



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING 7:00 P.M. TUESDAY FEBRUARY 21, 2023 COUNCIL CHAMBERS CROMWELL TOWN HALL 41 WEST STREET

Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Ann Grasso, Paul Cordone

Absent: Brian Dufresne, Ken Rozich, Nick Demetriades, John Keithan, Robert Donohue,

Also present: Zoning Enforcement Officer Bruce Driska

1. Call to Order

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

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates.

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Paul Cordone to approve the agenda. All were in favor; the motion passed.

5. Public Comments - none

6. Development Compliance Officer Report:

Mr. Driska said the report was in their package and asked if anyone had any questions. There were no questions. Mr. Driska said that you will hear application #23-02 tonight and application #23-05 will be heard on March 7th along with application #23-02 which is for a project on County Line Drive in Rocky Hill but they are requesting an exit onto Cromwell property.

7. Director of Planning and Development Report:

RECEIVED FOR RECORD
Mar 01, 2023 10:05A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

8. New Business: Accept and Schedule New Applications:

- a. Application #23-05: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to allow for the construction of a garage greater than 1,000 square feet at 142 Coles Road. Francis and Celeste Henri are Applicants and the Owners.

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept and schedule application #23-05 for a public hearing on March 7, 2023. All were in favor; the motion passed.

9. New Business:

- a. Section 8-24 Mandatory Referral for the construction of sidewalks on West Street and intersection improvements at Allen Road and West Street and Lincoln Road and West Street.

Mr. Harriman said he apologized for not having an electronic presentation but there were some technical difficulties with the system. He showed a printed map and plans on an easel. He said we are looking for a section 8-24 mandatory referral for sidewalks on West Street and intersection improvements on Allen Road and West Street and Lincoln Road and West Street. Mr. Harriman said the Town Council was approached by residents with a petition that had just over 300 signatures asking for these improvements. He said we had a public information meeting which had a good turnout and we took the comments and concerns that came from that meeting to help develop the plans. Mr. Harriman discussed the sidewalk placement and the realignment of the two intersections. He said we will eliminate the sharp grade near Allen Road and realign the intersection. He said we will give the property owner on the corner of Lincoln Street a proper driveway and turn the eliminated roadway areas into green space. Mr. Cordone asked about Timber Hill and Mr. Harriman said that area didn't really come up. Mr. Harriman said we received a grant for all of this and Chairman Kelly asked if the grant would cover the cost of the project and Mr. Harriman said yes, it should.

A motion was made by Michael Cannata and seconded by Chris Cambareri to issue a positive section 8-24 mandatory referral for sidewalks on West Street and intersection improvements on Allen Road and West Street and Lincoln Road and West Street. All were in favor; the motion passed.

10. Public Hearings:

- a. Application #23-02: Request for a Special Permit under Section 2.10.3 of the Zoning Regulations to allow for the parking of an oversize vehicle in the garage at 562 Main Street. Tim Farrell is the Applicant and 194 Shunpike Road LLC is the Owner

Chairman Kelly read the public hearing notice dated February 7, 2023.

A motion was made by Michael Cannata and seconded by Ann Grasso to open the public hearing for application #23-02. All were in favor; the motion passed.

Tim Farrell, 562 Main Street, Cromwell, CT handed out photos and specifications of the truck to the Commissioners. He said the truck will be a 1000 cubic feet gas powered quiet truck. He said it is 24 feet long, 11'6" inches tall and 7'6" wide. Mr. Farrell said this is a catering truck used to go to events. He said it will be used seasonally and will be housed in the garage when not in use. He said the garage is heated and cooled since the product in the truck can't freeze or get too hot. He will have a generator that can be controlled from the cab. Mr. Farrell said I anticipate it being pulled in and out about 2 to 3 times a week. He said this will be kept in the middle bay of the 3 car garage that was approved a few months ago.

Chairman Kelly asked Mr. Farrell how he plans to back out and pull back into the garage spot. She said it looks like you will be driving into traffic coming into your ice cream business. Mr. Farrell said he will back into the garage so he will be pulling out when he leaves. Chairman Kelly said so when you back up you will be backing up into patrons. Mr. Farrell said yes, but there are 4 cameras on the truck. Mr. Cannata said he will not be making multiple trips in and out everyday day. He said I am not sure your concerns are valid. Chairman Kelly said my concerns are valid since he is going to be backing up a 24 foot long truck into traffic and patrons. She said it doesn't matter how often he plans on doing it, once is enough. Chairman Kelly said per the regulations I have to look at the other vehicles on the property and the safety of the patrons. Mr. Farrell said I completely understand and no one is more worried about safety than me. He said right now, I am the only driver of the truck. Ms. Grasso said that you are going to be careful since it is your property. Mr. Cambareri said you are a good steward of your property and you have created a good business. Chairman Kelly asked if in the future anyone else will drive and Mr. Farrell said maybe, but not now. He said I really don't need to be that busy with the truck. He said it will also sit in the garage about 6 months of the year.

Paul Rice, 563 Main Street Cromwell said he lives across the street and wondered if there was a backup alarm on the truck and Mr. Farrell said yes. Mr. Rice said great, all is good.

Mr. Cambareri said Mr. Farrell has done an incredible job with this place and it is a destination. Mr. Farrell said yes, it is well supported and the traffic concerns seem to be under control now.

A motion was made by Michael Cannata and seconded by Paul Cordone to close the public hearing for application #23-02. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-02. All were in favor; the motion passed

11. Commissioner's Comments:

Mr. Driska said he passed out a reminder about the meeting being held on Tuesday, February 28, 2023 for the update on the Plan of Conservation and Development and the zoning regulations updates.

Mr. Driska said he also wanted to ask the Commissioners to allow the staff to administratively approve a situation at a business on 30 New Lane. He said FibreDust has a dilemma where they need to order a large quantity of pallets since they can't get small quantities. He said they will

need to store some on the south side of the building for about 2-4 weeks. He asked if the Commission would be willing to allow an administrative approval of this.

A motion was made by Michael Cannata and seconded by Ann Grasso to give the staff authority to make an administrative approval for storing pallets outside at 30 New Lane. All were in favor; the motion passed.

12. Approval of Minutes:

- a. December 6, 2022
- b. January 17, 2023

The approval of the minutes was tabled.

13. Adjourn:

A motion was made by Michael Cannata and seconded by Paul Cordone to adjourn at 7:30pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda Imme".

Linda Imme
Recording clerk