

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY FEBRUARY 6, 2018  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
AMENDED MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Cordone, Brian Dufresne, Nicholas Demetriades, David Fitzgerald (alternate)

**Absent:** Ken Rozich, John Keithan (alternate)

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Council Liaison James Demetriades

**1. Call To Order**

The meeting was called to order by Chairman Kelly at 7:03 p.m.

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates**

Michael Cannata made a motion to seat David Fitzgerald; Seconded by Brian Dufresne.  
*All in favor; motion passed.*

**4. Approval of Agenda**

A motion to approve the agenda was made by Michael Cannata and Seconded by Nicholas Demetriades. *All in favor; motion passed.*

**5. Public Comments**

There were no public comments at this time.

**6. Development Compliance Officer**

Mr. Driska referenced his report included in the Commission's packet and asked if there were any questions. The Commission did not have any questions.

**7. Town Planner Report:**

Mr. Popper stated that 120 County Line Drive was under construction. Grading had begun and the owner would be back in front of the Commission regarding the appearance of the sign and the building. He expected applications for the Nike Site and the Field Road development to be filed soon. Mr. Popper said that the ShopRite interior demolition work was being done and they were still waiting on their OSTA permit.

**8. New Business: Accept and Schedule New Applications:**

- a. Application #18-03: Request for a Special Permit under Section 2.10.3 and 2.10.4 of the Zoning Regulations to allow for the parking of storage trailers in R-15 Zone District at 20 Pleasant Street. Matthew Zeiner is the Applicant and the Owner.

Michael Cannata made a motion to accept the application and to schedule a public hearing for the first meeting in March; Seconded by Brian Dufresne. *All in favor; motion passed.*

**9. New Business:**

- a. Application #17-59: Request to modify the Site Plan Approval at River Highlands Golf Club Road to remove sidewalks on Thistledown and Priorwood Gardens. White & Katzman, Management is the Applicant and River Highlands Home Owners Association is the Owner.

Mr. Popper introduced the application. He said that staff had reviewed the application and he had received comments from the Police Chief, as well as notes and the bylaws from the Homeowner's Association, regarding their authority to make this request. Mr. Popper read Chief Lamontagne's email dated January 31, 2018 in which she opposed the application, saying that the town is always looking to add sidewalks to promote safe pedestrian movement. There were no representatives present on behalf of the application. Michael Cannata said that he felt it was bad policy to allow the removal of sidewalks when they were a part of the original plan approved by a previous Commission. He felt it was bad precedent and the rest of the Commission agreed.

Michael Cannata made a motion to deny Application #17-59, Request to modify the Site Plan Approval at River Highlands Golf Club Road to remove sidewalks on Thistledown and Priorwood Gardens. Seconded by Paul Cordone. *All in favor; motion passed.*

**10. Public Hearing:**

- a. Application #18-01: Request for a Special Permit under Section 3.5.C.4. of the Zoning Regulations to permit the manufacture of beer in the Industrial Zone at 14 Alcap Ridge. Coles Road Brewing, LLC is the Applicant and Fourteen Alcap LLC is the Owner.

Nicholas Demetriades read the legal notice.

Michael Cannata made a motion to open the public hearing; Seconded by Chris Cambareri. *All in favor; motion passed.*

Mr. Popper began by reviewing the new sections to Section 6. Special Permit that were added per Application #16-45: Request to amend Section 3.5.C.4, Other Uses of the Zoning Regulations to permit as a Special Permit the manufacture, sale and consumption

of alcoholic beverages in the Industrial Zone District. He read Section 6.11 Brewery and 6.12 Brew Pub, and said that there was no distance requirement included in the regulations because this dealt with manufacturing. Mr. Popper said that the building at 14 Alcap Road is 100,000 square feet and is currently occupied by a manufacturing company, a baseball training facility and a gym, and there is still office space for lease. He said that this regulation only encompasses the sale of beer made on the premises; it does not allow the sale of beer manufactured elsewhere as that would be considered retail liquor sales.

Paul Marchinkoski, 130 Coles Road, spoke on behalf of the application. He clarified that he is not interested in selling other brands of beer or operating a brew pub restaurant. He said that the company would occupy 12,500 square feet, with 4,000 square feet each for the taproom and storage and 4,500 square feet to the brewing operations. He said that the brewery will contain 2 public bathrooms, 1 private bathroom, a laboratory/quality control room, office, cold storage, seating for 40 patrons, and share the 187 parking spaces, including 2 handicapped spaces. The brewery would operate from 6 a.m. to 10 p.m., and stated the specific operating hours for the taproom. He said that he would employ 2 full time and 4 to 6 part time employees. He said that he would be interested in being part of the Connecticut bus beer tours. Mr. Marchinkoski said that he would have 6 to 10 barrel tanks and several smaller 1 barrel tanks. **He said that there was one 12 square foot directory sign for the plaza. He would work with the landlord regarding the amount of space he would have as part of that main directory sign. He also planned to have 1 smaller sign above the entrance door.** He said that he planned to rent a mobile canner until he could buy one.

Chris Cambareri said that this was a great addition to town and that people would already asking about buying this company's beer. He thought it would be good for community events. Mr. Marchinkoski said that he hoped to be open in late August or early September, based on a timeline of obtaining federal permits, equipment, health permits, and state permits. He planned to manufacture 750 barrels during his first year.

Victor Torza of Taphouse 150 said that he supported the application as it was good for his business and hoped to collaborate with them in the future. Mr. Driska said that the signs complied with the zoning regulations. There were no other staff comments and no conditions for approval.

Michael Cannata made a motion to close the public hearing; Seconded by Jeremy Floryan. *All in favor; motion passed.* Michael Cannata made a motion to approve Application #18-01: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to permit the manufacture of beer in the Industrial Zone at 14 Alcap Ridge; Seconded by Brian Dufresne. *All in favor; motion passed.*

11. **Commissioner's Comments:** There were no comments.

12. **Approval of Minutes:**

- a. January 2, 2018: Michael Cannata made a motion to approve the minutes as presented.  
Seconded by Brian Dufresne. *All in favor; motion passed.*
  - b. January 16, 2018: Michael Cannata made a motion to approve the minutes as presented;  
Seconded by Brian Dufresne. *All in favor; motion passed.*
13. **Adjourn:** A motion to adjourn was made by Michael Cannata; Seconded by Paul Cordone.  
Meeting adjourned at 7:38 p.m.

Respectfully submitted,



Julie C. Petrella  
Recording Clerk