



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

***REGULAR MEETING  
7:00 P.M. TUESDAY MARCH 5, 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:**
9. **New Business:**
  - a. Application #24-01: Request to modify the Site Plan (remove sidewalks) at West Street Commons on Mystique Lane. West Street Commons is the Applicant and the Owner.
10. **Public Hearings:**
  - a. The adoption of the 2024 Town Plan of Conservation and Development (POCD). The Town of Cromwell Planning and Zoning Commission is the Applicant.
11. **Approval of Minutes:**
  - a. February 6, 2024
12. **Commissioner's Comments:**
13. **Adjourn:**

RECEIVED FOR RECORD  
Feb 28, 2024 11:28A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

Permit	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
23-37	Town of Cromwell - John Harriman	20 James Martin Drive	App for Site Plan Approval - Pierson Park	11/9/2023	Approved
23-38	Robert Begen	546 Main Street	Special Permit - Liquor License w/ Parking	11/9/2023	Approved
23-39	The Oliver Cromwell Tavern Inc.	150 Sebethe Drive	Special Permit - Restaurant / Full liquor licence	12/19/2023	Approved
23-40	Texas Roadhouse Holdings LLC	55 Shunpike Road	Special Permit - Restaurant / with sales of alcoholic beverages Texas Roadhouse	12/19/2023	Approved
23-41	Scott Austin	34 Shunpike Road	Site Plan Modification	12/5/2023	Approved
23-42	Town of Cromwell	1 Donald Harris Road	Site Plan Approval-Athletic Facilities Improvements - High School		Pending
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		Pending
24-02	Adelbrook, Inc./ Adelbrook Hilltop Preschool & Daycare	84 Hicksville Road	Special Permit - Room for Training		Pending
24-03	Town of Cromwell	1 Donald Harris Road	Site Plan Approval - Athletic Facilities Improvments		Pending
24-04	Jessica Dudley	327 Main Street	Site Plan Modification - EV Charges		Pending

24-01

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

**APPLICATION FOR SITE PLAN MODIFICATION**

Name of Project: \_\_\_\_\_

Street Address: MYSTIQUE LANE

Volume/Page: \_\_\_\_\_ PIN #: \_\_\_\_\_

Applicant Name:

(WEST STREET COMMONS) (c/o PALADIN PROPERTY MANAGEMENT) Paladin Prop.

Address: MYSTIQUE LANE

CROMWELL, CT

Telephone: 2038231860 (day) SAME (evening) COLBY SECL

Email Address: manager@paladinpropertymanagement.com

Property

Owner Name: WEST STREET COMMONS

Address: MYSTIQUE LANE

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 <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 <u>DEP 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.*

COLBY SECL  
Applicant Name and Signature

2/1/24  
Date

January 4, 2024

Town of Cromwell Planning and Zoning Commission  
41 West Street  
Cromwell, CT 06416

RE: West Street Commons Condominium Association

Dear Commission Members:

The West Street Commons Condominium Homeowners' Association wishes to request permission to eliminate some or all of the sidewalks within the private property of the association. Specifically, the walks the Associations wants to eliminate are the asphalt walkways on Mystique Lane (see enclosed site map).

The Association members realize that the developer's choice to use asphalt for the sidewalks has presented the community with a premature cost burden to repair, maintain or replace these walks which have cracked and heaved and present a risk of liability. As a 55+ community with many retired residents on fixed incomes, replacing all the sidewalks in addition to other common and limited common elements is a significant financial burden.

Since Mystique Lane is a private community and residents seldom if ever walk on the sidewalks, particularly the ones in front of or in between residences, the community wishes to amend the site plan to permit removal of the asphalt walks and replace with grass to the curb. The intent is to remove them on an as-needed basis in the order of those most in disrepair to allow for incremental funding.

The Board of Directors has authorized the board President, Carolyn Graziano and Property Managers Jared Coggins and Colby Secl to represent the association in the matter. With their signatures below they are requesting the Planning & Zoning Commission to review this modification for approval in an upcoming meeting. Thank you for your consideration.

Sincerely,

Carolyn Graziano   
President West Street Commons Condominium Homeowners Association  
Email: [wscmystique2023@gmail.com](mailto:wscmystique2023@gmail.com)

Jared Coggins   
Managing Principle, Paladin Property Management  
Email: [info@paladinpropertymanagement.com](mailto:info@paladinpropertymanagement.com)

Colby Secl  
Property Manager  
Email: [propertymanager@paladinpropertymanagement.com](mailto:propertymanager@paladinpropertymanagement.com)

## 24-01 Mystique Lane



Chief Sifodaskalakis

Fri 2/9/2024 1:20 PM

To: Fontaine, Candice

Cc: Popper, Stuart ↗

🔄 Reply all | ▾

Inbox

Candice,

As far as safety, I am not in favor of removing sidewalks. They state no one walks. I find that hard to believe and we would be pushing them onto the road.

Fred

*Frederick Sifodaskalakis*

**Chief of Police**

**Cromwell Police Department**

**5 West Street**

**Cromwell, CT 06416**

**Phone: 860-635-2256**

CONFIDENTIAL INFORMATION: The information contained in this e-mail is confidential and protected from general disclosure. If the recipient or the reader of this e-mail is not the intended recipient, or person responsible to receive this e-mail, you are requested to delete this e-mail immediately and do not disseminate or distribute or copy. If you have received this e-mail by mistake, please notify us immediately by replying to the message so that we can take appropriate action immediately and see to it that this mistake is rectified.

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday February 20, 2024 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. 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 February 20, 2024 meeting).

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 7<sup>th</sup> day of February 2024.



## IMPLEMENTATION SECTION

Legend section – Responsibility, Support, Time Line entities should be spelled out not helpful to have to go back Page B-2 to the legend to see what the letters refer to  
e.g. PZC – Planning and Zoning

### B-4LW2.2 – Ensure New Housing .....

“incorporate sustainable design requirements or incentives into zoning regulations – **what incentives can we do legally?**

### B-6 LW 4.2 Encourage developers to make necessary road improvements.....

How to do this without it being viewed as a type of semi-requirement for approval process? By law, we cannot request a developer to make any improvement outside his land.

### B-7 LW 5.1 Explore Green Development.....

**Continue to Enforce existing regulations for Best Management for stormwater management NOT PZ** but public works – needs to be changed.

### B-8 GW 1.1 Balance Existing Commercial.....

Consider the community benefits that new development or redevelop application would bring to the community. What is meant by community benefits – does too many types of businesses to be considered as not a real benefit? legally?

### GW 1.2 Ensure New Development is Aligned with Existing Public Services

- review development project for consistency with existing town services?
  - **Ensure** residential projects consider impact to town public schools, parks, recreation facilities and programs
- What does this mean – need to build/add to school – other facilities etc.to accommodate etc.

How can PZ legally ensure this.

### GW1.3 Promote Green Infrastructure.

~~Consider various incentive programs to~~ encourage applications to pursue green development standards

Who would be charge of reviewing incentive programs keeping a list as well as updating the list – is this legally part of PZ land use commission?

Page 2	3 <sup>RD</sup> Paragraph <b>LIVE WELL</b> is bold only Bottom of page – TO COME re: adoption
Page 7	Education attainment – where did these numbers come from?
Page 16	1 <sup>st</sup> paragraph 7 <sup>th</sup> sentence – various town waterbodies being classified as impaired - by whom? Where is this information as to which ones?
Pages 9 & 11	Maps – Why is the need to include in POCD?
15	Transportation Map – why?
17	Natural Resources
19	Community Resource
20	Sewer Mains
21	Water Service
23	Parks and Open Spaces – Map legend -Cromwell Parcels not identified as to what they are – vacant land?
24	Cultural – Explain purpose of this map?
28	Pictures- Farmers Market – Cromwell Landing (town owned) and one privately owned – Covenant Living? A wonderful place but not the only private one in town.
29	Heading – Live Well Goal 1 – Continue to <del>Maintain</del> <b>Manage</b> and Enhance Cromwell Existing Neighborhoods same as Strategy LW1.1: <b><u>Manage future growth responsibly and maintain a high quality of life for all residents.</u></b>
30	Strategy LW1.2- third bullet <ul style="list-style-type: none"> <li>Encourage Town residents <b>to participate in the development review process.</b> what is the plan to implemented this? Residents speak at all our regular meeting (not just Public Hearings) how they want developments to be done? What would the procedure be – continue the application to our next meeting for the Commission/staff to review the comments. What happens next regarding town residents – to feel/know their participation was truly reviewed especially if not included in the approval/disapprove.</li> </ul>



## Popper, Stuart

---

**From:** Ann Grasso <Ann@aegrasso.com>  
**Sent:** Wednesday, February 21, 2024 9:48 AM  
**To:** Popper, Stuart  
**Subject:** Feb. 20 P&Z meeting and POCD

Good morning, Stu,

To reiterate what I offered last evening, I am aware that staff provides significant hours in preparing for meetings and in particular, the heavy lift required every ten years to update POCD and Zoning regs. I do have sincere appreciation for this. As volunteers, commissioners are guided by staff but are also available to offer input because we live in the town and may have different fields of expertise that might improve documents' clarity in content. The system is good to have both paid staff and consultants, and volunteer commissioners. The public adds a third layer of input and their vision is even more distant than the commissioners who have spent considerably more time reviewing issues.

I appreciate your asking for P&Z commissioners' input. I recognize that several members who have been a party to the POCD proceedings for a year are no longer part of the commission or current commissioners were not in attendance. New members would not feel comfortable saying anything. Multiple times throughout the year, I was told the reason older members didn't speak up is because the POCD sits on a shelf collecting dust and it isn't worth commissioners spending time reviewing. Last evening my perception is that we heard you say that the Community Survey wasn't really the basis for the goals and objectives as much as other data points. This is not clear in the document itself and I recommend that language be added to let anyone reading this know. It is appendix A and feels as though it is important. During SLR's presentations, I never got the feeling that Community Survey was a minor contribution to the goals and recommendations for the future and when Robert first presented the stats were from so few respondents, I recall the commissioners questioning. My memory is that he answered it was typical of surveys of this type and representative. You shared that the POCD public presentation had very few attending and because I attended, I heard joking that it was really preferred that no one attend because the event was just proforma. Because of the new Cultural Commission, I have had the opportunity to speak with Ridgefield about their POCD and how consistently and productively it is used in their town. I realize that each town is different! I am only pointing out what I am sure you know: there is room to view Cromwell's POCD differently.

RE: letters and Dabrowski's multi-page document: my input is to concur that Rude's letter is not germane as POCD is not regulatory. Weigert, I am not sufficiently aware of the distinctions of categories to opine. The COG, page 1, graph 2 suggests *graphics and charts...clearly convey the relevant information* (IMO, some maps could be clearer), *volunteers completing this updated plan took public engagement and input seriously*; see my notes above about Community Survey. Chair Kelly's maintain/manage is not something I feel strongly about. Dabrowski offered her comments in advance but was also in person to comment. It was unfortunate that she was not thanked for taking time to put together such a thoughtful review, whether or not the review was based primarily on concerns stemming from the Community Survey – which we now learn was not the significant basis for goals and recommendations. If we want to have public input, appreciating their time and effort in coming forward is the least we can do. And then educating in a way that is not off-putting is valuable.

As for my own thoughts about the POCD, other than what I have offered above, I have questions and a few comments.

1. Are there two rivers, Mattabasset with an a, and Mattabesset with an e? The divider with Berlin is clearly with an e. On pg. 71, Mattabasset with an a is Coles Road etc. Might this be made clearer at the outset when describing Cromwell? OR, unimportant and something only picky people might even notice.
2. Color on maps, and print on some maps: Is it worth my listing all of this again, or did SLR gets these from other sources and updating is impossible? It would at least be helpful if the legend colors were exactly the same as the map colors. Before I spend time typing it all up, please let me know. On page 9, public service and water appear to be the same color as water on the map. On the legend, water should be much lighter? But then public service on the map needs a different color. This was the map that was the most confusing to me until I could figure exactly where the location was and then I knew what the legend meant, not because of color, but because I know the area in Town.
3. Pg. 11: how is Downtown zoned? It is orange for downtown, but are their different zones within Downtown Cromwell?
4. Pg.12: Housing: I am pretty sure there is housing for multiple adults nonfamily in one dwelling. Should they be listed separately? The wording: families, *adults living alone* and senior population doesn't fit today's reality.
5. Pg. 15: this map is particularly difficult to interpret with the legend. I couldn't find minor collector (is it collector or connector?) and with the hotspots identified, why is DOT spending money on the Evergreen and Rt. 3 intersection instead of Rt. 3 and 372, which would improve at minimum, with a box that people cannot drive into waiting for the lights to change. I know, not POCD.
6. Pg. 30: promote a network of recreation facilities proximate to all residential neighborhoods: Stacy's comment that should be considered: "is this even possible?"
7. Pg. 46: Downtown Riverfront seems to be same orange zone as Pg. 11. Pg.46 says mixed use area.
8. Pg. 73: very difficult to read, and only because I know where Portland is could I identify the word Portland.
9. Some of the maps in appendix B&C are repeats of front matter and will need updating if/when front matter maps update.

---

Thank you,

Ann

*Ann Grasso*  
*70 Strand Circle*  
*Cromwell CT 06416*  
*Land: 860-632-7735*  
*Cell: 401-273-9563*  
*[Ann@AEGrasso.com](mailto:Ann@AEGrasso.com)*  
*<https://anngrasso.com/>*  
*<https://aegrasso.com/>*



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

### ***REGULAR MEETING 7:00 P.M. TUESDAY FEBRUARY 6, 2024 TOWN COUNCIL CHAMBERS CROMWELL TOWN HALL 41 WEST STREET***

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

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Brian Dufresne, Nick Demetriades, Douglas Kalinowski, Robert Donohue, Andrew Holt, Vincenzo Marfella

**Absent:** Paul Cordone, Ann Grasso, Ken Rozich,

**Also present:** Zoning Compliance Officer Bruce Driska, Director of Planning and Development Stuart Popper

#### **1. Call to Order**

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

#### **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 Nick Demetriades to seat Robert Donohue and Andrew Holt as alternates. All were in favor; the motion passed.

#### **4. Approval of Agenda**

A motion was made by Michael Cannata and seconded by Doug Kalinowski to amend the agenda by adding item #5 public comments. All were in favor; the motion passed.

Mr. Popper said there will be no formal discussion tonight on the high school but he will ask the Commission to make a motion to refer the application to the town attorney.

RECEIVED FOR RECORD  
Feb 26, 2024 03:10P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

## **5. Public Comments**

Mr. Anthony Varricchio, 6 Kowal Drive, Cromwell said this is too much in one facility and there will not be any peace and quiet. He said this is not necessary since there is a beautiful facility at Community Field. He said the project will cost \$10 million and will ruin the neighborhood and my property values will go down.

Mayor James Demetriades, 272 Skyview Drive, Cromwell said he has been researching the site plan approval process and he has found there is discretion for the Planning and Zoning Commission to schedule a public hearing at the time of the site plan application is accepted by the Commission. He said public feedback is important and it is an opportunity to get people involved. Mr. Demetriades said this is budget season so you need to make the Town Council aware of anything you need and you are always welcome to come to the Town Council and speak under the commission liaison report. Chairman Kelly said she had sent a letter to the previous Town Council about the A/V deficiencies and she will find that letter to resend to the current Town Council.

## **6. Development Compliance Officer Report:**

Mr. Driska said his report is in the package.

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

Mr. Popper said the Texas Roadhouse Restaurant will open in the spring as well as the Oliver Cromwell Tavern in the former Taphouse 150 restaurant. He said the Goldfish swim school has opened in the Shop Rite plaza. Mr. Popper also said there will be a new bakery in the former Dunkin Donuts at 50 Berlin Road. He said the Auto Zone, Popeye's and the new Mexican restaurant on Main Street are still moving forward.

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

### **9. Old Business:**

- a. Application #23-42: 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.

A motion was made by Michael Cannata and seconded by Brian Dufresne to refer application #23-42 to the Town Manager to request the Town Attorney review the application in regards to the timeframe of the applicatin and to grant an extension of time. All were in favor; the motion passed.

## **10. New Business:**

## **11. Public Hearings:**

Chairman Kelly read the public hearing notice for applications #23-44 and #23-43 dated January 18, 2024.

- a. Application #23-44: Request for a Special Permit under Section 7.5.A of the Zoning Regulations to permit a full-service restaurant with the sales of alcoholic beverages at 36 Shunpike Road (Fuego Mexican Grill) in the Highway Business Zone District. BP & MEZ, LLC is the Applicant and JAS Shunpike - Cromwell LLC is the owner.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to open the public hearing for application #23-44. All were in favor; the motion passed.

Mr. Felipe Pacheco said he lives in Cromwell and has worked at restaurants for many years. He said this restaurant will create new jobs, develop the economy and make his dream of owning a restaurant come true. He said this will be a family restaurant with authentic Mexican recipes. Ms. Gloria Barajas said they plan to open in about three to four months and we are remodeling now with some cosmetic changes.

Chairman Kelly asked if there was anyone in the public who wanted to speak regarding application #23-44. No one came forward.

A motion was made by Michael Cannata and seconded by Brian Dufresne to close the public hearing for application #23-44. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Brian Dufresne to approve application #23-44. All were in favor; the motion passed.

- b. Application #23-43: Request for a Special Permit for the Travelers Championship at TPC River Highlands at 1 Golf Club Road. Greater Hartford Community Foundation is the Applicant and TPC of CT Inc. is the Owner.

A motion was made by Michael Cannata and seconded by Nick Demetriades to open the public hearing for application #23-43. All were in favor; the motion passed.

Attorney David DeBassio, with Hinckley, Allen and Snyder said they will have an elite field of 78 players for 4 days this year instead of the 114 players they had last year. He said the tournament has generated over \$28 million dollars for over 900 local charities. Attorney DeBassio said the purse will remain at \$20 million dollars. He said this is really a great opportunity for the entire state.

Mr. Kevin Harrington, Senior Director of Operations said he will go through the details of the tournament being held from June 17, 2024 through June 24, 2024. He said there will be 4 public gates which is one additional from last year but the same from pre pandemic years. He said their plan is to use Woodside school for ADA parking and will ask the high school if they can use it for any overflow parking on a as needed basis. Mr. Harrington said they did not have to utilize



the high school parking lot last year. He said they will start construction ten weeks before and then 3 weeks post tournament. Mr. Harrington said that they have date changes to last year's conditions such as item 17 should read 2024 not 2023 and item 18, condition one should have the dates of June 10 - June 28 for the extended hours of 5:00am to 10:00pm. He said the times until June 10 will be from 7:00am to 7:00pm.

Chairman Kelly asked if there was anyone in the public who wanted to speak regarding application #23-43.

Carl Semino, 84 Field Road said he has lived here for 21 years and said he was turned off last year when they put a green privacy fence up to prevent us from seeing in. He said that has always had this as a perk to putting up with traffic and other inconveniences.

Mayor James Demetriades, 272 Skyview Drive said as the Mayor and former TPC resident this is a fantastic event and it puts Cromwell on the map. He said we will work with the EDC to find ways to highlight local businesses during the event.

Mr. Harrington said that the PGA tour has restrictions and the green screening is a pretty standard requirement that they cannot avoid.

Andrew Lyons, 23 Ridge Road asked that they make sure the restrooms will be where they show they are going to be. He said last year they tried to move them.

Mr. Harrington said our intent is to have them in these locations but sometimes issues prohibit us from adhering to the exact location.

A motion was made by Michael Cannata and seconded by Robert Donohue to close the public hearing for application #23-43. All were in favor; the motion passed.

Chairman Kelly thanked Mr. Driska and Mr. Popper for always working with the Travelers on this tournament.

A motion was made by Michael Cannata and seconded by Brian Dufresne to approve application #23-43 with updated 2024 dates in the conditions of approval from 2023. All were in favor; the motion passed.

## **12. Approval of Minutes:**

### **a. December 19, 2023**

A motion was made by Michael Cannata and seconded by Doug Kalinowski to approve the minutes of December 19, 2023. All were in favor; Robert Donohue abstained; the motion passed.

## **13. Commissioner's Comments:**

Mr. Popper said the February 20, 2024 public hearing will be for a POCD presentation and to answer any questions. He said we have no formal applications for the 20th as of now. Mr. Popper

said the regulations are formatted; we just need to meet with SLR for punch list items. He said they are adding a section for nonconforming uses and Chairman Kelly asked him to get in touch with the ZBA on that section.

Mr. Donohue said that Mr. Popper had done a phenomenal job presenting to the Town Council on the POCD.

Mr. Demetriades said that he sent an email with legislative update on bills of interest from River COG and if anyone has any questions to ask him so he can bring them to the monthly meeting of the River COG Planning Commission

**14. Adjourn:**

A motion was made by Michael Cannata and seconded by Robert Donohue to adjourn at 7:48pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda Imme".

Linda Imme  
Recording Clerk