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CROMWELL, CONN.

**Town of Cromwell
Planning and Zoning Commission**

Joan Alanguise
TOWN CLERK

REGULAR MEETING

7:00 P.M. TUESDAY OCTOBER 4, 2016

ROOM 224 CROMWELL TOWN HALL 41 WEST STREET

Minutes and Record of Votes

Present: Vice Chairman Michael Cannata, Chris Cambareri, Paul Cordone, David Fitzgerald, Jeremy Floryan, Ken Rozich and Rich Waters

Absent: Chairman Alice Kelly, Brian Dufresne, Ken Slade

Also Present: Director of Planning and Development Stuart Popper, Zoning Compliance Officer Fred Curtin, Town Council Liaison Richard Newton

1. Call to Order

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

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

A **motion** was made by Paul Cordone and **seconded** by Rich Waters to seat Dave Fitzgerald as an alternate. *All were in favor; the motion passed.*

4 Approval of Agenda

A **motion** was made by Jeremy Floryan and **seconded** by Ken Rozich to approve the agenda. *All were in favor; the motion passed.*

5. Public Comments - none

6. Development Compliance Officer Report:

Mr. Curtin reviewed his report dated September 27, 2016. The Commission members and Mr. Curtin discussed 49 River Road, the trailer behind the Price Cutter's store and erosion control issues on Leghorn Lane.

7. Town Planner Report:

Mr. Popper said that the Town has issued an RFQ and RFP for 60 and 61 River Road. He said the Town is looking for a developer and would like to see water oriented recreational and commercial uses on 61 River Road.

8. Old Business:

- a. Application #16-33: Request for Temporary Event Permit for Outside Halloween Party at Night at 180 Sebethe Drive. Victor Torza is the Applicant and Ronald and Alvin Ravizza are the Owners.

Mr. Josh Scavetta of 343 North Main Street East Hampton, Connecticut said he was here tonight with his business partner Jon Carver to describe the proposed Halloween Event at Billy T's Restaurant. He said this event would be a fund raiser for The Texas Children's Hospital. He said they plan to rent a tent which could hold up to 800 people and have live music, food, raffles and prizes. Mr. Scavetta said the tent will have four walls and we expect to have about 400 people with tables, chairs and dance floor in the tent. He passed out maps of the surrounding area and described the surrounding neighbors and the location of the tent and parking. Mr. Scavetta noted that the live music was scheduled for 10:00 pm to 2:00 am and he knows they will need a waiver of the Town Noise Ordinance from the Police Chief.

Mr. Victor Torza 136 Timber Ridge Road Middletown, the owner of Billy T's restaurant said the restaurant will be closed for this private event. He said that Josh is his cousin and that this is the first time they will work together. Mr. Torza said they would work with all the town staff to make sure everything is done right. Mr. Scavetta said they have contacted the some of the neighbors and none seem opposed to the idea.

Mr. Popper asked Mr. Curtin the procedure for the Noise Ordinance Waiver. Mr. Curtin said the process was through the Police Department it was up to the Police Chief.

The Commission members and Mr. Scavetta, Mr. Torza and Mr. Carver discussed the location of the live music, the cost of tickets and the amount to be donated to charity and the parking. Commissioner Floyran asked about the impact weather could have on the event. Mr. Scavetta noted that if the weather forecast was bad they would cancel the event.

A **motion** was made by Ken Rozich and **seconded** Chris Cambareri to approve with conditions Application #16-33: Request for Temporary Event Permit for Outside Halloween Party at Night at 180 Sebethe Drive. Victor Torza is the Applicant and Ronald and Alvin Ravizza are the Owners. The conditions were that they receive the approval of the necessary town officials.

- b. Application #16-35: Request for a Site Plan Modification to allow for Outside Storage at 30 New Lane. Fibredust Realty LLC is the Applicant and the Owner.

Mr. Steven Larson of 17 Blue Meadow Road Bristol, Connecticut said he was here to represent Fibredust Realty LLC. He explained that they are a manufacturer and distributor of coconut husk fiber products used for agricultural purposes. Mr. Larson said and these include a peat like substance sold in blocks and bags and yard brooms. He said the business tends to be seasonal and the warehouse is packed and we are even using the office portion of the building for storage and we need more room. Mr. Larson explained that the warehouse portion of the building is filled and they are using part of the office space that they hoped to lease.

Commissioner Cordone asked about the size of the products and if the trailers on the ground. Mr. Larson said the products are in one pound blocks or large bags and they wrapped and on pallets. Commissioner Cambareri asked about the number and size of the trailers. Mr. Larson said there would be five trailers and they were each forty feet long and eight feet high and wide with a fence and landscaping. Commissioner Waters asked how high was the fence He said they would be screened with a six foot high fence and landscaped berm.

The Commission members and Mr. Larson discussed the total amount of trailer storage space about 1,600 square feet versus the amount of office space in the building. Commissioner Cannata asked why they cannot build a building for the storage rather than use trailers. Mr. Larson noted that a steel warehouse building would cost \$500,000. Commissioner Cambareri said we cannot allow everyone to have outside storage. Commissioner Cannata said he is not in favor of outside storage and Commissioner Waters agreed with him.

Commissioner Fitzgerald asked if the building was all on one level and Commissioner Cannata said yes.

A **motion** was made by Ken Rozich and **seconded** by Chris Cambareri to deny Application #16-35: Request for a Site Plan Modification to allow for Outside Storage at 30 New Lane. *All were in favor; the motion passed.*

c. Application #16-37: Request for a Site Plan Modification to allow for Outside Storage and Sale of Propane Tanks at 207 West Street. Blue Rhino of New England is the Applicant and the TA Cromwell LLC and TA New Milford LLS are the Owners.

Mr. Popper explained that the applicant was unable to attend the meeting this evening and asked the Commission to table the application to the October 18, 2016 meeting.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to table the Application #16-37 until the October 18, 2016 meeting. *All were in favor; the motion passed.*

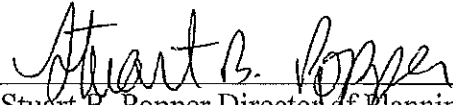
9. Commissioner's Comments:

Commissioner Waters said he was very upset with the appearance of the Town Hall parking lot. He said that he felt that the final appearance of the parking lot was not clearly shown on the plans presented to the Commission. Commissioner Cambareri said he thought it looked great.

10. Adjourn

A **motion** was made by Ken Rozich and **seconded** by Paul Cordone to adjourn at 8:07 pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in cursive script, reading "Stuart B. Popper", written over a horizontal line.

Stuart B. Popper Director of Planning and Development
Acting Clerk