

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, JANUARY 19, 2021
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Vice Chair Michael Cannata, Jeremy Floryan, Chris Cambareri, Nick Demetriades, John Keithan, Ken Rozich, Ann Grasso (alternate) and Robert Donohue (alternate)

Absent: Chairman Alice Kelly, Brian Dufresne, Paul Cordone


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

1. Call to Order:

The meeting was called to order by Vice Chairman Michael Cannata at 7:02 p.m.

2. Roll Call:

The presence of the above members was noted.

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Jan 27, 2021 10:48A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT 

3. Seating of Alternates:

A motion was made by Nick Demetriades to seat Ann Grasso as alternate. Seconded by Chris Cambareri. *All in favor, Motion passed.*

A motion was made by Nick Demetriades to seat Robert Donohue as alternate. Seconded by John Keithan. *All in favor; Motion passed.*

4. Approval of Agenda:

Mr. Popper asked that all the Public Hearing items be tabled. Mr. Popper also asked that an informal discussion regarding the property at 186 Shunpike Road be added to New Business.

Nick Demetriades made a motion to approve the agenda as amended. Seconded by Chris Cambareri. *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 offered the following updates:

Mr. Driska said that the Starbucks project at 136 Berlin Road is coming to a rapid close and soon to be receiving a CO. He said that the signage was installed last week including

the drive-up menu board. Mr. Driska said one area of concern is an issue with the relocation of the Burger King dumpsters. He said the landlord is working on resolving the issue.

Mr. Driska said Arbor Commons continues to move forward. He said Phase 1 has nine or ten foundations complete with or without structures and Phase 2 will be next with seven homes.

7. Town Planner Report:

Mr. Popper reported there was a ribbon cutting at Lapels Dry Cleaners because it is now under new management and ownership.

Mr. Popper said that he had spoken with some staff members from Dunkin Donuts corporate office and they said that there will be changes to all the local store signage to reflect the name change from Dunkin Donuts to simply Dunkin.

Mr. Popper said that discussions continue with more potential development in the northern tier. He said there will be several announcements regarding new tenants in the ShopRite plaza in the near future.

Mr. Popper said that as Mr. Driska mentioned, Starbucks is nearly completion and there are hopes that this will draw more attention to that shopping center. He said that there are several vacancies, including the large space formerly occupied by a pet store.

Ann Grasso inquired about the Tea Roses tea shop. Mr. Popper that the owner has retired and plans to do some online sales. He said that so far, there have been no inquiries on that space.

8. New Business: Accept and Schedule New Applications:

None

9. New Business:

Attorney Timothy Furey, 43 Bellevue Avenue, Bristol, addressed the Commission regarding the property located at 186 Shunpike Road. Attorney Furey said that he represents Carrier Construction, Inc and we are currently, in negotiations with the owner, Mr. Snow, regarding the property.

Attorney Furey said that a court agreement called for the construction of two buildings containing thirty market-rate apartments in each building and two commercial buildings in front. Attorney Furey and his clients would like to take this opportunity to present their ideas for the property to the Commission.

Mr. Charlie Talmadge, Site Development Specialist with Development Planning Solutions, LLC of Bristol, distributed revised site plans for 186 Shunpike Road prepared for Carrier Construction Inc. to the Commission. He explained that the previous site plan was for a mix of one and two-bedroom units that were very small. Mr. Talmadge said that

the new site plan would be for two-bedroom, two-bath units that have a larger square footage. He noted that the previous site plan called for 1.5 parking spaces per unit and the new site plan includes 2 parking spaces per unit. Mr. Talmadge said Carrier Construction LLC has had great success in Bristol with a similar property. He handed out pictures of this property to the Commission members.

Attorney Furey and the Commission discussed the site plan modifications, including parking and landscaping issues.

Mr. Popper said he will speak with the Town Attorney Kari Olsen regarding the proposal by Attorney Furey and Carrier Construction.

Attorney Furey thanked the Commission for allowing him to offer this presentation and have an informal discussion regarding this project. Vice Chair Michael Cannata thanked Attorney Furey and Carrier Construction for their work with Mr. Popper and the Town Engineer. He also commented that Carrier Construction is doing a great job in Cromwell.

10. Public Hearings:

- a. Application #20-63: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to allow for the installation of a digital billboard within the Floodplain at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner. Nick Demetriades made a motion to table the Public Hearing for Application #20-63 to the February 2, 2021 meeting. Seconded by Chris Cambareri. *All in favor; motion passed.*
- b. 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. Nick Demetriades made a motion to table the Public Hearing for Application #20-47 to the February 2, 2021 meeting. Seconded by Jeremy Floryan. *All in favor; motion passed.*
- c. Application #21-02: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to allow for the installation of a digital billboard within the Floodplain at 6 Piney Ridge Road. DFC of Cromwell, LLC is the Applicant and the Owner. Nick Demetriades made a motion to table the Public Hearing for Application #21-02 to the February 2, 2021 meeting. Seconded by Jeremy Floryan. *All in favor; motion passed.*
- d. 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. Nick Demetriades made a motion to table the Public Hearing for Application #20-48 to the February 2, 2021 meeting. Seconded by Jeremy Floryan. *All in favor; motion passed.*

11. Commissioner's Comments:

Nick Demetriades talked about the River COG regional planning effort for the Plan of Conservation and Development. He sent out an email to the Planning and Zoning Commission members regarding the efforts to put together a regional plan and map that involves all the towns. Nick Demetriades said he met with Town Planner Stuart Popper and Planning and Zoning Chairman Alice Kelly to discuss areas of the Regional Plan that

are of interest for Cromwell, such as the regional effort which addressed innovative business areas. Mr. Popper was able to provide updated zoning maps which will be distributed to Commission members. Nick Demetriades said that items discussed also included the Northern Tier being identified as innovation and business hub.

Nick Demetriades noted that more public participation is needed. Mr. Popper suggested that perhaps links to the River COG site can be offered on the Town of Cromwell website and perhaps Town Council member, James Demetriades will bring this issue to the attention of the Town Council at their next regular meeting.

Vice Chairman Michael Cannata thanked Nick Demetriades for providing this information to the Commission.

12. Approval of Minutes:

a. January 5, 2021

Nick Demetriades made the motion to approve the minutes of January 5, 2021.

Seconded by Jeremy Floryan. *All in favor, motion passed.*

13. Adjourn:

Nick Demetriades made the motion to adjourn at 7:58 p.m. Seconded by Jeremy Floryan.
All in favor, motion passed.

Respectfully submitted,

Michelle L. Armetta/SBP

Michelle L. Armetta
Recording Clerk