

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY, MAY 21, 2019  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Nicholas Demetriades, Chris Cambareri, Brian Dufresne, Mo Islam (alternate)

**Absent:** Jeremy Floryan, Paul Cordone, Ken Rozich, Ken Slade, John Keithan (alternate)

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Engineer Jon Harriman

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7 p.m.

Chairman Kelly informed the public in attendance that Application #19-13 had been withdrawn and would not be discussed tonight. Mr. Popper said that a new application had been filed by the applicant, which would be heard at a public hearing on June 18, 2019.

2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Michael Cannata made a motion to seat Mo Islam; Seconded by Chris Cambareri. *All were in favor; motion passed.*

4. **Approval of Agenda:**

Mr. Popper added as Item B under New Business: Accept and Schedule New Applications - Application #19-27: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulation to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.

Michael Cannata made a motion to approve the amended agenda; Seconded by Mo Islam. *All were in favor; motion passed.*

5. **Public Comments:** NONE

6. **Development Compliance Officer Report:** Mr. Driska asked if there were any questions or comments as his report was not included in the packet. There were no questions or comments.
7. **Town Planner Report:** Mr. Popper said that ShopRite held a grand opening and ribbon cutting ceremony on Saturday, May 18, 2019, and that it was well attended and well received by the public. He said that the owner, Mr. Garafolo, had complimented both the town staff and town board members for their efforts in working with him on this project. Mr. Popper said that Marshalls' opening would be delayed until later this summer.

Mr. Popper said that he had recently visited both the TPC and ARCO buildings and complimented them as well. He said that the property owner was aggressively seeking a tenant for the ARCO building.

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

- a. Application #19-25: Request for Site Plan Approval for Erosion Control for Coles Road Reconstruction Project. Town of Cromwell is the Applicant and Owner.

Michael Cannata made a motion to accept Application #19-25 and to schedule it for consideration tonight; Seconded by Brian Dufresne. *All were in favor; motion passed.*

- b. Application #19-27: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulation to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.

Nick Demetriades made a motion to accept Application #19-27 and to schedule it for a public hearing on June 18, 2019; Seconded by Michael Cannata. *All were in favor; motion passed.*

Mr. Popper noted that there was only one item for consideration at the June 4, 2019 meeting. He asked the Commission if they wanted to cancel that meeting and move the scheduled item to June 18, 2019.

Michael Cannata made a motion to cancel the June 4, 2019 regular meeting; Seconded by Mo Islam. *All were in favor; motion passed.*

## 9. New Business:

- a. Application #19-25: Request for Site Plan Approval for Erosion Control for Coles Road Reconstruction Project. Town of Gromwell is the Applicant and Owner.

Mr. Popper introduced the application by saying that Site Plan Approval for Erosion Control is required when you disturb greater than one-half acre.

Jon Harriman, Town Engineer, presented the application. He said that his office had conceptualized this project more than three years ago, and that they had worked with the abutting property owners and the Department of Transportation regarding this project. He said that the construction portion would be funded via a Local Transportation and Capital Improvement Project grant.

Mr. Harriman reviewed the map showing the area to be reconstructed, saying that a portion of the roadway was substandard in width, being only 18-19 feet when it should be 30 feet. He said that the roadway was in deplorable condition, with no crown to the road, causing runoff in the center of the road, potholes, and icing. The plan was to improve drainage, with the installation of two underdrains, as well as widening and grading. The portion of the roadway containing the bridge was sufficiently wide and just needed milling, regrading and paving. Mr. Harriman reviewed the areas of cuts and fills, said they would be installing a 5-foot sidewalk and snow shelf, and improving a portion of the roadway geometry to improve the sightline. He noted the location of one retaining wall, saying that in other areas they would be installing a 1:1.5 slope armored with riprap. He reviewed the erosion and sedimentation controls proposed, including silt fencing, dewatering details, an anti-tracking pad, and protecting the catch basins during construction.

Mr. Harriman said that the road widening required obtaining easements from the abutting property owners, but said that all road widening would be within the town's Right-of-Way. He said that obtaining the easements and takings had just been completed and would be forwarded to the DOT for review. He hoped for a one-month turnaround and then the project would be advertised with grading work to begin in the fall. He said that Frontier needed to shift the utility poles in the area and that work would take place in the winter.

Michael Cannata made a motion to approve Application #19-25: Request for Site Plan Approval for Erosion Control for Coles Road Reconstruction Project; Seconded by Brian Dufresne. *All were in favor; motion passed.*

Mr. Harriman noted that this project would require a 100% performance bond for labor and materials.

#### **10. Public Hearing:**

- a. Application #19-13: Request for Special Permit under Section 2.2.C.4. of the Zoning Regulations to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.

Mr. Popper noted that the application was withdrawn, resubmitted, and would be heard at a public hearing on Tuesday, June 18, 2019.

Michael Cannata made a motion to accept the withdrawing of the application; Seconded by Brian Dufresne. *All were in favor; motion passed.*

#### **11. Commissioner's Comments:**

Michael Cannata asked the Town Engineer, Jon Harriman, to review the retaining wall at 475-479 Main Street that is falling down. Mr. Harriman said he would investigate it. There was a brief discussion regarding when it was installed and by whom.

Brian Dufresne asked if pickup trucks need to have their loads covered, noting that he sees packaged bakery items fall off farmers' trucks after being loaded at the Bimbo. Michael Cannata suggested he contact the Police as the Traffic Authority to address littering and overloading.

Several Commissioners asked Mr. Popper for a copy of the complaint filed in the Fawn Run matter. Mr. Popper also noted that the multifamily project on Court Street remains pending in court.

#### **12. Approval of Minutes:**

- a. April 2, 2019: no action taken
- b. May 9, 2019: Michael Cannata made a motion to accept the minutes as presented; Seconded by Nick Demetriades. *All were in favor; motion passed.* Brian Dufresne abstained.

**13. Adjourn:** Michael Cannata made a motion to adjourn the meeting; Seconded by Nick Demetriades. Meeting adjourned at 7:43 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Julie C. Petrella".

Julie C. Petrella  
Recording Clerk