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TOWN CLERK'S OFFICE
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**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING**

7:00 PM TUESDAY JUNE 20, 2017

**ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Jean Allquist
TOWN CLERK

Present: Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Kenneth Slade, Paul Cordone, David Fitzgerald (alternate)

Absent: Brian Dufresne, Richard Waters, Ken Rozich, Nicholas Demetriates (alternate)

Also Present: Director of Planning and Development Stuart Popper

1. Call To Order

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

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Ken Slade made a motion to seat Alternate David Fitzgerald, Seconded by Michael Cannata. *All in favor; motion passed.*

4. Approval of Agenda

Mr. Popper asked that the Commission amend the agenda to include under New Business: Accept and Schedule New Applications as Item 9d: Application #17-28 for a Special Permit to operate a brewery at 30 New Lane. Fibre-Dust, LLC is the Owner and Coles Road Brewery is the Applicant.

A motion to approve the amended agenda was made by Michael Cannata and Seconded by Chris Cambareri. *All in favor; motion passed.*

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer Report

Mr. Curtin was not present at the meeting and there were no questions from the Commission.

7. Town Planner Report

Mr. Popper reviewed his Economic Development Coordinator Report for June 2017 that he had prepared for the Town Council with the Commission.

9. New Business Accept and Schedule New Applications:

- a. Application #17-25: Request to amend the Zoning Map to create a Planned Residence Development Zone District at 76 Field Road. Carrier Group, Inc. is the Applicant and Larry Webster Associates is the Owner.

Michael Cannata made a motion to accept and schedule this application to be heard on July 18, 2017; seconded by Paul Cordone. *All in favor; motion passed.*

- b. Application #17-26: Request for a Temporary Event Permit to hold a fund raiser tent sale on Saturday and Sunday June 24th and June 25th, 2017 in the FibreDust parking lot at 30 New Lane. Stephen Larson is the Applicant and FibreDust Realty LLC is the Owner.

Michael Cannata made a motion to accept and schedule this application to be heard at the present meeting; seconded by Jeremy Floryan. *All in favor; motion passed.* After a brief discussion, it was decided that the town staff could address this application administratively.

- c. Application #17-27: Request to amend the Site Plan at 51 Shunpike Road. The former Expect building and a portion of the former Kmart building façades will be renovated, the parking lot will be reconstructed, minor building additions constructed and new signs installed. HB Nitkin is the Applicant and Shunpike West Limited Partnership DBP HB Nitkin is the Owner.

Michael Cannata made a motion to accept and schedule this application to be heard on July 18, 2017; seconded by Chris Cambareri. *All in favor; motion passed.*

- d. Application #17-28: Request for a Special Permit to operate a brewery at 30 New Lane. Coles Road Brewery is the Applicant and Fibre Dust LLC is the Owner.

Michael Cannata made a motion to accept and schedule this application to be heard on July 18, 2017, seconded by Chris Cambareri. *All in favor; motion passed.*

Mr. Popper stated that he had received the application for Center Point Apartments for Shunpike Road, which had been scheduled for July 18, 2017. Per the Applicant's attorney that it be heard in August, Mr. Popper was asking that it be heard at a special meeting on August 1, 2017.

10. New Business:

- a. Application #17-23: Request for Site Plan Modification to install additional parking for the Cromwell Diner at 135 Berlin Road. JL Surveying is the Applicant and SAAD Associates LLC is the Owner.

John Guilmartin of J.L. Surveying presented the application. He began by reviewing the site plan, which had been revised to add in six additional parking spaces. He

explained that the property owner needed additional parking and reviewed on the map the changes that were being requested. Mr. Popper stated that two of the spaces encroached on the Town's Right of Way and that the Town Council would have to approve those spaces for them to be built as proposed. There was a brief discussion regarding the concerns raised in the Town Engineer's memo dated June 15, 2017, as well as concerns over the landscaping plans and the number of handicapped parking spaces. Michael Cannata asked about the stormwater compliance control measures as mentioned in the Town Engineer's memo and Mr. Popper clarified that only the additional parking spaces needed to comply.

Michael Cannata made a motion to approve the application under the following conditions: that all matters outlined in Jon Harriman's memo dated June 15, 2017 be addressed, that the Kirby Road island be redesigned and that the landscaping plan be approved by town staff, that the directional arrows be repainted and that the required amount of handicapped spaces be confirmed. The motion was seconded by Paul Cordone. *All in favor; motion passed.*

11. Commissioner's Comments: NONE

12. Approval of Minutes:

a. June 6, 2017: A motion to approve the minutes was made by Michael Cannata; Seconded by Jeremy Floryan. *All in favor; motion passed.*

13. Adjourn: a motion to adjourn was made by Michael Cannata; seconded by Alice Kelly. *All in favor; motion passed.* Meeting adjourned at 7:35 p.m.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk