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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 SEPTEMBER 5, 2017
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Iron Ahlgren
TOWN CLERK

Present: Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Cordone, Richard Waters, Brian Dufresne, and Nicholas Demetriades (alternate)

Absent: Ken Rozich, Kenneth Slade, David Fitzgerald (alternate)

Also Present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Fred Curtin

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:05 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

A motion to seat Alternate Nicholas Demetriades was made by Paul Cordone; Seconded by Michael Cannata. *All in favor; motion passed.*

4. Approval of Agenda

Mr. Popper informed the Commission members of two new agenda items: Application #17-39: Request for a Site Plan Modification for the Adelbrook campus at 60 Hicksville Road and Application #17-40: Request for a Site Plan Modification for the little league field at 6 Mann Memorial Drive.

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

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer Report

Mr. Curtin reviewed his August 28, 2017 report. There was a brief discussion regarding the former Sav-Mor property.

Mr. Popper stated that The Cage in Rocky Hill would be moving to Alcap Road and would be operating a gym and martial arts training facility in the right rear corner of the building. It is a permitted use and there is sufficient parking, so the plans would be

reviewed by staff. Mr. Popper also stated that there was still 20,000 to 30,000 square feet of office space available at the property.

Mr. Curtin stated that FibreDust was looking to begin a retail operation onsite, which would be subject to staff review.

Richard Waters asked about the types of vehicles parked at 75 Field Road. Mr. Curtin stated they were mason dump trucks. Chairman Kelly asked for updates on Two Men and a Truck, Krauzers, Cromwell Diner and Lots 6 and 7 on Commerce Drive. Mr. Curtin and Mr. Popper informed the Commission that there was no significant activity at any of the locations. Mr. Popper stated that the plans to relocate Two Men and a Truck do not appear to be moving forward.

7. Town Planner Report

Mr. Popper stated that the next meeting, September 19, 2017, would be located in the gymnasium, and would concern the application for 186 Shunpike Road. He stated that a peer review of the traffic study was being conducted and may not be available by the next meeting. The public hearing must be closed within 65 days, which would be the second meeting in October. Several questions had been forwarded to the Town Attorney and her responses should be available by the next meeting.

9. New Business Accept and Schedule New Applications:

- a. Application #17-35: Request for a Special Permit under Section 2.10.1.(3) and 2.10.4. of the Zoning Regulations to allow for the parking of a Commercial vehicle and trailer in a R-25 Zone District at 75 Field Road. Jeff DiClemente is the Applicant and the Owner.

Michael Cannata made a motion to accept the application and schedule it to be heard on October 3, 2017; Seconded by Richard Waters. *All in favor; motion passed.*

- b. Application #17-36: Request to modify the Site Plan for the Evergreen Active Adult Community by removing a walk way to the woods and a gazebo. Evergreen Home Owners Association is the Applicant and Evergreen TDC Evergreen is the Owner.

Michael Cannata made a motion to accept the application and schedule it to be heard on October 3, 2017; Seconded by Chris Cambareri. *All in favor; motion passed.* Chairman Kelly told the members of the Homeowner's Association that were in attendance that in order for the Commission to act upon their application, they would need to produce minutes from their meeting showing that the item was properly heard and voted upon by a quorum of the Association's members.

- c. Application #17-39: Request for a Site Plan Modification for the Adelbrook campus at 60 Hicksville Road. The applicant is proposing to install an additional 26 parking spaces in the vicinity of the Administration building. Linden Landscape Architects is the Applicant and Adelbrook Inc. is the Owner.

Michael Cannata made a motion to accept the application and schedule it to be heard on October 3, 2017; Seconded by Richard Waters. *All in favor; motion passed.*

- d. Application #17-⁴⁴40: Request for a Site Plan Modification for the little league field at 6 Mann Memorial Drive. The Cromwell Little League is proposing to install lights at the field. The Cromwell Little League is the Applicant and the Town of Cromwell is the Owner.

Michael Cannata made a motion to accept the application and schedule it to be heard on October 3, 2017; Seconded by Jeremy Floryan. *All in favor; motion passed.*

10. Public Hearing:

- a. Application #17-32: Request for an Erosion and Control Plan for 120 County Line Drive. Arco National Construction is the Applicant and Gardner Nurseries is the Owner.

Mr. Popper introduced the application by stating that the property is 27.88 acres and located at the west end and south side of County Line Drive. Future development is proposed for the site and the applicant wishes to grade the site prior to conducting any site plan work. The Town Engineer, Mr. Curtin and Mr. Popper all have reviewed the proposal and their comments have been incorporated into the application being presented tonight.

Tom Dailey, P.E, of Milone and MacBroom presented the application. He stated that the applicant needed the town's approval before registering with the DEEP. Once he registers the site with DEEP, there is mandatory 60 day period for review. The applicant is seeking to do some minor grading work and to install perimeter and erosion controls. They are in the process of finalizing discussions with a possible tenant. Mr. Popper stated that the applicant will be required to return for site plan approval. The applicant is planning for either one or two warehouse buildings, comprising 400,000-450,000 square feet. The property is in an industrial zone, so site plan approval is required but a public hearing is not. There was some brief discussion regarding the type of work that would be conducted. The applicant stated that there would only be very minor tree clearing as the lot was essentially an open agricultural field. There was brief discussion regarding the roadway servicing the property. The applicant stated that the roadway would need to be extended as part of the site plan application. He complimented the Town of Cromwell on the roadway and the Commission praised Mr. Popper for his involvement.

Michael Cannata made a motion to approve the Request for an Erosion and Control Plan for 120 County Line Drive; Seconded by Chris Cambareri. *All in favor; motion passed.*

- b. Application #17-33: Request to Operate a Minor Home Based Business at 48 South Street. Christopher Panebianco is the Applicant and the Owner.

Christopher Panebianco presented the application. He is the business manager of Rick's Guns and owner of the real property at 48 South Street. He stated that the business, which is currently operated in Middletown, mostly services hunting and shooting clubs off-site, but needs a business location for the approximately four sales and transfers it conducts yearly. He is proposing a 100 square foot office within his home, which would have a locked door and safe. There was a question about the type of work he conducts and the applicant stated that he refurbishes guns and installs hardware such as slings and scopes. Pickup and dropoff is done mostly off-site at shooting and hunting clubs. Richard Waters commented that a similar business of this type of currently being conducted in Cromwell. Chairman Kelly questioned whether this type of business was allowed under Section 2.9.B.6 and the applicant responded that he does not stock inventory. Mr. Popper stated that the application falls within the general parameters of the relevant zoning regulations. Chris Cambareri questioned the requirement of the homeowner being a principal in the business conducted therein and the applicant stated that he was in the process of becoming an owner of the business.

Michael Cannata made a motion to approve the request to operate a minor home based business; Seconded by Richard Waters. *All in favor; motion passed.*

- 11. Commissioner's Comments:** Nicholas Demetriades stated that he would be interested in working on revising the Plan of Conservation and Development. Chairman Kelly stated that she had asked Ken Rozich to be the chair of the committee and he would be choosing members, along with the assistance of Mr. Popper. Michael Cannata asked if there was any money budgeted to hire a consultant and Mr. Popper said no.

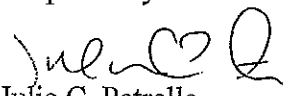
12. Approval of Minutes:

a. August 1, 2017: A motion to accept the minutes as presented was made by Michael Cannata; Seconded by Richard Waters. *All in favor; motion passed.*

b. August 15, 2017: A motion to accept the minutes as presented was made by Michael Cannata; Seconded by Richard Waters. *All in favor; motion passed.* Nicholas Demetriades abstained from the vote.

- 13. Adjourn:** A motion to adjourn was made by Michael Cannata; seconded by Richard Waters. *All in favor; motion passed.* Meeting adjourned at 7:40 p.m.

Respectfully Submitted,


Julie C. Petrella
Recording Clerk