

**Town of Cromwell
Planning and Zoning Commission**

Lui Caracoglia, met.
TOWN CLERK

**REGULAR MEETING
7:00 P.M. TUESDAY JUNE 7, 2016
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
Minutes and Record of Votes**

Present: Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Paul Cordone
David Fitzgerald, Jeremy Floryan, Ken Slade

Absent: Brian Dufresne, Ken Rozich and Rich Waters

Other Present: Town Planner Stuart Popper, Town Engineer Jon Harriman, Zoning
Enforcement Officer Fred Curtin,

1. Call to Order

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

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 Jeremy Floryan to seat David Fitzgerald as an alternate. *All were in favor; the motion passed.*

4 Approval of Agenda

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

5. Public Comments

Chairman Kelly explained to those members of the public present that there will be no discussion of item number "9. Proposed Gas Infusion Project" this evening. She stated that we have not received any comments back from the Town Attorney so there is nothing to discuss. Chairman Kelly explained that there is no application pending and to discuss any issues/concerns related to a possible future application at this time could undermine the Commission's standing in court if it ever came to that. Michael Cannata agreed and noted that if we were to discuss issues/concerns related to this item tonight a future applicant could claim a bias by the

Commission created by this discussion.

Mrs. Suzanne Niedbala of 8 Ronald Lane asked about the status of Citgo Station on the south end of Main Street. Mr. Popper said the property was purchased last year by a local business and that they were working on bringing another gas station to the site. Mrs. Niedbala said she was very concerned about the condition of the road surface on Ronald Drive and noted that years ago when the sewers were installed the Sewer Department said it was going to be repaved. Mike Cannata said that the road paving is not the responsibility of the Planning and Zoning Commission and he suggested that she contact the Public Works Department.

6. Development Compliance Officer Report:

Fred Curtin, Zoning Enforcement Officer summarized his report to the Commission. He then answered questions from the Commissioners regarding a number of items on his report.

7. Town Planner Report:

Mr. Popper summarized his Economic Development Coordinator's report for June. He discussed the Coles Road LOTCIP Application and the business visitations to Tel Serv on Progress Drive and Dream Garden's Dream Farm on Main Street.

8. New Business: Accept and Schedule:

a. Application #16-18: Request for Temporary Event Permit to sell Fireworks at 113 Berlin Road. Keystone Novelties Distributors is the Applicant and Ganesha Hospitality LLC is the Owner.

Mike Cannata asked Mr. Popper to review the meeting minutes from last year to see if the Commission made a motion not to allow any more pop-up businesses unless they were connected to a local brick and mortar business.

A motion was made by Michael Cannata and seconded by Ken Slade to accept application 16-18 and schedule it for the June 19, 2016 meeting. All were in favor; the motion passed.

b. Application #16-19: Request for a Special Permit to allow for the construction of more than 1000 square feet of garage space at 84 North Road. John L. Vignone is the Applicant and Regina and John L. Vignone is the Owner.

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to accept application 16-19 and schedule it to be heard at a public hearing on June 21, 2016. All were in favor; the motion passed.

c. Application #16-22: Request for a Special Permit to allow for the construction of more than 1000 square feet of garage space at 138 Coles Road. Paul S. Zigmont is the Applicant

and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to accept application 16-22 and schedule it to be heard at a public hearing on July 19, 2016. All were in favor; the motion passed.

d. Application #16-23: Request for Site Plan Modification to add a Propane Tank Retail unit to 538 Main Street. Paraco Gas is the Applicant and Five Thirty Eight Main Street LLC is the Owner.

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to accept application 16-23 and schedule it for the June 19, 2016 meeting. All were in favor; the motion passed.

e. Section 8-24 Mandatory Referral for proposed Improvements to Valor Green Park (aka Parcel ID# 0113400).

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to accept the Section 8-24 Referral and consider it this evening. All were in favor; the motion passed.

f. Application #16-24: Request for Site Plan Modification to allow for Improvements to Valor Green Park (aka Parcel ID# 0113400). The Town of Cromwell is the Applicant and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to accept application 16-24 and consider it this evening. All were in favor; the motion passed.

g. Section 8-24 Mandatory Referral to Construct a Walking path at Hoffman Farm. The Town of Cromwell is the Applicant and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to accept the Section 8-24 Referral and consider it this evening. All were in favor; the motion passed.

h. Application #16-25: Request for Site Plan Modification to allow for construction of a Walking path at Evergreen Park. The Town of Cromwell is the Applicant and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to accept application 16-25 and consider it this evening. All were in favor; the motion passed.

e. Section 8-24 Mandatory Referral for proposed Improvements to Valor Green Park (aka Parcel ID# 0113400).

f. Application #16-24: Request for Site Plan Modification to allow for Improvements to Valor Green Park (aka Parcel ID# 0113400). The Town of Cromwell is the Applicant and the Owner.

Jon Harriman, Town Engineer described the proposed improvements, the locations and the site work necessary to construct the wall and the memorial and the walk way. Mr. Lou Gagnon of the American Legion discussed in detail the proposed stone wall, the memorial, the flag posts and the walk way. The Commission members discussed the plans and Mike Cannata asked Jon Harriman to look at some drainage issues in the south west corner of the park.

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to issue a favorable 8-24 referral for the Valor Green improvements. *All were in favor; the motion passed.*

f. Application #16-24: Request for Site Plan Modification to allow for Improvements to Valor Green Park (aka Parcel ID# 0113400). The Town of Cromwell is the Applicant and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to approve application 16-24. *All were in favor; the motion passed.*

g. Section 8-24 Mandatory Referral to Construct a Walking path at Evergreen Park. The Town of Cromwell is the Applicant and the Owner.

h. Application #16-25: Request for Site Plan Modification to allow for construction of a Walking path at Evergreen Park. The Town of Cromwell is the Applicant and the Owner.

Jon Harriman, Town Engineer described the location of the walkway and the site work necessary to construct it. The Commission members discussed the walk way and the history of the park and restrictions placed upon by the DEEP grant.

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to issue a favorable 8-24 referral for the walking path at Evergreen Park. *All were in favor; the motion passed.*

h. Application #16-25: Request for Site Plan Modification to allow for construction of a Walking path at Evergreen Park. The Town of Cromwell is the Applicant and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to approve application 16-25. *All were in favor; the motion passed.*

9. Old Business:

a. Discussion of Proposed Gas Infusion Project

The Commission received no new information so there was no discussion.

11. Approval of Minutes:

a. April 19, 2016

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to approve the minutes of April 19, 2016. *All were in favor; the motion passed.*

b. May 3, 2016

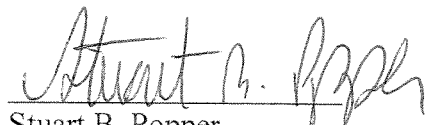
A **motion** was made by Michael Cannata and **seconded** by Ken Slade to approve the minutes of April 19, 2016. All were in favor; the motion passed.

12. Commissioner's Comments:

13. Adjourn

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to adjourn at 8:10 pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Stuart B. Popper
Acting Recording Clerk