



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING **7:00 P.M. TUESDAY MAY 19, 2015** **ROOM 224 CROMWELL TOWN HALL 41 WEST STREET**

Present: Chairman Alice Kelly, Michael Cannata, Nick Demetriades, Paul Cordone, Ken Slade, Rich Waters, Chris Cambareri, Ken Rozich, Alternate Jeremy Floryan

Absent: Brian Dufresne, Alternate Fred Hayward

Also Present: Town Planner Stuart Popper, Zoning Enforcement Officer Jillian Masse

1. Call to Order

The meeting was called to order at 7:03pm 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 Nick Demetriades to approve the agenda. *All were in favor; the motion was passed.*

5. Public Comments - none

6. Development Compliance Officer Report:

Ms. Massey said there is an updated permit report in the package. She said she is still working with businesses around town with signs. There was a discussion about a sign chained to a pole at Willowbrook and Ms. Massey said she would look into it tomorrow. Mr. Cambareri confirmed that it had been removed. Mr. Cannata asked about Krauzer's and Ms. Massey said they will eventually send a letter to gas stations and convenience stores reminding them which signs are permitted. She said she will draft a letter for review and approval from the Commission.

7. Town Planner Report:

Mr. Popper said that One Willowbrook is under construction so we are very excited about that. He said the car show is May 29th from 4:00pm-8:00pm. The crematorium was discussed and Mr.

Popper said that there is a cease and desist order due to the court issue with the application and the Association. He also said the car wash won the appeal for Planning and Zoning and Wetlands so that is out of court. He said they can move forward if they want. He said this took over 2 years to settle. He said the Larry Webster and 192 Court Street subdivisions are still pending.

Mr. Waters asked about the old Branciforte property. Mr. Popper said he has still has someone interested and it would need to come to Planning and Zoning for a permit. He said this is nothing concrete and they haven't purchased the property yet.

8. New Business: Accept and Schedule New Applications:

Mr. Popper said that he is asking the Commission to schedule and hear these two applications tonight. He said that he went out to the site with the Town Engineer and there were no sight line issues. He said they reviewed everything and they are in compliance with the zoning regulations.

Chairman Kelly said that they had agreed some time ago not to schedule and hear applications in the same night. It was discussed that generally applied to applications that required a few weeks to review and think about the information presented.

- a. Application #15-21: Request for a Site Plan Modification to install a new sign with an electronic message board at 1 West Street. Robert Kuszpa / Sign Pro Inc. is the Applicant and the Town of Cromwell Fire District is the Owner.

A motion was made by Michael Cannata and **seconded** by Rich Waters to accept and schedule application 15-21 for tonight. *All were in favor; the motion passed.*

A motion was made by Michael Cannata and **seconded** by Rich Waters to accept and schedule application 15-22 for tonight. *All were in favor; the motion passed.*

Robert Kuszpa of Sign Pro in Plantsville, CT said this is a colonial style sign and the main panel is carved with the electronic sign below. He said it won't operate between 10:00pm – 6:00am unless there is an emergency. He passed out the information on the brightness of the sign and said it could be set from a smart phone. Mr. Kuszpa said the electronic sign can be scrolling, stationary, or flashing. He said it would only be used for emergencies or municipal use. He said the sign would be placed 11 feet off of the road on Court Street and the overall sign is 90 inches high. There was a discussion on the regulations and where this fits. Mr. Popper directed the Commissioners to page 117.

Mr. Cambareri said this is a good sign and a good idea. Mr. Cordone asked if there would be flowers and a light around the sign. Mr. Kuszpa said possibly flowers but they don't want to make everything too bright. Mr. Popper said there could possibly be a statute that says signs near traffic lights can't be red. He said we are researching that now and will let you know if the color has to change.

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to approve application #15-21. *All were in favor; the motion passed.*

- b. Application #15-22: Request for a Site Plan Modification to install a new sign with an electronic message board at 82 Court Street. Robert Kuszpa / Sign Pro Inc. is the Applicant and the Town of Cromwell Fire District is the Owner.

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to approve application #15-22. *All were in favor; the motion passed.*

9. New Business:

- a. Section 8-24 Referral for the acceptance of Thomas Court as a Town Road.

Mr. Popper said this would be tabled.

10. Old Business:

- a. March 3, 2015 Minutes:

A **motion** was made by Michael Cannata and **seconded** by Nick Demetriades to approve the minutes of March 3, 2015 with the amendment of the motion for application #11-21 to read "Request to release the \$8,415.00 letter of credit for Erosion and Control." *All were in favor; the motion passed.*

12. Discussion of the Zoning Regulations

Mr. Popper said they need to amend a number of gaps and referred to a memo dated May 12, 2015 that was from him and Ms. Massey to the Commissioners. He said we would like to have public hearings when we have many changes not just for sections.

Mr. Popper said one problem area is that we have made all single family houses in the Downtown District non-conforming and they need variances to do anything. Chairman Kelly asked if we should have a public hearing just to get that resolved. Mr. Popper said yes and he will notify the appropriate regional offices so it can be heard in July.

Mr. Demetriades discussed his comments that were distributed in a memo.

There was discussion on the definition of cultivation of land and public utility substations. Mr. Demetriades said if we have no say in substations then they should be removed from our regulations. There was also discussion on farms stands and uses. Mr. Popper reminded the Commissioners that we will make uses non-conforming if we start banning different existing uses.

Mr. Popper handed out examples of what other towns use. Mr. Demetriades also said that we

need to fix the N/A to not allowed. Mr. Popper said he will review the spreadsheet Chairman Kelly gave him.

13. Approval of Minutes:

a. April 7, 2015

A **motion** was made by Michael Cannata and **seconded** by Ken Rozich to approve the minutes from April 7, 2015. *All were in favor; the motion passed.*

c. April 21, 2015

A **motion** was made by Michael Cannata and **seconded** by Ken Rozich to approve the minutes from April 21, 2015. *All were in favor; the motion passed.*

Mr. Waters said the minutes do not say that the Town Council Liaison was not in attendance. It was discussed that if he were in attendance he would be listed under the others present heading in the beginning of the minutes.

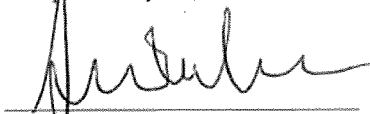
14. Commissioner's Comments:

Mr. Popper said the letter was sent to surrounding towns regarding casinos.

15. Adjourn

The meeting was adjourned at 8:21pm.

Respectfully Submitted,



Linda Imme
Recording Clerk