



## **Town of Cromwell Planning and Zoning Commission**

***REGULAR MEETING  
7:00 P.M. TUESDAY JUNE 20, 2023  
COUNCIL CHAMBERS CROMWELL TOWN HALL  
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, Douglas Kalinowski

**Absent:** Brian Dufresne, Ken Rozich, John Keithan, Robert Donohue, Paul Cordone

**Also present:** Director of Planning and Development, Stuart Popper, Zoning Compliance Officer Bruce Driska, Town Council member James Demetriades

#### **1. Call to Order**

The meeting was called to order at 7:02pm by Chairman Kelly.

#### **2. Roll Call**

The presence of the above members was noted.

RECEIVED FOR RECORD  
JUL 05 2023 01:30P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

#### **3. Seating of Alternates**

A motion was made by Michael Cannata and seconded by Ann Grasso to seat Douglas Kalinowski as an alternate. All were in favor; the motion passed.

#### **4. Approval of Agenda**

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

#### **5. Director of Planning and Development Report:**

Mr. Popper said that we will hear more about the Plan of Conservation and Development

(POCD) and zoning regulations updates tonight. He said we have a big meeting on July 6th with a good amount of applications including the middle school application. He said that the application will be reviewed and revised one more time before the 6th. Chairman Kelly asked if they would have building materials available for review and Mr. Popper said yes, they will. Mr. Popper said he would send the traffic statement/study to the Commissioners before the 6th. Chairman Kelly asked if they had the blessing from the State and Mr. Popper said I don't know about that.

Town Council member James Demetriades, 272 Skyview Drive, Cromwell said that the new building has received the 10% reimbursement from the State. He said a renovation would be more expensive than a new build so an additional \$7 million was received. He said a waiver was received for an increased auditorium size. Mr. Demetriades said the building committee chair is very responsive and will give you more information if you are looking for it.

Mr. Popper told the Commissioners that 100 Berlin Road did not go before the Town Council for the Tax Abatement as they are still working on tax issues.

- 6. New Business: Accept and Schedule New Applications:**
- 7. Plan of Conservation and Development and Zoning Regulations Update:**
  - a. POCD Update
  - b. Zoning Regulations Update

Robert Collins, SLR Consulting, Cheshire, CT said he would continue with the POCD update tonight. Chairman Kelly said they would like to receive this information before the meeting. Mr. Collins said I have the final of the vision statement. He said we have also been working with town staff to work on goals for the theme areas. Mr. Collins said I am giving you two weeks to digest the information and to provide Mr. Popper with your comments so we can move onto the action plan. Mr. Collins handed out the vision statement and discussed theme area one. Chairman Kelly asked about the word maintain and Mr. Collins said maintain means it already exists and the town maintains it now. Mr. Popper said that would be things like streets and lights. Mr. Collins said we will get to more specific action steps that will back up these statements. Mr. Collins reviewed theme areas two, Grow well, and the 4 goals within that theme. He also reviewed theme three, play well. He told the Commissioner he was looking forward to getting their comments within the next two weeks. He said his hope is you think the strategy is connecting to the goals. Mr. Collins asked for anything they haven't covered and Ms. Grasso said the Cromwell Creative District has released an audio tour and Mr. Popper said he would send Mr. Collins the link. Mr. Demetriades asked if there might be a zoom option for meetings during the summer months. Mr. Popper said probably not zoom but maybe facetime and he would check into it. Mr. Cambareri told Mr. Collins that he liked the way this was going. Mr. Demetriades asked about any zoning updates and Mr. Popper said we are working on both the POCD and zoning updates simultaneously and will give you an update next time.

- 8. New Business:**
  - a. Application #23-19: Request for a Site Plan Modification to install electric car charger units at 41 West Street (Cromwell Town Hall). Town of Cromwell is the Applicant and the Owner.

Mr. Popper handed out photos of the car charging stations. He said a STEAP grant was received for the Community Road parking lot and Eversource has a program for chargers as well. Mr. Popper said we combined the two so we can put the chargers in two locations. He said 3 will be at Community Field and will accommodate 6 cars with 1 handicap accessible space. He said there will be one at town hall which can accommodate 4 cars. He said they are freestanding units with bollards in front of them. He said users will have to put in a credit card for power and the town will be contracting with a firm to provide the billing services. He said it will be up to the Town Council on how much over the kilowatt hours to charge for any profits the town may realize.

Ms. Grasso asked how they will police a car's length of stay. Mr. Popper said we don't expect any problems but can work out those details with the Police Department if we need to.

Mr. Popper said no town money was involved with this but the town will install lights in Community Field to make their contribution to the STEAP grant.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-19. All were in favor; the motion passed.

**b. Application #23-20: Request for a Site Plan Modification to install electric car charger units at 1 Community Field Road (Community Field). Town of Cromwell is the Applicant and the Owner.**

A motion was made by Michael Cannata and seconded by Nick Demetraides to approve application #23-20. All were in favor; the motion passed.

**c. Application #13-39: Request to Release 10% Road Bond at the Shady Lane Subdivision at 62 Shady Lane. Shady Lane Farm LLC is the Applicant and the Owner.**

Mr. Popper reads a memo dated June 7, 2023 from Town Engineer Jon Harriman regarding the performance bond at Shady Lane. Mr. Harriman advised that the remainder of the performance bond can be released.

A motion was made by Michael Cannata and seconded by Ann Grasso to release all of the remaining Shady Lane performance bond held by the town with interest. All were in favor; the motion passed.

**9. Commissioner's Comments:**

**10. Approval of Minutes: Tabled**  
**a. May 4, 2023**

**11. Adjourn:**

A motion was made by Michael Cannata and seconded by Nick Demetriades to adjourn at 7:43pm. All were in favor; the motion passed.

Respectfully submitted,

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

Linda Imme  
Recording Clerk