

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY APRIL 7, 2020
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Brian Dufresne, Jeremy Floryan and Ken Rozich.

Absent: Paul Cordone, Nicholas Demetriades, John Keithan and Mo Islam.

Also Present: Director of Planning and Development Stuart Popper and Development Compliance Officer Bruce Driska.

1. Call to Order:

The meeting was called to order by Chairman Kelly at 7:00 PM.

2. Roll Call:

The presence of the above members was noted.

3. Seating of Alternates:

None.

RECEIVED FOR RECORD
Apr 23, 2020 03:19P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT



4. Approval of Agenda:

Mr. Popper asked that the agenda be amended to include under 8. New Business: Accept and Schedule New Applications, Application# 20-20: Request for a Zone Map Amendment at 19 Pasco Hill Road from Industrial to R-25. Reed Builders, LLC is the Applicant and the Owner.

Michael Cannata made the motion to approve the agenda as amended; Seconded by Chris Cambareri. *All in favor; motion passed.*

5. Public Comments:

There were no comments from the public.

6. Development Compliance Officer Report:

Mr. Driska said given the time constraints of this evening's meeting he will skip his report and answer any of the commissioner's questions.

7. Town Planner Report:

Mr. Popper said due to the current circumstances which may impact our future meetings he is asking the Commission to accept the request to grant a 65-day extension to Application #20-20: Request for a Zone Map Amendment from Local Business to Commercial Billboard District at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty LLC is the Owner

Michael Cannata made the motion to accept the request of Rodney Bitgood for a 65-day extension of time, seconded by Jeremy Floryan. *All in favor; motion passed.*

8. New Business: Accept and Schedule New Applications:

Mr. Popper requested that the Commission accept and schedule the following applications:

- a. Application# 20-20: Request for a Zone Map Amendment at 19 Pasco Hill Road from Industrial to R-25. Reed Builders, LLC is the Applicant and the Owner. Mr. Popper asked that the Commission accept and schedule the application to be heard at the second meeting in May.

Michael Cannata made the motion to accept and schedule Application #20-19 for the second meeting in May; seconded by Chris Cambareri. *All in favor; motion passed.*

9. New Business:

There was none.

10. Public Hearing:

Mr. Popper noted that Application #20-16: Request for a Special Permit under Section 3.3.C of the Zoning Regulations to allow for a School for Training & Occupational Skills (Beauticians) at 28-1 Shunpike Road. Samantha DiFilippo, Chi Lash Academy is the Applicant and Vincent Cambareri Etal Michael J. Polke, are the Owners has been withdrawn and will not be heard this evening.

Michael Cannata made the motion to open the public hearing; seconded by Ken Rozich. *All in favor; motion passed.*

Chairman Kelly read the legal notice into the record.

- a. Application #20-08: Request for a Special Permit under Section 6.1 of the Zoning Regulations to permit filling at 161 Coles Road (Snow Park) Baltazar Contractors, Inc. is the Applicant and the Town of Cromwell is the Owner.

Mr. Popper said Kyle Murphy representing the applicant is on the phone in speaker mode and he can answer any questions the commission members may have. Mr. Popper said he would like to summarize the application for the record. He said,

“The 29.75 acres site known as Snow Park is located on the north side of Coles Road in the Residence -25 Zone District. The Applicant is proposing to clear and fill the area and create a level landing behind the detention basin located between Houses#181 and #183 Coles Road on the Town Drainage Easement. The approximately 2,200 cubic yards of fill will be surplus

material created from the Coles Road Project. The hours of operation will be Monday thru Friday from 7 AM to 5 PM. The anticipated truck traffic will be 2-3 trucks per day with about a one and half month time frame. According to the applicant the work will commence as soon as approved." Mr. Popper said the Commission members received plans in their meeting packets.

Town Manager Anthony Salvatore was present and addressed the Commission. Mr. Salvatore said the town would like to use the excess material to grade that area of Snow Park and someday have Snow Park be usable for active and passive recreation. He noted that the placement of the excess fill material from the Coles Road reconstruction project will be a start in the right direction.

The Commission members discussed the future use of Snow Park. The Commission members and Mr. Murphy discussed the time frame for the application operations and the nature of the material to be deposited in Snow Park. They also discussed the current location of the source of the fill material which is a hill along Coles Road that will be excavated to allow for the installation of sidewalks. Brian Dufresne expressed concerns regarding the nature of the material to be deposited and suggested that some type of restrictions be placed upon the materials to be deposited.

Chairman Kelly asked if there were any staff comments

Mr. Popper read a memo dated April 1, 2020 from Bruce Driska Zoning & Wetlands Enforcement Officer. Mr. Driska made the following comments,

"The commission may wish to consider the following conditions to accompany an approval:

1. Schedule an on- site preconstruction meeting with Town Staff.
2. Provide a 24/7 emergency contact for any project related issues identified by the Town.
3. Prior to any clearing, stake out the proposed clearing limit as depicted on the applicant's plan."

Mr. Popper asked that the Commission incorporate the conditions from Mr. Driska's April 1, 2020 memo into the application approval if the Commission were to act favorably this evening.

Michael Cannata said he agreed with Brain Dufresne's concerns and recommended that additional restrictions be placed upon the type of fill material to be deposited at Snow Park.

Michael Cannata made the motion to close the public hearings, seconded by Ken Rozich. *All in favor, motion passed.*

Michael Cannata made the motion to approve Application #20-08, with the conditions: 1. Outlined in Bruce Driska Zoning & Wetlands Enforcement Officer's memo dated April 1, 2020 be addressed and 2. That no inorganic or organic material other than the soil being removed from Coles Road be deposited at Snow Park; seconded by Chris Cambareri. *All in favor, motion passed.*

11. Commissioner Comments:

There were none.

12. Approval of Minutes:

a. January 21, 2020 No action taken.

b. March 4, 2020

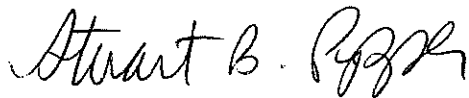
Michael Cannata made the motion to approve the minutes of March 4, 2020, seconded by Chris Cambareri. *All in favor, motion passed.*

c. March 17, 2020 No action taken.

13. Adjourn:

Michael Cannata made a motion to adjourn the meeting. *All in favor; motion passed.*
Meeting adjourned at 7:13 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Stuart B. Popper". The signature is fluid and cursive, with the first name "Stuart" being more legible than the last name "Popper".

Stuart B. Popper
Acting Recording Clerk