



Town of Cromwell Planning and Zoning Commission

***REGULAR MEETING
7:00 P.M. TUESDAY DECEMBER 19, 2023
COUNCIL CHAMBERS
CROMWELL TOWN HALL
41 WEST STREET***

RECEIVED FOR RECORD
Jan 04, 2024 02:41P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata,
Ann Grasso, Nick Demetriades, Douglas Kalinowski

Absent: Brian Dufresne, Paul Cordone, Ken Rozich, Robert Donohue

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

1. Call to Order

The meeting was called to order at 7:02pm 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 Douglas Kalinowski as an alternate. All were in favor; the motion passed.

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Douglas Kalinowski to approve the agenda with the addition of 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. All were in favor; the motion passed.

5. Development Compliance Officer Report:

Mr. Driska updated the commission on activities in town.

6. Director of Planning and Development Report:

Mr. Popper updated the commission on activities in town.

7. New Business: Accept and Schedule New Applications:

- 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 Douglas Kalinowski to schedule Application #23-44 to be heard at a public hearing on January 16, 2024. All were in favor; the motion passed.

8. 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.

Mr. Popper informed the commission that we are waiting for the lighting plan and architectural elevations of the new out buildings and said the application will be considered at the January meeting.

9. New Business: None

10 Public Hearings:

- a. Application #23-39: 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 150 Sebethe Drive (The Oliver Cromwell Tavern) in the Industrial Zone District. The Oliver Cromwell Tavern, Inc. is the Applicant and RANDA LLC is the Owner.

Chairman Kelly reads the public notice dated December 4, 2023.

A motion was made by Michael Cannata and seconded by Douglas Kalinowski to open the public hearing for application #23-39. All were in favor; the motion passed.

Mr. Lentini, of 77 Ronal Drive, Berlin, CT said we already have a restaurant in Berlin so this restaurant will be a second location for us. Mr. Cannata asked if there would be any changes to the building and what is there already. Ms. Lentini said the signage will change but everything else will remain the same. Mr. Driska told the applicant he would be at the site tomorrow at 10:30am and he could review the signage requirements with them.

Chairman Kelly asked if there were any members of the public who wanted to speak regarding application #23.39. No one came forward.

A motion was made by Michael Cannata and seconded by Douglas Kalinowski to close the public hearing for application #23-39. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Ann Grasso to approve application #23-39. All were in favor; the motion passed.

- b. Application #23-40: 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 55 Shunpike Road (Texas Roadhouse) in the Highway Business Zone District. Texas Roadhouse Holdings LLC is the Applicant and HBN-CSC LLC is the Owner.**

A motion was made by Michael Cannata and seconded by Douglas Kalinowski to open the public hearing for application #23-40. All were in favor; the motion passed.

Attorney Mike Pease said he is here to represent Texas Roadhouse Holdings and he described the location of the restaurant, the food and hours of operation. He said this will be a family style restaurant and they comply with all guidelines of training of staff to be in compliance with liquor laws. Mr. Pease said they plan to open at the end of February or beginning of March. He said the State won't consider issuing a liquor permit until we receive the sign off from the Health and Fire Departments so that could delay the opening but we will have to work with that. Mr. Cannata asked if the Building, Fire and Health Departments could give a conditional approval to move things along quicker and Mr. Popper said I will look into that. Mr. Pease said the staff training is done with real alcohol.

Chairman Kelly asked if any members of the public wanted to speak regarding application #23-40. No one came forward.

A motion was made by Michael Cannata and seconded by Ann Grasso to close the public hearing for application #23-40. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Doug Kalinowski to approve application #23-40. All were in favor; the motion passed.

11. Approval of Minutes:
a. November 21, 2023

A motion was made by Michael Cannata and seconded by Doug Kalinowski to approve the minutes of November 21, 2023.

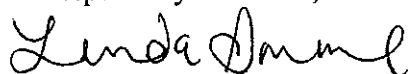
12. Commissioner's Comments:

Mr. Demetriades said that the River COG Planning Commission will have their next meeting in January.

13. Adjourn:

A motion was made by Michael Cannata and seconded by Ann Grasso to adjourn at 7:35pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk