

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

**SPECIAL MEETING**

**8:30 A.M. SATURDAY, MAY 9, 2009  
39 PASCO HILL ROAD  
CROMWELL, CONNECTICUT**

**MINUTES**

Present: Nicholas Demetriades, Michael Cannata, Vincent Faienza, Alice Kelly, Thomas O'Neill (Arrival 8:40am), Peter Keithan, and Joseph Garafalo, and Alternate Ann Halibozek.

Also Present: Town Planner Craig Minor

Absent: Tom Madden, Steve Donen, Alternate Linda Duren

**1. Call to Order**

Chairman Demetriades called the meeting to order at 8:33am.

**2. Roll Call and Seating of Alternates**

The presence of the above members was noted and Alternate Ann Halibozek was seated.

**3. Site Visit for Application #09-25: Special Permit (Construction in the Special Flood Hazard Area) at 39 Pasco Hill Road. Richard Gilbert, applicant; Buzzard Investment Group Inc., owner.**

Pat Gorman, the engineer for the applicant Mr. Gilbert reviewed the site plan. Mr. Gorman explained the driveway location. Mr. Gorman described the excavation and construction for flood storage. There would be 1100 cubic yards of excavation to create compensatory flood storage. Mr. Gorman described how the ground water was monitored over the winter to make sure the compensatory flood storage area won't already be full of water before there is a flood.

Mr. Gorman discussed the possible greenhouse location at the front of the site and the fencing along the property line. He said there would be a stockade fence (good side facing out) along the sides and back, and a split rail fence in front. Mrs. Kelly asked if the neighbor had been talked to about the fencing. Mr. Gorman said that it had not been yet but all fencing would remain on Mr. Gilbert's property.

It was discussed that the driveway would not interfere with a possible Sebethe Road extension. There was some concern about the line of site from the driveway and the removal of a tree to improve the site line. Mr. Gorman agreed to remove the twin oak trees closest to the street.

Tom O'Neill arrived at 8:40am.

Mr. Gorman explained that the garbage seen on the site left by the previous owners would be cleaned up. There are 5 acres of land.

As the Commission crossed the brook, Mr. Gorman discussed the proposed repairs to the piping and what they were doing to repair the road area through the wetlands. They are going to use gravel first and then possibly pave sometime in the future. The apron would be paved now.

Mr. Gorman explained that the recent growth would be cut but the older trees would remain to provide the buffers so the neighbors would not be impacted. Mr. Gorman discussed the building materials that would be stored inside and outside. The storage building will have no sewer or water. It is just for the storage of vehicles. The greenhouse may need water.

Mr. Gorman said that the neighbor is okay with the project and he would be providing his assurance to that.

Mr. Gorman said the applicant hopes to have the structure up this year. The back area of the site is the priority.

#### 4. **Adjourn**

Chairman Demetriades adjourned the meeting at 8:55am.

Respectfully Submitted,

Jennifer L. Donohue  
Clerk