



Town of Cromwell Planning and Zoning Commission

*REGULAR MEETING AND PUBLIC HEARING
7:00 P.M. TUESDAY, OCTOBER 19, 2010
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET*

MINUTES

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

1. Call to Order

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

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

There were none seated.

4. Approval of Agenda

Motion was made by Vincent Faienza, **seconded** by Joseph Garafalo to approve the agenda with the removal of Items 11.a. and 9.a. All were in Favor. *Motion Passed.*

5. Public Comments:

Salvatore Petrella, 8 Wexford Lane: Would like to be able to address P&Z on the Monnes Farms open space issue, at a later date. The Northbrook Estates subdivision is now complete, and they will be applying for a bond release.

Richard Waters, 84 South Street: The curbing was improperly installed at Northbrook. The construction equipment that had been working at the Cobblestone Plaza site is now gone. Too many construction sites in Cromwell are allowed to be dusty and track mud into the street.

Myron Johnson, 16 Pleasant Street: Cobblestone Plaza is a modern marvel, and we should respect developers who are willing to take a chance.

6. Development Compliance Officer Report:

Mr. Curtin responded to Mr. Waters complaint about dirty sites, and said he is constantly working on it; dust will always be a problem at active construction sites. The Cobblestone project is on hold; he has asked the developer to install a fence around the detention pond. He is still researching the Alcap Ridge complaint from last month, and the two home occupation complaints. He is working on a complaint about a trailer at Crest Drive. He informed the Commission that there are some family issues that are taking him away from the office, and he will submit an updated report next month.

Commissioner Faienza asked him to check into the situation at the end of Sebethe Drive, the trucks parked there. Commissioner Garafalo asked him about the fill on Nooks Hill Road; Mr. Curtin replied that he is working with the public works department on that.

7. Town Planner Report

No report.

8. Public Hearing and Possible Action:

Commissioner Sienna read the legal notice.

a. Application #10-49: Special Permit (Multi-family Conversion) of the existing house at 27 Coles Road. John Cassells, applicant; Main Street Properties LLC, owner.

John Cassells presented his application. He explained that he wants to divide the house into four dwelling units, as shown on the revised site plan submitted tonight. He said that he will reside in one of the units.

Town Planner Craig Minor noted that the well should be tested, and if not sufficient for four dwelling units, the house should be connected to town water. Mr. Cassells said the house is on city water. Chairman Demetriades asked him to contact the Cromwell Historical Society to see if they had any concerns. Mr. Minor said he would do that. Commissioner Faienza asked him if he was aware of the fire code requirements for a four-unit building; he said he was.

Public Comments:

William Nussen, 30 Coles Road: Living across the street, he was concerned about what an apartment building would do to his property's value.

Sandra Muller, 45 Coles Road: This is a very historic house, and should be preserved.

Pat Dickenson, 31 Coles Road: Concerned about parking for four dwelling units, and its impact on the character of the neighborhood.

Ann Halibozek, 7 Christian Hill Road: Concerned about safety, in the sight line for drivers leaving the site. She felt a site visit by the Commission was in order. She was concerned with how this would impact the rest of the neighborhood which are all single-family homes.

Charles Dickenson, 31 Coles Road: How would the Commission enforce his continued residency there?

Myron Johnson, 16 Pleasant Street: The Town just invested \$1.6 million dollars in Coles Road, and another \$800,000 in the new bridge on Christian Hill Road.

Brian Armet, 26 Iron Gate Lane: As a former chairman on P&Z, he called on the commission to exert due diligence in reviewing applications of this sort.

The applicant responded to these comments. He said the house, at 7,000 square feet, was too big to be a single family home anymore. The pool has been out of use for a long time; he might even end up tearing down that wing of the house.

Mr. Minor concurred with the recommendation that the Commission do a site visit. Commissioner Cannata told the applicant to talk with the Fire Marshal and the Building Inspector, because converting the house to four units could involve more expense than he realizes.

The Commission agreed to hold a site visit on Sunday, October 24 at 10 am.

Commissioner Doug Sienna made a motion to continue the public hearing to October 24, 2010 at 10 a.m. at the site, seconded by Vincent Faienza. All were in favor. *Motion Passed.*

b. Application #10-50: Amendment to the "Plan of Conservation and Development", to add "Open Space Plan". Conservation Commission, applicant.

John Whitney, vice chairman of the Conservation Commission, presented the application. Town Planner Craig Minor informed the Commission that the Conservation Commission has been working on this plan for a long time. It contains a number of recommendations, and the Conservation Commission felt that the best way to get those recommendations taken seriously was by having the Open Space Plan annexed to the POCD.

Several of the goals were discussed.

The question of this being "another layer of bureaucracy" came up. Commissioner Cannata said by no means; this is merely advisory.

Public Comments:

Ann Halibozek, 16 Christian Hill Road and Selectman: The Board of Selectmen has approved this Plan, so please adopt it. Cromwell needs to protect its open space.

Commissioner Vincent Faienza made a motion to close the public hearing, seconded by Doug Sienna. All were in favor. *Motion Passed.*

Michael Cannata made a motion to approve application #10-50, seconded by Doug Sienna. All were in favor. *Motion Passed.*

9. Old Business:

a. Application #10-58: Site Plan Approval for WPCF upgrades at 245 Main Street. The Mattabassett District, owner/applicant.

Brian Armet, Executive Director of the Mattabassett District, presented the application. He described the project, and reviewed the numerous land use board approvals that the project has already received. It has been an industrial site since the 1930's. The expansion will not result in any additional employees or traffic. Some topsoil will be removed to their site in Berlin, including the ash soil. The project is necessary to comply with DEP nitrogen removal requirements, as well as the need to reduce their stack emissions.

Commissioner Keithan asked if this would increase their intake of waste to be processed. Mr. Armet said yes, as requested by Cromwell and the other member towns. He said they anticipate beginning construction in August 2011 and be finished by January 2012. The project will employ a significant number of local construction workers.

Vincent Faienza made a motion to approve Application #10-58, seconded by Peter Keithan. All were in favor except Doug Sienna (abstained). *Motion Passed.*

10. New Business:

a. Application #10-66: Revised Conservation Easement at "Cromwell Chase" Subdivision on Willowbrook Road. T&M Builders, owner/applicant.

Town Planner Craig Minor explained that the developer would like to eliminate the proposed homeowners' association, because there would be nothing for the association to do except enforce the open space restrictions. In Mr. Minor's opinion such an association would not

remain active anyway. The Town Attorney has recommended that the open space be protected by deed restrictions, rather than a conservation easement, which the developer has agreed to.

Vincent Faienza made a motion to approve Application #10-66, seconded by Joseph Garafalo. All were in favor. *Motion Passed.*

b. Application #10-70: Subdivision Application #10-70: Residential Subdivision on Woodside Road. H&C Developers LLC, applicant; Gardner's Nurseries Inc, owner

Attorney Salvatore Petrella explained that, due to missed communication between him and his client, the mylars did not get filed within the mandatory 90 days. He therefore asked that the same plans be re-approved, with the same conditions.

Town Planner Craig Minor recommended the Commission vote to support the developer's request to waive a second subdivision application fee.

Michael Cannata made a motion to approve, with conditions, Application #10-70, seconded by Doug Sienna. The conditions were: (1) the same conditions as for Application #10-32. All were in favor. *Motion Passed.*

Vincent Faienza made a motion to support the applicant's request for a waiver of the application fee, seconded by Doug Sienna. All were in favor. *Motion Passed.*

11. Communications

12. Commissioners' Comments:

a. Zoning Regulations: the Commissioner agreed to hold the public hearing on the new zoning regulations in Room 224, but have the gym ready in case of a very large turnout.

b. Cobblestone Plaza: Commissioner Cannata distributed copies of letters from various parties regarding the halting of work at Cobblestone Plaza.

13. Approval of Minutes

Joseph Garafalo made a motion to approve the minutes of October 5, 2010 as presented, seconded by Vincent Faienza. All were in favor. *Motion Passed.*

14. Adjourn

Vincent Faienza made a motion to adjourn, seconded by Joseph Garafalo. All were in favor. *Motion Passed.* The meeting adjourned at 8:35. p.m.

Respectfully Submitted,

Craig Minor, AICP
Town Planner