

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

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Nick Demetriades, Jeremy Floryan Robert Donohue (alternate), and Ann Grasso (alternate)

Absent: Brian Dufresne, John Keithan, Paul Cordone, and Ken Rozich


Also, Present: Director of Planning and Development Stuart Popper and Zoning Enforcement Officer Bruce Driska

1. Call to Order:

The meeting was called to order by Chairman Alice Kelly at 7:01 PM.

2. Roll Call:

The presence of the above members was noted.

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Sep 21, 2021 03:34P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT 

3. Seating of Alternates:

Vice Chairman Michael Cannata made a motion to seat Robert Donohue and Ann Grasso as an alternates. Seconded by Chris Cambareri. *All in favor, Motion passed.*

4. Approval of Agenda:

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

5. Public Comments:

None.

6. Development Compliance Officer Report:

Mr. Driska offered an update on current construction and development projects adding several Municipal Citation have been issued for violations of Erosion & Sedimentation Control regulations.

7. Town Planner Report:

Mr. Popper said as Mr. Driska noted development continues at the major projects in town including the Landon Apartments at the former Nike site and at the Carrier development on Field Road. He said he expects to have some announcements concerning development in the norther tier soon.

8. New Business: Accept and Schedule New Applications:

- a. Application #21-27: Request for Site Plan Modification, Walmart, 161 Berlin Road.

Vice Chairman Michael Cannata made a motion to accept and schedule the application for the October 5, 2021 meeting. Seconded by Ann Grasso. *All in favor, motion passed.*

b. Application #21-28: Request for a Site Plan Modification at 540 Main Street to allow for new building signage. Ron Cyr/ Sign Place is the Applicant and Benitta Properties, LLC is the Owner.

Vice Chairman Michael Cannata made a motion to consider the application this evening. Seconded by Robert Donohue. *All in favor, motion passed.*

9. New Business:

a. Application #21-28: Request for a Site Plan Modification at 540 Main Street to allow for new building signage. Ron Cyr/ Sign Place is the Applicant and Benitta Properties, LLC is the Owner.

Mr. Ron Cyr Owner of Sign Place, 1910 Main Street, Newington, introduced himself and described a new building façade sign proposal for new tenant Bella Beauty Spot at the ASIA Grocery plaza. Mr. Driska stated the proposal of a 24.83 square foot channel letter sign complies with the sign regulations. Mr. Cyr described the proposed color, material and LED illumination of the channel letters which will match the ASIA Grocery channel letters. The Commission members and Mr. Cyr discussed the use of LED powered lights for signs and this sign in particular.

Vice Chairman Michael Cannata made a motion to approve Application #21-28: Request for a Site Plan Modification at 540 Main Street to allow for new building signage. Seconded by Chris Cambareri. *All in favor, motion passed.*

10. Public Hearing:

a. Application #21-22: Request to Amend Section 3.5 Industrial District Zone Regulations to add Section 3.5.D.4 of the Zoning Regulations “Caretaker Quarters” as a Use permitted by Special Permit in the Industrial Zone District. Edward Bartolotta is the Applicant.

Vice Chairman Michael Cannata made a motion to open the Public Hearing. Seconded by Robert Donohue. *All in favor, motion passed.*

Mr. Popper read his September 7, 2021 Memo to the Commission which defined a Caretaker’s Quarters and Employee housing. He said the definition of a Caretaker’s quarters is a residence that is accessory to a nonresidential primary use of the site, where needed for security, or twenty-four-hour care or supervision.

Mr. Popper said the definition of Employee housing is housing provided for employees by an employer, including laborers, caretakers, supervisory staff and forepersons. Employee housing can also be property used temporarily or seasonally for the residential use of unrelated persons employed to perform agricultural or industrial labor.

He explained that, Employee housing is distinguished by shared kitchen/dining areas as well as shared restroom/shower facilities. Mr. Popper said any provisions for cooking facilities within an individual sleeping unit is prohibited.

Edward Bartolotta, 419-R Main Street, Cromwell and owner of Cromwell Growers explained to the Commission stating the need to provide temporary housing for employees citing housing availability issues currently affecting the workforce. Mr. Bartolotta stated the US Department of Labor offers the H-2A temporary agricultural program which allows agricultural employers who anticipate a shortage of domestic workers to bring nonimmigrant foreign workers to the U.S. to perform agricultural labor. Mr. Bartolotta stated he plans to purchase the vacant 421 Main Street building which abuts Cromwell Growers. He noted that the building has been formerly occupied by MARC and earlier by Roncalli Health Care. Mr. Bartolotta informed the Commission that he envisioned 15-20 same sex employees would occupy dormitory style housing in the 8,900 SF building.

Chairman Kelly asked if there was anyone from the public that wished to address the Commission.

Mr. Michael Millane, 34 Field Road, Cromwell spoke in favor of the application.

Commissioner Demetriades asked Mr. Popper if he thought the passing of the proposed regulation would result in other Industrially zoned properties offering employee housing. Mr. Popper responded by stating other Industrially zoned properties would more than likely not have the same needs as Cromwell Growers. The Commission members and Mr. Bartolotta discussed the need for worker housing by agricultural businesses and the history of the use of 420 Main Street previously for housing.

Chairman Kelly thanked Mr. Popper for crafting a Caretaker's Quarters definition for the proposed regulation.

Vice Chairman Michael Cannata spoke in favor of the proposal citing familiarity with orchard employee housing located in the state.

Vice Chairman Michael Cannata made a motion to close the Public Hearing. Seconded by Robert Donohue. *All in favor, motion passed.*

Chairman Kelly asked if there were any others who wished to speak on the matter. There were none.

Vice Chairman Michael Cannata a motion to approve Application #21-22 to Amend Section 3.5 Industrial District Zone Regulations to add Section 3.5.D.4 of the Zoning Regulations "Caretaker Quarters" as a Use permitted by Special Permit in the Industrial Zone District with the modifications (additional definition of Employee Housing) as

outlined in Mr. Popper's September 7, 2021 Memo to the Commission. Seconded by Chris Cambareri. *All in favor, motion passed.*

11. Commissioner's Comments:

Nick Demetriades advised the Commission that the Lower Connecticut River Valley Council of Governments Plan of Conservation and Development (POCD) is available for review on their web site.

12. Approval of Minutes:

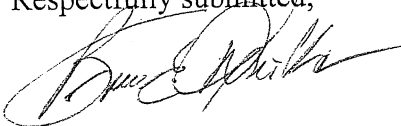
a. July 20, 2021

Vice Chairman Michael Cannata made a motion to approve the minutes of July 20, 2021; Seconded by Nick Demetriades. *All in favor; motion passed*

13. Adjourn:

Robert Donohue made the motion to adjourn at 7:45 PM. *All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bruce E. Driska", written over a horizontal line.

Bruce E. Driska Zoning Enforcement Officer
Temporary Recording Clerk