

Town of Cromwell Planning and Zoning Commission

REGULAR MEETING **7:00 P.M. TUESDAY OCTOBER 6, 2015** **ROOM 224 CROMWELL TOWN HALL 41 WEST STREET** **Minutes and Record of Votes**

Present: Chairman Alice Kelly, Michael Cantata, Ken Slade, Rich Waters, Brian Dufresne, Paul Cordone, Nick Demetriades, Chris Cambareri Alternate Jeremy Floryan, Alternate David Fitzgerald

Also Present: Town Planner Stuart Popper, Town Manager Anthony J. Salvatore

1. Call to Order

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

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10-13 20 15 at 11:18 M.
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2. Roll Call

The presence of the above members was noted.


TOWN CLERK

3. Seating of Alternates

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to seat Jeremy Floryan as an alternate. *All were in favor; the motion passed.*

4. Approval of Agenda

A **motion** was made by Michael Cannata and **seconded** by Nick Demetriades to approve the agenda with the amendment of adding item of the permanent appointment of Fred Curtin as the Zoning Enforcement Officer. *All were in favor; the motion passed.*

5. Public Comments

There were none.

6. Development Compliance Officer Report:

Mr. Curtin presented his report. He explained that the Building Department has raised a question regarding the installation of solar panels on the ground. Mr. Curtin noted that all the units installed so far in town have been installed on roofs. He said the question is from a zoning

perspective how we would regulate solar units installed on the ground. Chairman Kelly asked the staff to look into that question and report back to the Commission. Mr. Curtin discussed zoning violations at 621 and 591 Main Street and at 14 Fawn Run. The Commission members and Mr. Curtin discussed the selling of cars at 591 Main Street.

7. Town Planner Report:

Mr. Popper said he will attach his Economic Development Coordinator's report to the next agenda. He noted that a new Japanese Restaurant has opened at 34 Shunpike Road and the Red Zone Tavern a new bar/grille has opened at 1 Wall Street. Commissioner Demetriades asked what was the status of the car wash site on Berlin Road and the Xpect Store. Mr. Popper said the car wash law suits are all settled and they can go forward if they wish. He also noted that the property is also for sale. Mr. Popper said he had spoken to the property owner regarding the Xpect Store and they are working on a new tenant for the site.

8. New Business:

- a. Section 8-24 Mandatory Referral for the purchase of land from Sysco Corporation for road improvements to County Line Drive.

Town Manager Anthony J. Salvatore presented an overview of the proposed purchase of land from Sysco Corporation for road improvements to County Line Drive. The Commission members and the Town Manager discussed the location of the road and the proposed improvements. Mr. Waters asked about the cost of the land. Town Manager Salvatore said there is a cap on the cost of \$70,000. Chairman Kelly asked if the Rocky Hill PZC had to act on an 8-24 mandatory referral. The Town Manager said no. Mr. Waters asked there would be a traffic light at this time. Town Manager Salvatore said not at this time.

A **motion** was made by Michael Cannata and **seconded** by Brian Dufresne to issue a positive report on the Section 8-24 Mandatory Referral for the purchase of land from Sysco Corporation for road improvements to County Line Drive. *All were in favor; the motion passed.*

- b. Application #10-44: Subdivision at 196 Coles Road. Request for Bond Reduction.

Mr. Popper said the original bond amount was \$14,600 and the town staff was recommending that the bond be reduced to \$2,800. He explained the staff requested that \$900 be kept for the trees, \$900 for the lot pins and \$1000 for asphalt. Mr. Cannata asked that is the future that the staff memo be included in the meeting packet. Mr. Popper apologized and said he will make sure it is there next time.

A **motion** was made by Michael Cannata and **seconded** by Nick Demetriades to approve the request to reduce the bond from \$14,600 to \$2,800. *All were in favor; the motion passed.*

- c. Permanent appointment of Fred Curtin as the Zoning Enforcement Officer.

Mr. Popper asked that the Commission to consider the appointment of Fred Curtin as the permanent Zoning Enforcement Officer. He explained that we had advertised and were about to interview five candidates when Mr. Curtin indicated to the Town Manager that he was interested in returning full time as the ZEO. Mr. Popper said he discussed this with the Town Manager and they both agreed that Mr. Curtin was the best candidate available. The Commission members and the Town Manager discussed the appointment of Mr. Curtin as the permanent Zoning Enforcement Officer. They discussed some previous issues of concern. The Town Manager advised the Commission members to contact him if they ever have any issues in the future and he will address it immediately.

A **motion** was made by Michael Cannata and **seconded** by Brian Dufresne to appoint Fred Curtin as the permanent Zoning Enforcement Officer. *All were in favor with the exception of Mr. Waters Who opposed; the motion passed.*

9. Public Hearing:

- a. Application #15-38: Request to amend Sections 1.7, 2.2.B, 2.2.D., 2.7.A.5 of the Zoning Regulations. The Town of Cromwell Planning and Zoning Commission is the Applicant

Mr. Popper said due to an error in the public notice there will not be a public hearing on this tonight.

11 Approval of Minutes:

- a. September 15, 2015

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to approve the minutes of September, 2015. *Nick Demetriades and Chris Cambareri abstained; all approved; the motion passed.*

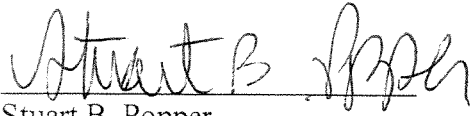
12. Commissioner's Comments:

Mr. Waters raised his concerns regarding the layout of the new parking at Valor Green. He did think the design of the parking spaces was very good.

13. Adjourn

A **motion** was made by Michael Cannata and **seconded** by Brian Dufresne to adjourn at 7:36 pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in cursive script, reading "Stuart B. Popper". The signature is written in dark ink and is positioned above a horizontal line.

Stuart B. Popper

Director of Planning and Development

Acting Clerk

Recording Clerk