

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY, SEPTEMBER 3, 2019  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Nicholas Demetriades, Paul Cordone, Chris Cambareri, Jeremy Floryan, Ken Rozich, Brian Dufresne, John Keithan (alternate)

**Absent:** Ken Slade, Mo Islam (alternate)

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

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7:07 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Vice Chairman Michael Cannata made a motion to seat John Keithan; Seconded by Brian Dufresne. *All were in favor; motion passed.*
4. **Approval of Agenda:** Vice Chairman Michael Cannata made a motion to approve the agenda; Seconded by Nicholas Demetriades. *All were in favor; motion passed.*
5. **Public Comments:** There were none.
6. **Development Compliance Officer Report:** Mr. Driska asked if there were any questions or comments on his report. There were none.
7. **Town Planner Report:** Mr. Popper said the Berlin Road Starbucks project anticipated receiving Office of the State Traffic Administration approval and would begin construction soon. Also, Arbor Commons by Carrier Homes, Covenant Village and the Springside Marriott Hotel projects were all progressing under construction.
8. **New Business Accept and Schedule New Applications:**  
Vice Chairman Michael Cannata made a motion to accept Application #19-42, Site Plan Modification to add new wall sign for Fed Ex Office on the Walmart Store façade at 161 Berlin Road. Arnco Sign Company Inc. is the Applicant and Infinity Cromwell Property LTD Partnership is the Owner to be heard on 09/17/19; Seconded by Paul Cordone. *All were in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to amend the agenda to hear Public Hearing item 11.a., Application # 19-21 before item 9, Executive Session; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

## **9. Public Hearing**

Vice Chairman Michael Cannata made a motion to open the Public Hearing; Seconded by Paul Cordone. *All were in favor; motion passed.*

a. Application #19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. DFC of Cromwell LLC is the Applicant (Public Hearing continued from 8/20/19).

Attorney Dennis A. Ceneviva summarized the previous presentation to the Commission. He said in response to the Commission's concerns the application has been modified from a floating zone district proposal to a base zone district with three proposed possible locations along Route 9. Attorney Ceneviva pointed out the support the proposal had received from the Larry McHugh President of the Middlesex Chamber of Commerce and existing Cromwell businesses and their desire to advertise on the proposed electronic billboards. He also pointed out the support from Police Chief Denise Lamontagne especially regarding the use of the billboards for amber alerts and public announcements. Attorney Ceneviva said the required frontage requirement along Route 9 has been reduced from 1000 feet to 800 feet to allow for another potential site along Route 9.

The Commission members and staff discussed the proposed changes to the application. The Commission members and Attorney Ceneviva and the applicant Dominick Demartino discussed the proposed changes to the application.

Chairman Alice Kelly asked if anyone in the public wished to address the Commission.

Town Council member James Demetriades 272 Skyview Drive asked if there was any opportunity to use sustainable energy to power the electronic billboards. Dave Gannon said that the power demands of the billboards were too great to be powered by solar panels at this time.

Jay Polk, 15 Harrison Drive Cromwell spoke in support saying that the billboards would provide a great service to and be of benefit to local businesses. He noted that the use of the billboards for public service announcement and emergency announcements would be an overall benefit to the town.

Rich Waters, 84 South Street Cromwell asked what the color of the back of the billboard was. Attorney Ceneviva said the back of the billboard was black.

Town Attorney Kari Olson addressed the Commission saying that she is here this evening on another matter. She said however after hearing the discussion and the changes made

to the current application she wished to address the Commission on this application. Attorney Olson said that because of the substantial changes made to the application she recommends that the current application be withdrawn and a new application be submitted. She explained that this would allow for the all the legal notice requirements for the application to be addressed.

Ken Rozich says the application appears to be moving in a direction making it more supportable. Vice Chairman Michael Cannata agreed.

Attorney Dennis A. Ceneviva addressed the Commission saying that he was withdrawing Application #19-21.

Chairman Kelly asked that Attorney Ceneviva submit the statement withdrawing the application in writing to Stuart Popper. Attorney Ceneviva said he would submit the statement tomorrow am.

Vice Chairman Michael Cannata made a motion to close the Public Hearing; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

**10. Executive Session:**

- a. Discuss Pending Litigation involving Application #17-22: Center Point Apartments. JPG Partners, LLC is the Applicant and Estate of Helen Ewald is the Owner.

Vice Chairman Michael Cannata made a motion to enter into Executive Session at 7:41 pm with Stuart Popper, Bruce Driska and Atty Kari Olson; Seconded by Nicholas Demetriades. *All were in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to return from Executive Session at 8:28 pm with no action taken; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

**11. New Business:**

- a. Discussion and Possible Action of Proposed Settlement for Application #17-22: Center Point Apartments. JPG Partners, LLC is the Applicant and Estate of Helen Ewald is the Owner.

There was no discussion or action.

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

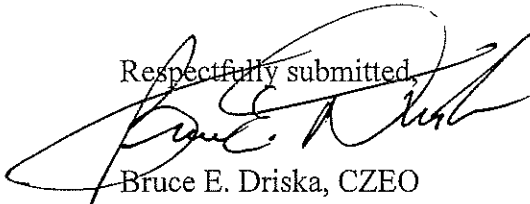
**13. Approval of Minutes:**

- a. July 16, 2019
- b. August 20, 2019

- a. Vice Chairman Michael Cannata made a motion to accept the minutes of July 16, 2019 as presented; Seconded by Paul Cordone. *Voting in favor* Alice Kelly, Michael Cannata, Nicholas Demetriades, Chris Cambareri, Brian Dufresne, and Paul Cordone. Abstaining were John Keithan, Jeremy Floryan, and Ken Rozich; *motion passed.*
- b. Vice Chairman Michael Cannata made a motion to accept the minutes of August 20, 2019 as presented; Seconded by Jeremy Floryan.; *All were in favor; motion passed.*

14. **Adjourn:** Vice Chairman Michael Cannata made a motion to adjourn at 8:30 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bruce E. Driska", written over the typed name.

Bruce E. Driska, CZEO  
Acting Recording Clerk