

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY JUNE 2, 2020
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

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

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

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 7:02 PM.

2. Roll Call:

The presence of the above members was noted.

3. Seating of Alternates:

None.

4. Approval of Agenda:

Mr. Popper passed out a meeting comments memo and asked the commission to add two items under 8. New Business: Accept and Schedule New Applications:

a. Application #20-28: Request for a Site Plan Approval to construct three buildings at 70 Commerce Drive. 70 Commerce Drive LLC is the Applicant and Henry Vassel is the Owner.

b. Application #20-29: Request for a Site Plan Modification to expand the front deck at Luna Café at 35 Berlin Road. Kemal Cecuistranis is the Applicant and River Grace Plaza LLC is the Owner.

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

5. Public Comments:

There were no comments from the public.

6. Development Compliance Officer Report:

Mr. Driska passed out the updated report to the commission and said he will address any questions or comments.

Mr. Driska added that the project that was previously approved by the commission at the former Nike site is under way. He said currently trees are being cleared and the old buildings are being demolished.

7. Town Planner Report:

Mr. Popper reported that work has been resumed at Starbucks. He said the issues with the soil at the site have been addressed and the detention basin is being moved closer to the former Baci Grill. Mr. Popper said the Amazon building on County Line Drive is moving forward as is the new Marriott hotel. He said the permitting for the temporary outside dining in town is going well and that the Tall Man Ice Cream shop has opened up and is doing very well. Mr. Popper said that the TPC is scheduled to occur but with no spectators on site but it will be broadcast live.

8. New Business: Accept and Schedule New Applications:

a. Application #20-28: Request for a Site Plan Approval to construct three buildings at 70 Commerce Drive. 70 Commerce Drive LLC is the Applicant and Henry Vassel is the Owner.

Michael Cannata made the motion to accept and schedule Application #20-28 for June 23, 2020; Seconded by Brian Dufresne. *All in favor; motion passed.*

b. Application #20-29: Request for a Site Plan Modification to expand the front desk at Luna Café at 35 Berlin Road. Kemal Cecuistranis is the Applicant and River Grace Plaza LLC is the Owner.

Michael Cannata made the motion to accept and schedule Application #20-29 for June 23, 2020; Seconded by Brian Dufresne. *All in favor; motion passed.*

Mr. Popper said he would like to cancel the Planning and Zoning Commission meeting scheduled for June 16, 2020 and reschedule it as a Special meeting for June 23, 2020. Mr. Popper would like to hold public hearings for the following applications on June 23rd:

Application #20-10: Request to Amend the Zoning Map to Change the Zoning District Classification from Residential -15 (R-15) to Commercial Billboard District (CBD) at 6 Piney Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner.

Application #20-20: Request to Amend the Zoning Map to Change the Zoning District Classification from Local Business (LB) to Commercial Billboard District (CBD) at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.

Mr. Popper explained that the Governor will be issuing new guidelines for public meetings on June 20, 2020 and we will follow whatever those guidelines are.

9. **New Business:**

There was no new business.

10. **Public Hearing:**

Ken Rozich read the legal notice into the record.

Michael Cannata made the motion to open the public hearing for Application #20-22;
Seconded by Jeremy Floryan. *All in favor; motion passed.*

- a. Application #20-22: Request to Amend the Zoning Map to Change the Zoning District Classification from Industrial to R-25 at 19 Pasco Hill Road. Reed Builders, LLC is the Applicant and the Owner.

Mr. Jim Cassidy Engineer with Hallisey, Pearson & Cassidy at 630 Main Street Cromwell Connecticut presented an overview of the requested zone change from Industrial to R-25 for 19 Pasco Hill Road. He described the size (31,976 square feet) and location (east side of Pasco Hill Road across from Thomas Court) of the site. Mr. Cassidy summarized the history of the zoning of the parcels located west of north road and described the current zoning and existing land uses of those parcels within 500 feet and greater of 19 Pasco Hill Road.

Mr. Cassidy explained that the parcel at 31,976 square feet is too small to be eligible for a zone change to R-40, as it does not meet in that zone's bulk requirements of 40,000 square feet. He noted that public water and sewer are available in the street, so the differentiation between R-40 and R-25 as listed in Section 2.2.A. is not critical.

Mr. Cassidy read Section 2.2.A (3) "*R-40. Purpose: to cover those areas of Cromwell which are largely undeveloped or predominantly rural in character and which are least likely to have access to water and sewer lines.*" He explained that changing the zone from Industrial to R-25 and allowing the parcel to be used for residential purposes will fit in with and be in the best interests of the surrounding neighbors and best protect their property values.

Mr. Cassidy discussed the previous site plan approved for the site in July 2011 for a 2,000 square foot office building which was never built. He noted that a business would create a much higher traffic demand than a single-family house.

Mr. Cassidy showed a proposed site plan for a single-family home utilizing the same driveway access and layout used in the previously approved site plan. He discussed the location of the house and the sight lines for the driveway onto Pasco Hill Road. Mr. Cassidy, He pointed out that there is an underground detention basin on the site and that there is an easement to the town for the maintenance of the basin.

The Commission members discussed the proposed layout for the single-family house, the driveway access and the sight lines.

Mr. Cassidy summarized the reasons for the Zone Change:

- Property is surrounded by all single-family residential uses, except for 5 Pasco Hill Road to the east.
- Orientation towards single family residences along Thomas Court and Robertson Road, rather than towards the industrial use at 5 Pasco Hill Road.
- Wetlands create natural buffer between this property at industrial use at 5 Pasco Hill and force development closer to surrounding residences.
- Location along curve cause for concern for commercial/industrial uses that will generate frequent trips by customers or employees.

The Commission members, staff and Mr. Cassidy discussed the history of zoning in the area, access to the site and the underground detention basin.

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

Michael Cannata made the motion to approve Application #20-22 for the following reasons: This is not spot zoning because although the property is a small area, it is not out of harmony with comprehensive plans. It is a residential use contiguous to other residential uses. It is compatible with the existing neighborhood. This development as single-family residence more protective of the surrounding property values than industrial use; seconded by Chris Cambareri. *All in favor, motion passed.*

11. Commissioner Comments:

None.

12. Approval of Minutes:

a. April 7, 2020

Michael Cannata made the motion to approve the minutes of April 7, 2020 with the correction of Brian's name on page 3; seconded by Brian Dufresne. *All in favor, motion passed.*

b. January 21, 2020

No action.

c. March 17, 2020

No action.

d. May 5, 2020

No action.

13. Adjourn:

Michael Cannata made the motion to adjourn at 8:10 PM. *All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in black ink that reads "April Armetta". The script is cursive and fluid, with the first name "April" and last name "Armetta" clearly distinguishable.

April Armetta
Recording Clerk