

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
7:00 PM TUESDAY DECEMBER 1, 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, Nicholas Demetriades, Paul Cordone, Ken Rozich (via ZOOM), John Keithan (alternate) and Ann Grasso (alternate via ZOOM).

**Absent:** Kenneth Slade and Brian Dufresne

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

**1. Call to Order:**

The meeting was called to order by Chairman Alice Kelly at 7:06 PM.

**2. Roll Call:**

The presence of the above members was noted.

**3. Seating of Alternates:**

A motion was made by Vice Chairman Michael Cannata to seat Ann Grasso and John Keithan as alternates. Seconded by Paul Cordone. *All in favor, Motion passed.*

**4. Approval of Agenda:**

Vice Chairman Michael Cannata made the motion to approve the agenda; Seconded by Chris Cambareri. *All in favor, motion passed.*

**5. Public Comments:**

None

**6. Development Compliance Officer Report:**

Mr. Bruce Driska had no report to distribute to the Commission but offered the following updates:

Mr. Driska said that in Covenant Village Building C is near completion; remaining units are close behind. He said that at Arbor Meadows six homes are complete and 3 are under construction. Mr. Driska said at Starbucks the interior work is in progress and that the sidewalks, paving and parking lot stripping is complete. He noted that the landscaping around the building and wetlands basin is partially complete. Mr. Driska said the DPW/WPC Facility is approximately one month from opening.

Mr. Driska gave an update on the status of the Cromwell Village Project: Buildings 2000 rough MEP complete, roof complete, drywall installation underway, exterior stonework and siding ongoing. Building 4000 MEP rough nearing completion, exterior stonework

underway. Building 3000 is 50% framed. Building 1000 framing underway (1 week into it). Building 5000 foundation nearly 50% complete. Regarding the site, retaining wall along west is complete. Spoils pile removal ongoing. Waterline 50% complete. Installing UG conduit and transformer vaults for electrical power. Gas piping starts Monday. Base complete at entry and buildings 2000 and 4000. Laydown area stoned. Sewer 50% complete. Storm complete. Water tie-in complete. Pump house foundation complete. Regarding the roadway, storm and catch basin relocation complete. Sidewalks complete less tie-in at driveways. Fire hydrant new and relocation complete. Manholes raised. Trenchwork pave. Eversource is bringing gas service up the road, 75% complete.

**7. Town Planner Report:**

Mr. Popper commented that Mr. Driska covered most items. He said that construction continues on the interior of Starbucks and they plan to open in about 8 weeks. Mr. Popper said that staff was working with the developer on the type of trees to be planted to provide a screen behind the Nardelli's building.

Mr. Popper also mentioned the status of the ongoing Plan of Conservation and Development from the Lower Connecticut River Valley Council of Governments. He noted that there will be a series of upcoming zoom meetings; the first one will be December 9<sup>th</sup> on Changing Demographics, the second meeting is Regional Branding and Visioning on December 15<sup>th</sup> and the third one is Future Land Use Map Part 1 on December 21<sup>st</sup> and Future Land Use Map Part 2 on January 5<sup>th</sup>. Mr. Popper will email the information so that everyone will have it for their records.

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

None

**9. New Business:**

None

**10. Public Hearing:**

Mr. Ken Rozich read the legal notice into the record.

- a. Application #20-54: Request for Special Permit under Section 3.3.C.4 of the Zoning Regulations to allow for a restaurant (Jefferson Fry Company) with the accessory sales of alcoholic beverages at 43 Berlin Road. Emmet Moore is the Applicant and River Grace Plaza LLC is the Owner.

Vice Chairman Michael Cannata made a motion to open the Public Hearing for Application #20-54; Seconded by Mr. Chris Cambareri. *All in favor, motion passed.*

Mr. Jimmy DiProto, part owner of Jefferson Fry Company, spoke to Commission about the Application. He explained that Jefferson Fry Company is requesting to serve beer to its patrons.

The Commission members and Mr. DiProto discussed the proposed beer beverage service to be provided.

Chairman Kelly opened the Public Hearing for public comment. There were no comments from the public.

Vice Chairman Michael Cannata made a motion to close the Public Hearing for Application #20-54; Seconded by Mr. Paul Cordone. *All in favor, motion passed.*

Vice Chairman Michael Cannata made a motion to approve Application #20-54, Seconded by Mr. Jeremy Floryan. *All in favor, motion passed.*

- b. Application #20-57: Request for a Special Permit under Section 7.5 of the Zoning Regulations to operate a Liquor store at 540 Main Street. MAHANT LLC is the Applicant and Benitta Properties LLC is the Owner.

Vice Chairman Michael Cannata made a motion to open the public hearing for Application #20-57; Seconded by Mr. Chris Cambareri. *All in favor, motion passed.*

Mr. Priteshkumar Patel, the new owner of the liquor store located at 540 Main Street, presented his application to the Commission. Mr. Patel has acquired the existing liquor store and therefore needs to apply for a new license.

Chairman Kelly opened the Public Hearing for public comment.

Mr. Popper received a letter which he read into the record noting that the owner of Bruce's 19<sup>th</sup> Hole, Ms. Patel, was unable to attend the public hearing. He said Ms. Patel wanted to make it known that she is not in favor of the approval of application #20-57.

Vice Chairman Michael Cannata made a motion to close the Public Hearing for Application #20-57; Seconded by Mr. Jeremy Floryan. *All in favor, motion passed.*

Vice Chairman Michael Cannata made a motion to approve Application #20-57, Seconded by Mr. Chris Cambareri. *All in favor, motion passed.*

- c. Application #20-48: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 6 Piney Ridge Road. DFC of Cromwell, LLC is the Applicant and the Owner.

Vice Chairman Michael Cannata made a motion to reopen the Public Hearing for Application #20-48; Seconded by Mr. Jeremy Floryan. *All in favor, motion passed.*

Attorney Dennis Ceneviva approached the Commission. He is representing the applicant, DCF of Cromwell, LLC. Attorney Ceneviva had a presenter that was unable to attend the meeting tonight. He was, therefore, requesting an extension to the next Commission meeting.

Vice Chairman Michael Cannata made a motion to grant an extension for the Public Hearing for Application #20-48. Seconded by Mr. Jeremy Floryan. *All in favor, motion passed.*

- d. Application #20-47: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.

Mr. Popper told the Commission that Application #20-47 was never opened and that it was going before the Inland Wetlands Commission on December 2. He stated that the Applicant would need an extension to the application.

Vice Chairman Michael Cannata made a motion to grant an extension for Application #20-47. Seconded by Mr. Paul Cordone. *All in favor, motion passed.*

**11. Commissioner Comments:**

Mr. Nicholas Demetriades reported that he met with Mr. Popper a couple of weeks ago to discuss the existing conditions report for the River COG Plan of Conservation and Development. Mr. Demetriades said once it is complete he will work with staff to distribute the final draft to the Commission. He noted that there will be regional workshops scheduled and Mr. Demetriades encouraged the Commission to participate in the four sessions during December and January. He explained that some of the discussions will deal with demographic issues and affordable housing which he feels would be of interest to the Commission members. Chairman Alice Kelly commented on the current statutes regarding affordable housing.

**12. Approval of Minute:**

**a. November 5, 2020**

Vice Chairman Michael Cannata made the motion to approve the minutes of November 5, 2020. Seconded by Jeremy Floryan. *All in favor, motion passed.*

**b. November 17, 2020**

*No action taken.*

**13. Adjourn:**

Vice Chairman Michael Cannata made the motion to adjourn at 7:43 PM. *All in favor, motion passed.*

Respectfully submitted,



Michelle L. Armetta  
Recording Clerk