

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY JANUARY 5, 2021
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, Brian Dufresne, John Keithan, Ann Grasso (alternate) and Robert Donohue (alternate)

Absent: Kenneth Rozich

Also, Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Council Liaison James Demetriades and Recording Clerk Michelle Armenta.

1. Call to Order:

The meeting was called to order by Chairman Alice Kelly at 7:05 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 as an alternate. Seconded by Paul Cordone. *All in favor, Motion passed.*

4. Approval of Agenda:

Mr. Popper asked that two items be added to the agenda:

1. Add to 8. New Business: Accept and Schedule New Applications: Application #21-02: Special permit application to install a digital billboard in the hundred-year floodplain at 6 Piney Ridge.

2. Add to 9. New Business: Election of Officers.

Vice Chairman Michael Cannata made the motion to approve the agenda as amended; Seconded by Brian Dufresne. *All in favor, motion passed.*

5. Public Comments:

None

6. Development Compliance Officer Report:

Compliance Officer Bruce Driska distributed the updated report to the Commission and said he would address any questions.

A Commission member asked what was the purpose of Application #20-68. 124 Shunpike Road? Mr. Driska said that this was a minor home occupation for the storing of landscaping equipment in a newly built garage.

A Commission member asked for clarification of Application #20-65 by John and Christine Whitney for a "cottage kitchen". Mr. Popper said that this is a new category under the state health code which allows them to prepare food in their kitchen to sell at their farm stand and at Farmer's markets.

Mr. Driska said that Cromwell Village is about a month ahead of schedule and it may be done in the Spring 2022. He discussed the amount of site work that has been done the extensive amount of site work left to be done. Mr. Driska said that Covenant Village is moving along and looks great and we are happy with the progress made. He noted that the fencing is now down, construction trailers gone and the main address has been changed from Missionary Road to West Street.

Chairman Kelly asked what was Application #20-23 Erecting a pole for a whip antenna at the Holy Apostles site for? Mr. Driska said it was part of the Fire Department's installation of antennas for emergency communications.

Chris Cambareri asked if the modification of the parking lot at 40 Country Squire drive had been reviewed by staff. He said they were parking on the grass close to road but now have paved it. Mr. Popper said no and will take a look at it.

Mr. Driska said Arbor Commons on Field Road is moving along, Fiore's is still under construction and Starbucks is nearing completion.

7. Town Planner Report:

Mr. Popper said I will be having a meeting with the Applicant's engineer and there may be a possible application for a residential subdivision on Hicksville Road in the near future. He said there is also been discussion regarding 186 Shunpike Road. Mr. Popper said a potential buyer may be coming before the Planning and Zoning Commission at the next meeting for an informal discussion of some minor site plan modifications, including increased parking and shape of the buildings.

Mr. Popper commented that it has been very tough for our local restaurants, but all seem to be hanging on. He said everyone is encouraged to shop and eat locally. Mr. Popper thanked the Commission for moving quickly on the approval outdoor dining for many establishments.

Mr. Popper said the Amazon building has been sold to Boston Lighthouse, a real estate investment trust out of Boston. He said they own a wide variety of commercial properties including other buildings occupied by Amazon. Mr. Popper said the building will continue to be occupied by Amazon and managed by a local property management firm. He said he has no new news on the former Red Lion hotel and the former Friendly's

restaurant.

8. New Business: Accept and Schedule New Applications:

Application #21-02: Request for a Special Permit to install a digital billboard in the hundred-year floodplain at 6 Piney Ridge.

Michael Cannata made a motion to accept and schedule Application #21-02 for January 19, 2021. Seconded by Brian Dufresne. *All in favor, motion passed.*

9. New Business:

Election of Officers:

Vice Chairman Michael Cannata made a motion to nominate Alice Kelly to continue serving as Chairman of Planning and Zoning Commission. Seconded by Chris Cambareri. *All in favor, motion passed.*

Chairman Alice Kelly made a motion to nominate Michael Cannata to continue serving as Vice Chairman of Planning and Zoning Commission. Seconded by Chris Cambareri. *All in favor; motion passed.*

Michael Cannata made a motion to nominate Kenneth Rozich in absentia to serve as Secretary of Planning and Zoning Commission. Seconded by Nicholas Demetriades. *All in favor; motion passed.*

10. Public Hearing:

Mr. Popper said that Public Hearings scheduled for this evening have been postponed to the January 19, 2021 meeting. He asked the Commission to grant an extension for Application #20-48.

Vice Chairman Michael Cannata made a motion to grant an extension for Application #20-48, seconded by Chris Cambareri. *All in favor, motion passed.*

11. Commissioner Comments:

Mr. Demetriades said that he sent the Commission members an email earlier in the week regarding the regional plan of conservation development. He explained that the River COG is asking us to review our land use maps and make a series of recommendations for future development. Mr. Demetriades said there have been a series of public forum meetings for the regional plan update and the next one is January 11, 2021. Mr. Demetriades asked that Mr. Popper and Mr. Driska meet with him over the next week or two, along with Chairwoman Alice Kelly or anyone on the Commission to make recommendations for the future land use component of the regional plan. Mr. Demetriades encouraged everyone to look at the one-hour video program on land use on the COG website. He will email the link to the Commission members.

12. Approval of Minute:

a. November 17, 2020

Vice Chairman Michael Cannata made the motion to approve the minutes of November 17, 2020. Seconded by Jeremy Floryan. *All in favor, motion passed. (Brian Dufresne and John Keithan abstained as they were not present at the meeting of 11/17/20.)*

b. December 1, 2020

Vice Chairman Michael Cannata made the motion to approve the minutes of December 1, 2020. Seconded by Nicholas Demetriades. *All in favor, motion passed. (Brian Dufresne abstained as he was not present at the meeting of 12/1/20.)*

13. Adjourn:

Vice Chairman Michael Cannata made the motion to adjourn at 7:40 PM.

Respectfully submitted,

Handwritten signature of Michelle L. Armetta in cursive script, followed by the initials "SPR" in a stylized font.

Michelle L. Armetta
Recording Clerk