



Town of Cromwell Planning and Zoning Commission

*SPECIAL MEETING
5:30 P.M. TUESDAY, JUNE 8, 2010*

*WEST SIDE OF WOODSIDE ROAD
CROMWELL, CONNECTICUT*

MINUTES AND RECORD OF VOTES

Present: Nicholas Demetriades, Vincent Faienza, Joseph Garafalo, Doug Sienna,
Michael Cannata, Alice Kelly, Tom Madden and Alternate Fred Hayward
Also Present: Town Planner Craig Minor, BOS Liaison Anthony Varricchio, Sr.
Absent: Peter Keithan, Thomas O'Neill, and Alternate Linda Duren

1. Call to Order

Chairman Demetriades called the meeting to order at 5:30pm.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Motion was made by Alice Kelly, **seconded** by Joe Garafalo to seat Fred Hayward. All were in Favor. *Motion Passed.*

4. Site Inspection:

a. Application #10-32: Subdivision Approval ("Woodside Estates") at Woodside Road. H & C Developers LLC, applicant; Gardner's Nurseries Inc., owner.
Jim Cassidy, Engineer for the applicant, described the location of the entrance to the subdivision across from the entrance of the Woodside School. Mr. Cassidy also reviewed the current catch basins and the location of a new catch basin. Mr. Cassidy pointed out where the rear lot would be located among a clump of brush. Mr. Cassidy described the point marker for the middle of the cul-de-sac. Mr. Cassidy reviewed the drainage for Lot #4.

Mr. Madden asked about the neighbor's drainage concerns. The neighbor described how the water flows down Woodside Road along the beginning of her driveway and onto the corner of the Woodside Rd property. There was discussion about how it flowed through the property.

Chairman Demetriades recessed the meeting at 5:46pm.

Chairman Demetriades called the meeting back to order at 5:49pm.

There was discussion regarding the 5 acres of Conservation Easement. There was discussion whether the property owners would be able to apply for open space rights. Town Planner Miner felt that it might be applicable, but that it would have to be reviewed by the assessor.

There was more discussion regarding the run-off of water from Woodside Road. Mr. Hagel, the applicant, discussed the possibility of placing curbing along Woodside Road and a catch basin instead of sidewalks within the subdivision. Mr. Hagel would have to get the proper permissions, as this is outside of the property. Mr. Hagel also discussed the pitch of the homeowner's driveway and putting in a crosswalk towards the school without going into the driveway of the school.

Chairman Demetriades addressed concerns with the construction atmosphere regarding trucks and dirt, particularly with the school. Chairman Demetriades also expressed concern with water in homeowner's basements and not allowing that to happen.

5. Adjourn

Motion was made by Alice Kelly, **seconded** by Doug Sienna to adjourn at 6:04pm. All were in Favor. *Motion Passed.*

Respectfully Submitted,

Jennifer L. Donohue
Clerk