

## Town of Cromwell Conservation Commission

REGULAR MEETING  
7:00 P.M. THURSDAY, SEPTEMBER 10, 2015  
ROOM 224/225 CROMWELL TOWNHALL  
41 WEST STREET

### MINUTES

**1. Call to Order**

Vice Chairman John Whitney called the meeting to order at 7:07 PM.

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

Present: Vice Chairman John Whitney, Joseph Corlis, Amanda Drew

Also Present: Town Council Liaison Shirley Banic and Director of Planning Stuart Popper

**3. Approval of Agenda**

**Amanda Drew made a motion to approve the agenda 2<sup>nd</sup> by Joseph Corlis**

**All in Favor. Motion Passed.**

**4. Town Planner Report:**

Stuart Popper said the following applications were approved by the Planning and Zoning Commission at the August 4, 2015 and August 18, 2015 meetings:

- Application # 15-33: Request for a Site Plan modification to construct improvements to Valor Green Park. The Town of Cromwell is the Applicant and the Owner.
- Application # 15-30: Request for a Site Plan Modification to maintain and reconstruct the TPC River Highlands Golf Course at 1 Golf Club Road. GZA Geo Environmental is the Applicant and Tournament Players Club of CT, Inc. is the Owner.
- Application # 15-15: Request for a Site Plan modification to construct additional parking spaces at 24 Shunpike Road. Dunkin Donuts Mattabasset Realty is the Applicant and Mattabasset Realty, LLC is the Owner.
- Application #15-26: Request to amend the Zoning Regulations to add single family house and accessory uses to the Section 3.1. Downtown Cromwell District of the Zoning Regulations. Town of Cromwell Planning and Zoning Commission is the Applicant.
- Application #15-25: Request to amend the Zoning Regulations to create new Regulations to permit multifamily housing in the existing Residential Zone Districts. Attorney Diane Whitney C/O Pullman Comely is the Applicant.

**5. Old Business:**

a. Discussion of Open Space

Stuart Popper presented the Commission with examples of other Town's Open Space Plans from their Plans of Conservation and Development. The Commission members and Stuart

discussed the various components of the Town of Wethersfield, Rocky Hill and Stonington's Open Space Plans. He said he would continue his research and provide the Commission with copies of other Town's Open Space plans.

**6. Farmland Preservation Committee:**

Stuart Popper updated the Commission on the status of the Phoenix Farm preservation application. He said the PZC will be considering the request to use the Open Space funds for the town's contribution to the grant program at the next PZC meeting on Tuesday September 15, 2015 at 7:00 pm.

**7. Communications:**

Stuart Popper reminded the Commission members of the upcoming CACWIC conference in November.

**8. Commissioners' Comments**

Joe Corlis spoke of his recent conversations with the State Legislators. He noted that his goal was to get the State Legislators to consider the need to implement more efforts to assist local farmers.

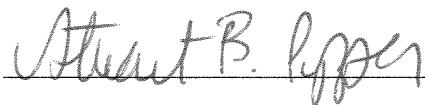
**9. Public Comments**

Brian O'Toole of 40 Court St discussed the impact the development of golf courses has had on farming.

**10. Adjourn**

**Joseph Corlis made a motion to adjourn the meeting at 7:57 PM, 2<sup>nd</sup> by Amanda Drew. All in Favor. Meeting adjourned.**

Respectfully Submitted By,

A handwritten signature in cursive script, reading "Stuart B. Popper", is written over a horizontal line.

Stuart B. Popper, AICP  
Director of Planning and Development  
Acting Clerk