


**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, NOVEMBER 16, 2021
COUNCIL CHAMBERS CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Brian Dufresne, Paul Cordone, Nick Demetriades, John Keithan, Ann Grassano and Robert Donohue (alternate)

Nov 30, 2021 11:25A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT 

Absent: Ken Rozich

Also, Present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska, and Town Council Liaison James Demetriades

1. **Call to Order:** The meeting was called to order by Chairman Alice Kelly at 7:00PM.
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 said there is a change in the agenda. He explained that the numbering of the agenda is incorrect and the numbers for each item should be in chronological order. Mike Cannata made a motion to approve the agenda. Seconded by Nick Demetriades. *All in favor, Motion passed.*
5. **Public Comments:**
There are no public comments.
6. **Development Compliance Officer Report:**
Mr. Driska did not give a report.
7. **Town Planner Report:**
Mr. Popper said on December 7th we will have a number of applications at the public hearing that night including: Application #21-35: Request for a Special Permit under Section 6.1.H.2 of the Zoning Regulations to permit a Crushing Operation at 80R Geer Street. Paramount Construction LLC is the Applicant and Paramount Properties LLC is the Owner and Application #21-33: Request for a Special Permit under Section 6.6 of the Zoning Regulations to create a Rear Lot at 20 Woodside Road. Reed Builders is the Applicant and Constance J. Scheu is the Owner. He said we will also be hearing the subdivision application for that address during the business portion of our meeting. Mr.

Popper explained that there will be an informal presentation by the developer of the former Red Lion. He said that they would like to share their ideas for the development of the site with the commission and hear your comments.

Mr. Popper said the Inland Wetlands and Watercourses Agency's public hearing on the Warehouse application is continued to the December 1, 2021. He said so it will depend on what happens there as to when we will be considering the Warehouse applications. Mr. Popper said has had discussions with a developer regarding a possible pad sight at the Stop & Shop Center.

8. New Business: Accept and Schedule New Applications:

There were no new applications.

9. New Business:

There was no new business.

10. Old Business:

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

Mr. Popper said in 2020 the commission approved two 31,500 square foot buildings and one 4,200 square foot building at 70 Commerce Drive. He explained that the applicant is proposing a site plan modification to construct one 61,000 square foot building. Mr. Popper said during the last meeting a concern was raised regarding a discussion from the previous approval to allow access to by the abutting property owner at 40 Commerce Drive to the driveway for 70 Commerce Drive. He said the commission had asked the applicant to work with the abutting property owner to come to an agreement.

Mr. Popper said he had received a letter from Mr. Ron Berggren the abutting property owner at 40 Commerce Drive. He said the letter indicated that a mutual agreement has been made granting access to 40 Commerce Drive to the driveway to 70 Commerce Drive.

Attorney Evan Seeman, attorney from Robinson and Cole at 280 Trumbull St, Hartford introduced the application and the applicant's representatives here this evening including: Mr. Mark Kershaw Chief Operating & Financial Officer at Simoniz USA at 201 Boston Turnpike Bolton; Mr. Jim Cassidy, Civil Engineer from Hallisey Pearson & Cassidy at 630 Main Street Cromwell.

Attorney Seeman said that an agreement has been worked out between the property owners. He explained that the agreement will be formalized into an actual easement agreement which will be recorded on the Land Records.

Mr. Popper said we have outstanding staff memos from John Egan (Building Officer) on

10/27/2020, Bruce Driska (Zoning Enforcement Officer) on 10/27/2021, and Jon Harriman (Town Engineer) on 11/4/2021.

Mike Cannata made a motion to approve Application #21-34: Request for Site Plan Modification at 70 Commerce Drive to allow for construction of one building at 70 Commerce Drive. Simoniz USA, Inc is the Applicant and 70 Commerce Drive LLC is the Owner. He said this approval is with the conditions contained in the memos from John Egan (Building Officer) on 0/27/2020, Bruce Driska (Zoning Enforcement Officer) on 10/27/2021, and Jon Harriman (Town Engineer) on 11/4/2021.

11. Commissioner's Comments:

There were no comments.

12. Approval of Minutes:

a. November 4, 2021

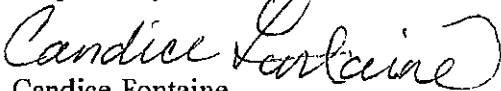
Mr. Popper said the minutes were not ready and they will be in the next meeting packet.

13. Adjourn:

Mike Cannata made a motion to adjourn at 7:15PM. Seconded by Chris Cambareri.

All in favor, Motion passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Candice Fontaine". The signature is written in dark ink and is positioned above the printed name and title.

Candice Fontaine
Recording Clerk