

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM THURSDAY, NOVEMBER 4, 2021
COUNCIL CHAMBERS CROMWELL TOWN HALL, 41 WEST STREET
AMMENDED MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambieri, John Keithan, Robert Donohue (alternate), and Ann Grasso (alternate)

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JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Absent: Brian Dufresne, Nick Demetriades, 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 7:01PM.

2. **Roll Call:**

The presence of the above members was noted.

3. **Seating of Alternates:**

Vice Chairman Mike Cannata made a motion to seat Robert Donohue as an alternate. Seconded by Paul Cordone. *All in favor, Motion passed.*

4. **Approval of Agenda:**

Mr. Popper amended the agenda. He introduced the following applications. Mike Cannata made a motion to approve the amended agenda. Seconded by Robert Donohue. *All in favor; Motion passed.*

- a. Application #21-36: Special Permit for Activity in Special Flood Hazard Area
- b. Application #21-37: Special Permit for Filling and Removal of Material
- c. Application #21-38: Special Permit for Development of a Warehouse
- d. Application #21-39: Site Plan

5. **Public Comments:**

Jay Shah who is the owner of Subway at 543 Main Street would like to get a residence in the current Subway location. He said that business is not doing good due to the pandemic. He cannot sell it. Mr. Popper explained that he cannot build a residence here because he is in a business property zone.

6. **Development Compliance Officer Report:**

Mr. Driska gave an update on Five Below. It is still in process and not open yet. He also said the former Red Lion Inn site. There have been several break-ins, theft, and people living there. He said the Cromwell Police assisted a maintenance company which assisted in securing the building that did a complete sweep of the building to make sure

there was no one hiding in there. They are in the process of completing the security of the building. Every window and glass door has been secured with plywood and tamper proof hardware.

7. Town Planner Report:

Mr. Popper said the former owner of the building was foreclosed upon by the bank that owns the mortgage on the land and the building. The 2 new banks came together, and they will be working with a developer. The building and parking lot will be demolished. They will come in here and have an informal conversation with the commission about their ideas in what they would like to develop at the site.

Mr. Popper said that Friendly's is for rent, which is good so we can get new business.

He also said that the IWWA will have a public hearing on December 1, 2021.

8. New Business: Accept and Schedule New Applications:

- a. Application #21-29: Request for Site Plan Modification at 97 Berlin Road to allow for new signage to be installed. Overhead Door of Middlesex County is the Applicant and CGS Properties LLC is the Owner.
- b. Application #21-31: Request for Site Plan Modification at 60 Hicksville Road to allow for construction of parking spaces. Adelbrook, Inc is the Applicant and the Owner. Mr. Popper said there is an application pending with IWWA. He would like the commission to accept the application and schedule to be heard on December 21. Mike Cannata made a motion for this application to be heard on December 21. Seconded by Chris Cambareri. *All in favor, Motion passed.*
- b. Application #21-32: Request to Create an 8 lot Subdivision at 20 Woodside Road. Reed Builders is the Applicant and Constance J. Scheu is the Owner. Mr. Popper said this is a business item and a Public Hearing. He asked the commission to postpone this until December 7th. Mike Cannata made a motion for this application to be heard on December 7th. Seconded by Ann Grasso. *All in favor, Motion passed.*
- c. Application #21-33: Request for a Special Permit to create a Rear Lot at 20 Woodside Road. Reed Builders is the Applicant and Constance J. Scheu is the Owner. He asked the commission to postpone this until December 7th as a Public Hearing item. Mike Cannata made a motion for this application to be heard on December 7th. Seconded by Robert Donohue. *All in favor, Motion passed.*
- d. Application #21-34: Request for Site Plan Modification at 70 Commerce Drive to allow for construction of only one building at 70 Commerce Drive. Simonez USA, Inc is the Applicant and 70 Commerce Drive LLC is the Owner. Mr. Popper asked the commission to hear this application this evening.

Mike Cannata made a motion for this application to be heard this evening. Seconded by Ann Grasso. *All in favor, Motion passed.*

- e. Application #21-36: Special Permit for Activity in Special Flood Hazard Area
Mr. Popper asked the commission to schedule this application for December 21st.
Mike Cannata made a motion for the application to be heard December 21st.
Seconded by Robert Donohue. *All in favor, Motion passed.*
- f. Application #21-37: Special Permit for Filling and Removal of Material
Mr. Popper said this application will be discussed on December 21st. Mike Cannata made a motion for the application to be heard December 21st. Seconded by Paul Cordone. *All in favor, Motion passed.*
- g. Application #21-38: Special Permit for Development of a Warehouse
Mr. Popper asked the commission to schedule this application for December 21st.
Mike Cannata made a motion for the application to be heard December 21st.
Seconded by Robert Donohue. *All in favor, Motion passed.*
- h. Application #21-39: Site Plan
Mr. Popper asked the commission to schedule this application for December 21st, as a business item. Mike Cannata made a motion for the application to be heard December 21st as a business item. Seconded by Ann Grasso. *All in favor, Motion passed.*

9. New Business:

- a. Application #21-20: Request for Site Plan Modification at 51 Shunpike Road to allow for patio and façade improvements at Chicago Sam's. Archimage is the Applicant and HB Nitkin is the Owner.

The application has been reviewed by the town staff. Mr. Popper said the landlord has full permission to do everything that is shown. Discussions from the Police Chief have come up regarding the Planters and the fence. The drainage path through the landscaping has been discussed with the engineer. Mr. Popper is asking the applicant to work with town police and engineer to finalize the plan. Representing the Site Plan Modification is

Michael Bezrudczyk, Principal Architect from Archimage Group at 555 Asylum Ave, Hartford CT. He has been working for Chicago Sam's for eleven years. Mr. Bezrudczyk explained how the business took a loss to Covid, with restaurants shutting down. Chicago Sam's decided to put out some outdoor dining which took over half the parking lot. He said how the outdoor dining has helped the restaurant save their business. Some people are afraid to go inside a restaurant to eat, so they would like to dress up the outdoor dining and make it beautiful.

The original patio took up a lot of room in the parking lot and the Fire Department wanted them to build a 20-foot path for a fire truck to come in. They also rearranged the tables in front of the building so there is a pedestrian walkway. The police is worried about sound, so they eliminated the garage doors where the sound was coming from and moved the stage to the other side of the restaurant, where it will be quieter.

Mike Cannata made a motion to approve Application #21-20 with conditions that the Police Chief and the town engineers' concerns be addressed. Also, new handicap curb cuts must be made somewhere in the proximity of the restaurant. Seconded by Chris Cambareri. *All in favor, Motion passed.*

- b. Application #21-29: Request for Site Plan Modification at 97 Berlin Road to allow for new signage to be installed. Overhead Door of Middlesex County is the Applicant and CGS Properties LLC is the Owner.
Craig Amell is representing the office Overhead Door Corporation at 88 Route 2A, Preston, CT. The new signage will run the exterior length of the front of the building and Also, over two windows. The Lettering will be on the bottom of the awning with everything else being plain for aesthetic reasons. This will be a satellite office and some storage in the basement.

Mr. Driska said this meets our regulations. Mike Cannata made a motion. Seconded by Robert Donahue. *All in favor, Motion passed.*

Mr. Popper made a correction. There is Application #21-35 80R Geer Street. Paramount Construction Company. Special Permit for crushing operations for about a week. It has to be a Public Hearing on December 7th. Mr. Popper asked the commission to accept this application this evening and schedule it to be heard December 7th.
Mike Cannata made a motion to accept this application and it to be heard December 7th. Seconded by Robert Donohue. *All in favor, Motion passed.*

- c. Application #21-34: Request for Site Plan Modification at 70 Commerce Drive to allow for construction of only one building at 70 Commerce Drive. Simonez USA, Inc is the Applicant and 70 Commerce Drive LLC is the Owner.

Attorney Evan Seeman, attorney from Robinson and Cole from 280 Trumbull St, Hartford, CT

Mark Kershaw Chief Operating & Financial Officer at Simoniz USA from 201 Boston Tpke, Bolton, CT

Jim Cassidy, Civil Engineer from Hallisey Pearson & Cassidy at 35 Cold Spring Rd STE 511, Rocky Hill

10. Commissioner's Comments:

There were no comments.

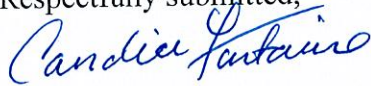
11. Approval of Minutes:

Mike Cannata made a motion to approve the minutes of October 6, 2021. Approved by and Seconded Nick Demetriades. *All in favor; motion passed*
(Ann Grasso and John Keithan abstained due to their absence on October 6, 2021)

12. Adjourn:

Alice Kelly made the motion to adjourn at 8:50PM. *All in favor, motion passed.*

Respectfully submitted,



Candice Fontaine
Administrative Secretary