

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY MAY 16, 2017
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Michael Cannata, Brian Dufresne, Chris Cambareri, Jeremy Floryan, Kenneth Slade and Paul Cordone

Absent: Richard Waters, Ken Rozich, Nicholas Demetriates (alternate), and David Fitzgerald (alternate)

Also Present: Director of Planning and Development Stuart Popper and Development Compliance Officer Fred Curtin

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:06 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

NONE

4. Approval of Agenda

Mr. Popper asked that the Commission amend the agenda to include under New Business - Accept and Schedule Applications - the following:

#17-19 Request for a Site Plan Modification to install retail Propane Tank Cage unit at 117 Berlin Road. Paraco Gas is the Applicant and SHRI AMBE LLC is the Owner.

#17-21 Request to amend Sections 3.2.3 Local Business District Multi-family dwelling units and Section 3.3.4 Highway Business District Multi-family dwelling units – Delete Multi-family dwelling units as a Special Permit Use. The Town of Cromwell Planning and Zoning Commission is the Applicant.

Section 8-24 Mandatory Referral to sell a portion of town owned land (204 Main Street) abutting the south side of 31 River Road.

A motion to approve the amended agenda so that it included the three additional matters was made by Michael Cannata and Seconded by Brian Dufresne. *All in favor; motion passed.*

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer Report

There was a brief discussion regarding Mr. Curtin's report. He stated that the Zoning Board of Appeals had modified the order affecting 123 Evergreen Road, allowing an additional six months. There was a brief discussion regarding 6 Kirby Road. Mr. Curtin started discussing the areas of non-compliance and Mr. Popper stated that the matter should be discussed under new business, rather than at this time.

Chairman Kelly asked that Mr. Curtin include in his report more details regarding the conditions imposed on certain application approvals.

7. Town Planner Report

Mr. Popper stated that he had recently visited Autumn Lake and commented on the improvements made to the property, especially the rehab facility.

There was also a brief discussion regarding ShopRite. Mr. Popper stated that he expected an application to modify the site plan to be submitted by mid-June. There was a brief discussion regarding the site, the overall project and timeframe.

Mr. Popper also stated that he was continuing his discussions with the Developers on County Line Drive.

8. Public Hearing:

a. Application #17-14: Request for a Site Plan Modification to install new signs at Autumn Lake of Cromwell at 385 Main Street. Autumn Lake of Cromwell is the Applicant and Cromwell Realty LLC is the Owner.

There was a motion made to hear the application out of order of the agenda by Michael Cannata; Seconded by Brian Dufresne. *All in favor; motion passed.*

Mr. Popper stated that the current signs were non-conforming, and in conjunction with the sign manufacturer, they were working to stay within the existing square footage of the signs. The proposal is to have two smaller signs on wooden posts, to be externally illuminated with spotlights. There was a brief discussion as to the proposed locations for installation. Paul Cordone asked if the sign height had been decreased and Mr. Popper stated that it had been. Chairman Kelly asked if the signs conformed with the regulations. Mr. Popper said that they were less nonconforming than the current signs.

Michael Cannata made a motion to approve the site plan modification, which was Seconded by Brian Dufresne. *All in favor; motion passed.*

b. Application #17-16 Request to amend Section 3.5.C.4 of the Zoning Regulations to add a Pet day-care facility or pet boarding facility as a use requiring special permit approval in the Industrial Zone. Kevin and Anellie Reed are the Applicants.

Chairman Kelly read the legal notice. Michael Cannata made a motion to open the public hearing; seconded by Jeremy Floryan.

Mr. Popper began by discussing what specific uses are allowed in which specific zones as it relates to animal care facilities and there was a brief discussion of current facility locations. Mr. Popper stated that boarding facilities need outside areas that are away from residential zones. He also stated that he submitted the proposed zone amendment to the Capitol Region Council of Governments and the Lower Connecticut River Valley Council of Governments. Both responded by stating that there was no significant impact or conflict.

Michael Cannata made a motion to open the public hearing; Seconded by Paul Cordone.

Jim Koras of 375 Maple Street, Wethersfield, spoke in favor of the proposed application. He discussed a proposed business model/facility that would be used for canine sports, competition and training, which could be a destination facility to attract people from around the region. He discussed the facility size and features and stated that it was preferable to build a new facility, rather than to use existing space.

There was a motion to close the public hearing made by Michael Cannata; Seconded by Paul Cordone. Michael Cannata made a motion to approve the application, Seconded by Ken Slade. Chairman Kelly stated that she had some concerns over the specific language of the application. Mr. Popper stated that the application had been advertised a certain way and that the specific wording of the regulation could be reviewed when an application for a facility was submitted. *All in favor; motion passed.*

9. New Business:

- a. Application #17-18: Request for a Site Plan Modification to install additional parking spaces at 6 Kirby Road. Lisa DiMichele is the Applicant and Luca & Sons Landscaping LLC is the owner. A motion to take the application off the table was made by Michael Cannata; Seconded by Ken Slade.

Mr. Popper stated that he and Mr. Curtin had recently inspected the property and Mr. Curtin had drafted a memo regarding the deficiencies. Mr. Popper requested that the application be tabled until June 6, 2017 to allow additional time to review the deficiencies. A motion to table the application was made by Michael Cannata; seconded by Ken Slade. *All in favor; motion passed.*

10. New Business: Accept and Schedule New Applications:

- a. #17-19 Request for a Site Plan Modification to install retail Propane Tank Cage unit at 117 Berlin Road. Paraco Gas is the Applicant and SHRI AMBE LLC is the Owner. A motion was made by Michael Cannata to accept and schedule the Application for June 6, 2017. It was seconded by Jeremy Floryan. *All in favor; motion passed.*
- b. #17-21 Request to amend Sections 3.2.3 Local Business District Multi-family dwelling units and Section 3.3.4 Highway Business District Multi-family dwelling units – Delete Multi-family dwelling units as a Special Permit Use. The Town of Cromwell Planning and Zoning Commission is the Applicant.

Mr. Popper stated that this application was being made because of the limited commercial property in town and because the floating PRD zone allows for multifamily housing in residential areas. A motion was made by Michael Cannata to accept and schedule the application for June 6, 2017; seconded by Chris Cambareri. *All in favor; motion passed.*

- c. Section 8-24 Mandatory Referral to sell a portion of town owned land (204 Main Street) abutting the south side of 31 River Road.

Mr. Popper explained that the owner of 31 River Road was requesting to purchase a portion of town owned property in order to construct a two car garage. Michael Cannata asked if the Conservation Committee had approved the proposed sale. Mr. Popper said he was unaware of any restrictions prohibiting the possible transfer. Mr. Popper reviewed the map with the Commission members. There was a brief discussion regarding the referral process and the next steps that would be taken by the Town Council. Mr. Popper stated that the state statutes require the Commission to comment when town land is proposed to be bought or sold. Chris Cambareri asked if there would still be access to River Road and Mr. Popper stated that the town planned road was unaffected. Michael Cannata made a motion to make a positive A-24 report to the Town Council. It was seconded by Chris Cambareri. *All in favor; motion passed.*

11. Commissioner's Comments


None

12. Approval of Minutes

- a. May 2, 2017: Motion by Michael Cannata to approve the minutes, Seconded by Ken Slade. *All in favor; motion passed.* Note: Chairman Kelly abstained from the vote.

- 13. Adjourn:** Motion to adjourn at 8:07 p.m. by Michael Cannata, Seconded by Brian Dufresne. *All were in favor; the motion passed.*

Respectfully Submitted,


Julie C. Petrella
Recording Clerk