



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING 7:00 P.M. TUESDAY JUNE 6, 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, Nick Demetriades, Paul Cordone

Absent: Brian Dufresne, Ken Rozich, John Keithan, Douglas Kalinowski, Robert Donohue

Also present: Director of Planning and Development, Stuart Popper

1. Call to Order

The meeting was called to order at 7:00pm by Chairman Kelly.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates - none

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Chris Cambareri to amend the agenda by adding 6 new applications (listed below) to accept and schedule. All were in favor; the motion passed.

a. Application #23-16: Request for a Special Permit under Section 2.2.C.4 of the Zoning Regulations to construct a school in a Residential Zone District. The Town of Cromwell Board of Education is the Applicant and the Town of Cromwell is the Owner.

b. Application #23-17: Request for a Site Plan Approval for the construction of the new middle school and administrative offices in a Residence Zone District. The Town of Cromwell Board of Education is the Applicant and the Town of Cromwell is the Owner.

c. Application #23-18: Request for a Special Permit under Sections 7.5.A.1, 3.5.C. to permit onsite consumption of alcoholic beverages at 5 Commerce Drive in the Industrial District. Ukrainian National Home of Hartford is Applicant and IJAN 2 CT Realty LLC is the Owner.

d. Application #23-19: Request for a Site Plan Modification to allow for the installation of four electric vehicle chargers at 41 West Street in a Residence Zone District. The Town of Cromwell is the Applicant and the Owner.

e. Application #23-20: Request for a Site Plan Modification to allow for the installation of six electric vehicle chargers at 1 Community Field Road in the Downtown Cromwell Zone District. The Town of Cromwell is the Applicant and the Owner.

f. Application #23-21: Request for a Special Permit under Sections 3.2.C.3, 7.5.B.4 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 548 Main Street in the Local Business Zone District. Ryan Buchanan is the Applicant and Salvatore Caccamo and Maria Caccamo are the Owners

5. Public Comments - none

6. Development Compliance Officer Report:

7. Director of Planning and Development Report:

Mr. Popper asked if there were any questions about his or Mr. Driska's report. No questions were presented to him. Mr. Popper asked that the agenda be reordered to allow the public hearing applications #23-13 and #23-14 to be heard first.

8. New Business: Accept and Schedule New Applications:

a. Application #23-15: Request to create a two-lot subdivision at 84 Hicksville Road. Adelbrook Behavioral & Development Services, Inc. is the Applicant and Adelbrook, Inc. is the Owner.

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept and schedule application #23-15 for July 6, 2023. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Paul Cordone to amend the previous motion and to move to accept and schedule application #23-15 for June 20, 2023. All were in favor; the motion passed.

b. Application #23-16: Request for a Special Permit under Section 2.2.C.4 of the Zoning Regulations to construct a school in a Residential Zone District. The Town of Cromwell Board of Education is the Applicant and the Town of Cromwell is the Owner.

c. Application #23-17: Request for a Site Plan Approval for the construction of the new middle school and administrative offices in a Residence Zone District. The Town of Cromwell Board of Education is the Applicant and the Town of Cromwell is the Owner.

A motion was made by Michael Cannata and seconded by Ann Grasso to accept and schedule

applications #23-16 and #23-17 for a public hearing on July 6, 2023. All were in favor; the motion passed.

d. Application #23-18: Request for a Special Permit under Sections 7.5.A.1, 3.5.C. to permit onsite consumption of alcoholic beverages at 5 Commerce Drive in the Industrial District. Ukrainian National Home of Hartford is Applicant and IJAN 2 CT Realty LLC is the Owner.

Mr. Popper said this will include a cafe, credit union and social club.

A motion was made by Michael Cannata and seconded by Paul Cordone to accept and schedule application #23-18 for a public hearing on July 6, 2023. All were in favor; the motion passed.

e. Application #23-19: Request for a Site Plan Modification to allow for the installation of four electric vehicle chargers at 41 West Street in a Residence Zone District. The Town of Cromwell is the Applicant and the Owner.

f. Application #23-20: Request for a Site Plan Modification to allow for the installation of six electric vehicle chargers at 1 Community Field Road in the Downtown Cromwell Zone District. The Town of Cromwell is the Applicant and the Owner.

There was a discussion on whether they could schedule applications for June 20 since the Plan of Conservation and Development update is scheduled for that night and it was decided that these applications along with application #23-15 could be heard on the 20th.

A motion was made by Michael Cannata and seconded by Ann Grasso to accept and schedule applications #23-19 and #23-20 for June 20, 2023. All were in favor; the motion passed.

g. Application #23-21: Request for a Special Permit under Sections 3.2.C.3, 7.5.B.4 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 548 Main Street in the Local Business Zone District. Ryan Buchanan is the Applicant and Salvatore Caccamo and Maria Caccamo are the Owners

Mr. Popper said this is the existing Hot Taco establishment and they want to serve beer.

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept and schedule application #23-21 for a public hearing on July 6, 2023. All were in favor; the motion passed.

10. Public Hearings:

a. Application #23-13: Request for a Special Permit under Sections 3.3.C.4, 7.5.B.4, 8.7 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 35A Berlin Road in the Highway Business Zone District. Kemal Cecunyanin is the Applicant and River Grace Plaza LLC is the Owner.

Chairman Kelly read the public hearing notice dated May 18, 2023.

A motion was made by Michael Cannata and seconded by Ann Grasso to open the public hearing for application #23-13. All were in favor; the motion passed.

Ms. Jasmin Cecunyanin said they are opening a new business at 35 Berlin Road called Lorenzo's Pizza and Restaurant. Mr. Popper said it is the former Joe's Filling Station. He said this pizza place would be a separate establishment from Cafe Luna which the applicant owns and is located next door to the former Joe's Filling Station. Mr. Popper said they have met all of the zoning requirements and all of the necessary permits have been obtained. Chairman Kelly asked about the upstairs space and Ms. Cecunyanin said they do not have anything to do with the upstairs space. Ms. Grasso asked about the stairs that go down to the rear parking lot and Ms. Cecunyanin said people who park in the rear on very busy days use the staircase to get to and from the restaurant.

Chairman Kelly asked if anyone in the public wanted to speak regarding this application.

Mr. Jay Polke, 15 Harrison Drive, Cromwell said he happens to know the owners and they run a good operation. He said this will go from a bar to a restaurant so that is a good thing. He said he is in favor of this application.

A motion was made by Michael Cannata and seconded by Ann Grasso to close the public hearing for application #23-13. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-13. All were in favor; the motion passed.

b. Application #23-14: Request for a Special Permit under Sections 3.3.C.4, 7.5.B.4, 8.7 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 530 Main Street in the Local Business Zone District. Brian Bonneau is the Applicant and Marsal Realty Corp is the Owner.

A motion was made by Michael Cannata and seconded by Chris Cambareri to open the public hearing for application #23-14. All were in favor; the motion passed.

Mr. Brian Bonneau at 530 Main Street, Cromwell said he will be taking the 2 empty spaces in the Liberty Bank Plaza. He said they will be converting the old Mario's Pizza restaurant and the space next door into restaurant and sports bar. Mr. Popper said he has all of the necessary zoning permits and all other required permits.

Chairman Kelly asked for anyone in the public who wanted to speak regarding this application.

Mr. Jay Polke, 15 Harrison Drive, Cromwell said a sit-down dining establishment is welcome on that side of town and Mr. Bonneau is partnering with Rustic Pizza in Middletown.

A motion was made by Michael Cannata and seconded by Nick Demetriades to close the public hearing for application #23-14. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-14. All were in favor; the motion passed.

9. New Business:

- a. Section 8-24 Mandatory Referral for the sale of a 1.93-acre portion of 20 Winchester Way.

Mr. Popper said the Town is proposing to swap open space between 20 Winchester Way and 14 R Winchester Way and then selling 1.93 acres of non-open space land to the owner of the Landon multifamily development for the construction of parking. Mr. Popper distributed copies of the maps showing the location of the property to be swapped and sold. He noted that if the Commission issues a positive 8-24 mandatory referral then the Town Council will hear this at their next meeting.

Chairman Kelly explained that she had some initial concerns regarding the sale of the parcel but said she had requested and received an opinion from the Town Attorney Kari Olson dated June 5, 2023. Chairman Kelly said this land was never affirmed for open space since it was taken for nonpayment of taxes. She said I think it's a good idea since the Landon needs the space. Mr. Popper said there will a site plan application for the proposed parking lot design submitted to this Commission and an application will also be submitted to the Inland Wetlands and Watercourses Agency as well.

A motion was made by Michael Cannata and seconded by Chris Cambareri to give a positive 8-24 referral for the sale of a 1.93-acre portion of 20 Winchester Way. All were in favor; the motion passed.

11. Commissioner's Comments:

Mr. Cambareri asked about Hookah lounges since the one in Middletown has had some serious issues including a recent shooting. He asked if they were allowed in Cromwell. Mr. Popper said our regulations read that if a use is not permitted then it is prohibited. He said the regulations would have to be amended to allow for Hookah lounges.

12. Approval of Minutes:

- a. April 4, 2023

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the minutes of April 4, 2023. All were in favor; the motion passed.

- b. April 18, 2023

Ms. Grasso pointed out a correction on page 2 with a statement she made. She said the word "but" should be replaced with the word "however."

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve the minutes of April 18th as amended.

c. May 4, 2023 - the minutes of May 2, 2023 were tabled.

13. Adjourn:

A motion was made by Michael Cannata and seconded by Chris Cambareri to adjourn at 7:34 pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Linda Imme".

Linda Imme
Recording Clerk