwell, CT

## 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 ☒ Yes ☐ No  
requirements as set forth in current version of the State Building Code?

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

Jon Harriman,   
Applicant Name and Signature

2/20/24  
Date

## Fontaine, Candice

---

**From:** Harold Holmes <hholmes@cromwellfd.com>  
**Sent:** Wednesday, March 20, 2024 10:51 AM  
**To:** Popper, Stuart  
**Cc:** Fontaine, Candice  
**Subject:** 24-03, 24-05 comments

On 24-03 the high school project, I have no problems with the site plans as submitted but will need more information going forward on the hood system to be installed.

On 24-05 I have no comments on the driving range /pickleball expansion.

Harold Holmes NAFI- CEFI, IAAI-FIT  
Fire Marshal  
Cromwell Fire District  
1 West Street Cromwell Ct 06457  
[hholmes@cromwellfd.com](mailto:hholmes@cromwellfd.com)  
860-635 3188 Office  
860-306-6534 Cell  
860-635-5211 Dispatch



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**From:** Joe Palmieri

**Sent:** Monday, March 18, 2024 2:50 PM

**To:** Fontaine, Candice <[cfontaine@cromwellct.com](mailto:cfontaine@cromwellct.com)>; Popper, Stuart ([spopper@cromwellct.com](mailto:spopper@cromwellct.com))  
<[spopper@cromwellct.com](mailto:spopper@cromwellct.com)>

**Subject:** 24-03

Good afternoon,

I see no issues. With the limited water service connection information the exact tap location and meter pit location to be determined later. A meter pit is a requirement for all structures that are not heated during the entire winter season.

Thank you.

**Joseph A Palmieri**

Water Operations Manager

**Cromwell Fire District**

1 West Street

Cromwell, CT 06416

Phone: 860-635-4420 x1000

Fax: 860-632-0413

E-Mail:

**Cromwell Fire District**

*Serving Cromwell Connecticut Since 1878*



## Fontaine, Candice

---

**From:** Parisi, Daniel  
**Sent:** Wednesday, March 13, 2024 3:21 PM  
**To:** Popper, Stuart; Harriman, Jon  
**Cc:** Fontaine, Candice  
**Subject:** 24-03 Evergreen Road - Site Plan Modification - Cromwell High School Field Renovation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Stuart,

The CWPCA has one comment:

Show on the Architectural Plan, Sheet - A 101, a FOG System sized for the equipment flowing into the system.

Any questions do not hesitate to contact me.

**Daniel Parisi**

Town of Cromwell

CWPCA – Sewer Administrator

860-632-3430



## TOWN OF CROMWELL

### DEPARTMENT OF PLANNING & DEVELOPMENT

#### MEMORANDUM

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

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

Date: March 12, 2024

Re: Plan Review, PZC Application #24-03, Site Plan Modification CHS Field Reno

---


I have reviewed Application #24-03 and have no comment at this time.



## Re: 24-03 Evergreen Road - Site Plan Approval - Plan Review Request 3/8/2024



Egan, John

Yesterday, 6:31 PM

Popper, Stuart; Fontaine, Candice; Driska, Bruce 

 Reply all | 

Inbox

A plan review was performed on the above referenced plan and the following code observations made.

- 1) All future buildings, structures and utilities shall require a Building Permit to include submission of plans and specifications to be reviewed and approved for issuance of permits.
- 2) Based upon the number of parking spaces an additional Accessible Parking Space shall be added.

Sincerely, John Egan  
Chief Building Official  
The Town of Cromwell, CT



## Town of Cromwell Planning and Zoning Commission

***REGULAR MEETING  
7:00 P.M. TUESDAY MARCH 19, 2024  
TOWN COUNCIL CHAMBERS  
CROMWELL TOWN HALL  
41 WEST STREET***

### ***Minutes and Record of Votes***

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Ann Grasso, Douglas Kalinowski, Andrew Holt, Vincenzo Marfella, Robert Donohue, Jonathan Comtois, Brian Dufresne

**Absent:** Paul Cordone, Ken Rozich, Nick Demetriades

**Also present:** Director of Planning and Development Stuart Popper, Town Council Member Julie Aurigemma

**1. Call to Order**

The meeting was called to order at 7:02pm by Chairman Kelly.

RECEIVED FOR RECORD  
Mar 27, 2024 01:33P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates**

A motion was made by Michael Cannata and seconded by Brian Dufresne to seat Andrew Holt, Robert Donohue and Jonathan Comtois as alternates. All were in favor; the motion passed.

**4. Approval of Agenda**

A motion was made by Michael Cannata and seconded by Brian Dufresne to approve the agenda. All were in favor; the motion passed.

**5. Public Comments:**

Mr. James Rude, 25 Highridge Road, Cromwell said that he wanted to address the Commission about the lack of timely minutes for the Planning and Zoning Commission. He said the February 6, 2024 minutes were not available at the February 20, 2024 meeting and were available for the March 5, 2024 meeting. Mr. Rude said he had to listen to the recordings and cited the section in the regulations that gave the time requirements for submission of commission minutes. Mr. Rude handed Mr. Popper his comments.

**6. Development Compliance Officer Report:**

Mr. Popper said that Mr. Driska is on vacation and asked if there were any questions about his report.

**7. Director of Planning and Development Report:**

Mr. Popper said that Texas Roadhouse Restaurant opened yesterday and people were very pleased with the restaurant. He said that the owner of 136 Berlin Road has not submitted any additional information after their informal presentation to this Commission last month. Chairman Kelly said that Plummer Landscaping has not cleaned up their site and asked staff to look into it.

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

- a. Application #24-05: Request to modify the Site Plan at Torza's Golf at 150 Sebethe Drive in the Industrial Zone District. Plan calls for removing the existing mini-golf and batting cages and replacing with more driving range area, pickleball courts and new parking. Torza's Golf is the Applicant and RANDA LLC is the Owner.

A motion was made by Michael Cannata and seconded by Brian Dufresne to accept and schedule application #24-05 to be heard on April 16, 2024. All were in favor; the motion passed.

**9. New Business:**

**10. Public Hearings:**

- a. Request for a Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for school operations and training at 84 Hicksville Road in the Residence 25 (R-25) Zone District Adelbrook, Inc./Adelbrook Hilltop Preschool and Daycare is the Applicant and Adelbrook, Inc. is the Owner.

Chairman Kelly read the public notice dated March 7, 2024.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to open the public hearing for application #24-02. All were in favor; the motion passed.

Attorney Richard Carella of Updike, Kelly and Spellacy said they are seeking a special permit to convert the former church space to a training facility for Adelbrook employees. Attorney Carella submitted the affidavit of mailings and attested that the sign was posted for the public hearing.

Ms. Alyssa Goduti, President of Adelbrook said they primarily serve children with autism. She said the Hilltop Church property was deeded back to Adelbrook after the church was closed and we inherited the church building and parsonage. Ms. Goduti said we have continued and will continue the operation of the preschool in the lower floor of the building. She said we plan to turn the upstairs



into a training facility for staff and first responders. Ms. Goduti said there is plenty of parking at the site.

Mr. Calvin McGee, introduced himself as the new Director of Facilities at Adelbrook and noted that he was an architect by training. He said that the hours of operation for this training facility will allow us to make this space available to the community as well. Chairman Kelly asked if there would be new bathrooms and Mr. McGee said there will be two new ADA bathrooms constructed in the newly converted church space. Chairman Kelly asked if there would be complete separation of the daycare to the upstairs and Mr. McGee said absolutely.

Mr. Donohue asked about the water district memo and Attorney Carella said this has already been accomplished. Chairman Kelly asked about the Zoning Enforcement Officers comments about signage and Mr. McGee said we don't have any plans for signs for the training facility and Mr. Popper said we will review any future signage requests with staff.

Chairman Kelly asked if any members of the public wanted to speak regarding application #24-02. No one came forward.

A motion was made by Michael Cannata and seconded by Vincenzo Marfella to close the public hearing for application #24-02. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Brian Dufresne to approve application #24-02. All were in favor; the motion passed.

b. The adoption of the 2024 Town Plan of Conservation and Development (POCD). The Town of Cromwell Planning and Zoning Commission is the Applicant. (continued from March 5, 2024 meeting).

A motion was made by Michael Cannata and seconded by Brian Dufresne to open the public hearing for the POCD adoption. All were in favor; the motion passed.

Chairman Kelly read the application and applicant information for item 10b.

Mr. Popper said a few things needed to be added and handed out the acknowledgement page to the Commissioners. He said that once the Commission adopts the POCD there is an appeal period starting one day after the adoption date so the POCD adoption date would be April 8, 2024 if approved tonight.

Mr. Popper said that pictures have been added and he will send the POCD via email with updated colors, pictures and adoption language. He said we will then send a copy to the State Community Development office for their records. Mr. Popper said the Conservation Committee is in the process of updating the open space plan. The Commissioners discussed the Conservation Committee's work and some of the open spaces within Cromwell. Mr. Popper said we have also received funding for a complete street plan and it looks like we will go out for an RFP/RFQ in the Spring. He said he hopes the sidewalk plan can be included in that. He said the ADA transition plan will also be done. Mr. Popper said the zoning regulations are almost done and we will present those changes in the spring. He said the formatting of the new regulations is

done and we are currently working on the new uses to be added to the regulations. Mr. Popper gave the example of accessory dwelling units (ADU's) as a new section of the zoning regulations. The commission members and Town Council Liaison Julie Aurigemma discussed ADU's. Chairman Kelly asked when the Commissioners will receive a copy of the zoning regulations and Mr. Popper said two to four weeks before the meeting.

Chairman Kelly asked if any members of the public wanted to speak regarding the POCD.

Mr. James Rude, 25 Highridge Road said he submitted comments that were read at the March 5, 2024 meeting and was disappointed that he didn't hear any comments regarding his concerns and suggestions. He told Chairman Kelly that she confirmed his concerns about noise and light pollution when she commented at the last meeting about the Texas Roadhouse Restaurant and their very visible lights and signs. Mr. Rude said the POCD needs comments about light, traffic and noise pollution. He said he can't believe that no public comments were considered and there was no interest in hearing from the public. Mr. Rude said he is disappointed in the treatment towards Town Council member Ms. Dabrowski and he hasn't heard any thanks from the Commissioners when the public makes comments. He said the Commissioners seem to have more interest in the colors of the map and how many copies of the POCD they should print than the public's comments and concerns.

Ms. Grasso said that it is good that the public comes to make comments but we are not always equipped to address those comments at the meeting. She said that I like to think them through and will give my thoughts to Mr. Popper in written form. Ms. Grasso said I believe in public comments and they are heard and are appreciated. Ms. Grasso said she did give feedback about Ms. Dabrowski's comments to Mr. Popper in an email. Mr. Popper said he did have some lengthy conversations about the POCD with some board and commission members and he invited them to address the PZC in person or in writing but they declined to do so.

Mr. Popper said over all he has been disappointed with the public response to the POCD. He noted that all town board and commission members received an email invitation to the POCD workshop and a total of 7 people showed up. Mr. Popper said one important aspect of the POCD is that will help us when the town applies for different grants.

Ms. Grasso asked how Mr. Rude's comments about light and noise pollution will be incorporated into the POCD and Mr. Popper said I am not sure. Mr. Cannata said we always require a lighting plan and we consider traffic and noise impacts during the plan review process. He said light, noise and traffic are regulatory issues while the POCD paints in broad strokes. He said the POCD is not regulatory and I did make this comment when Mr. Rude made his comments.

Chairman Kelly said the implementation section is the bones of the POCD. She said I told the Town Council that.

Mr. Donohue said that according to Robert's Rules of Order there should be no dialogue with the speaker by the Commissioners unless directed by the Chair. He said I do thank the public for their comments.

A motion was made by Michael Cannata and seconded by Brian Dufresne to close the public hearing for the POCD. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Brian Dufresne to adopt the 2024 Cromwell Plan of Conservation and Development. All were in favor; the motion passed.

**11. Approval of Minutes:**

a. February 20, 2024

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the minutes of February 20, 2024. All were in favor; the motion passed.

b. March 5, 2024

A motion was made by Michael Cannata and seconded by Robert Donohue to approve the minutes of March 5, 2024. All were in favor; the motion passed.

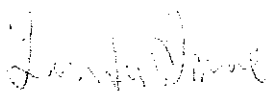
**12. Commissioner's Comments:**

Mr. Popper distributed the plans for the high school athletic facility public hearing being held on Thursday, April 4, 2024. He said it is basically the same plan they had presented before but this is now a public hearing. Mr. Popper said that the Town Council authorized a certain amount of funds for this study and they have used all of the money.

**13. Adjourn:**

A motion was made by Michael Cannata and seconded by Ann Grasso to adjourn at 7:57pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme  
Recording Clerk