



Town of Cromwell Planning and Zoning Commission

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

Minutes and Record of Votes

Present: Chairman Alice Kelly, Michael Cannata, Nick Demetriades, Paul Cordone,
Alternate Jeremy Floryan,

Absent: Rich Waters, Brian Dufresne, Chris Cambareri, Ken Rozich, Alternate Fred
Hayward

Also Present: Town Planner Stuart Popper, Zoning Enforcement Officer Jillian Massey, Town
Engineer Jon Harriman

1. **Call to Order** –The meeting was called to order by Chairman Kelly at 7:01pm.
2. **Roll Call** – the presence of the above members was noted.
3. **Seating of Alternates**

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

5. **Public Comments – none**

6. **Development Compliance Officer Report:**

Ms. Massey said that she updated the permit report. She said permits for sheds and pools are starting to pick up.

Chairman Kelly said our Zoning Enforcement Officer has done her due diligence with signs and is developing good relationships with businesses.

7. **Town Planner Report:**

Mr. Popper said that there has been a recent opening of a group home. He said the state statute about group homes is included in your package for reference. He said there will be an informational public meeting on April 20th with the Gilead House in attendance. Mr. Popper said this information is also on the website.

Mr. Popper also discussed conservation easements and how we used to require fences around them but now we require markers. He asked the Commissioners to help him remember if this came to Wetlands Commission or this Commission. Mr. Cannata said he doesn't believe it ever came to this Commission.

Mr. Popper also said a while back we did a zoning change from business to RPD at the Citgo Station. He said he needs to know if that is correct. He discussed the limits of the RPD versus the Business zone. Chairman Kelly and Mr. Cannata said they would review the plan metrics

Mr. Popper discussed that the Dunkin Donuts by Taco Bell would like to add an awning on the front windows. He said there is plenty of room with the square footage requirements. He said it would be the standard Dunkin Donuts logo and colors. He asked if the Commission thought it needed a full blown application with a picture. He said I don't consider it a site plan modification. Chairman Kelly said she has no problems with staff approving it but a picture would be helpful.

Mr. Popper also said that the Redevelopment Agency will hold a public hearing on April 15th at 6:30pm. He said the purpose is to identify underutilized commercial properties for potential development by the town. He also said that the Cromwell Pizza and Pasta is having a grand opening on April 15th at 4:00pm.

Mr. Popper said that Mr. Harriman would like to give you some information on Eager Lane.

Mr. Harriman said they have 3 bids for a new Engineering survey. He said we will pick the proposal with the lowest bid and we should have money to give back to the developer.

Mr. Popper asked if they should just notify this Commission when the bond is returned and Chairman Kelly said yes, that's fine.

Mr. Popper said we are looking at some other subdivisions as well.

8. New Business: Accept and Schedule New Applications:

- a. Application #15-13: Request for a Site Plan Modification to construct a splash pad at Pierson Park at 20 James Martin Drive. The Town of Cromwell is the Applicant and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to accept and hear applications 15-13 and 15-14 tonight. *All were in favor; the motion passed.*

Jon Harriman said that last month you gave this project a favorable 8-14 referral. He said we have some updated information and shows the area on a map. He said the splash pad would be located close to the swings. He said we will tie into an existing catch basin that discharges to Cromwell Creek. Mr. Harriman said we will pull power from an existing pole near the cemetery. He said we will protect the creek with a silt fence. He said we will also add rip rap if we deem it necessary to prevent erosion to Cromwell Creek. He said that historical photos show it as outside the old quarry footprint but we will have a geo-technical boring done.

Recreation Director Susan Schein said they don't want to do anything until we know the site is safe. She said Plan B would be Watrous Park but we hope this works. She said the Recreation Commission wants it to go at Pierson because of the amount of activity already at Watrous Park. She said that park can't handle another major activity. She said Pierson is also where the younger children's activities are.

A **motion** was made by Michael Cannata and **seconded** by Nick Demetriades to approve application 15-13 with the condition it passed the geotechnical boring. *All were in favor; the motion passed.*

- b. Application #15-14: An Erosion and Sedimentation Control Plan for the Reconstruction of County Line Drive. The Town of Cromwell is the Applicant and the Owner.

Mr. Popper said the Town received a STEAP grant for the Northern Tier. He said they intend to widen County Line Drive. He said the budget and proposal has already been approved and a contractor picked.

Mr. Harriman said they will extend County Line Drive and run utilities up as well. He said construction would start after Mrs. Garafalo's property. He said that they will protect the catch basins – 13 in all with silt fencing and they will be installed primarily on the southern side. He said they will also have a tracking pad if necessary. He said most of the heavy work will be at the end near the transfer station. He said they will drop a temporary cul de sac here since it will eventually be extended. He said it is relatively flat until the cul de sac area. Mr. Harriman said they hope to sign the contract by mid-May and it will be a 180 day contract with a full labor performance bond. He said they obtained the wetlands permit last Fall.

Ms. Massey said everything looks good.

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to approve application 15-14. *All were in favor; the motion passed.*

9. Discussion of the Zoning Regulations

Mr. Popper handed out a memo from Ms. Massey and read through it. It was regarding

definitions and residential zones. He said we will come back with definitions.

Mr. Demetriades said that some of the uses allowed in residential don't seem to fit. There was a discussion on special permits and non-conforming uses. Chairman Kelly asked Mr. Demetriades to look at the residential uses and make a list of what you feel is not acceptable or appropriate and then we will discuss it.

Mr. Popper also said that the Downtown Development District doesn't permit single family homes and we would like to change that. He said we will come back with more information at the next meeting.

10. Approval of Minutes:

a. March 17, 2015

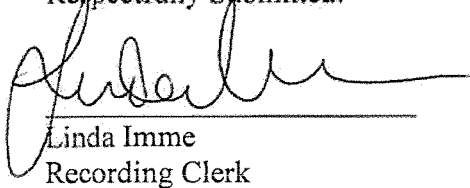
The approval of the minutes was tabled.

11. Commissioner's Comments:

12. Adjourn

A **motion** was made by Nick Demetriades and **seconded** by Michael Cannata to adjourn at 7:53pm. *All were in favor; the motion passed.*

Respectfully Submitted:



Linda Imme
Recording Clerk