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**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING**

Gloria Prendergast, Asst.
TOWN CLERK

7:00 PM TUESDAY OCTOBER 3, 2017

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

Present: Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Richard Waters, Brian Dufresne, Ken Rozich, David Fitzgerald (alternate) and Nicholas Demetriades (alternate)

Absent: Kenneth Slade, Paul Cordone

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

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:00 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

A motion to seat Alternate David Fitzgerald was made by Michael Cannata; Seconded by Richard Waters. *All in favor; motion passed.*

4. Approval of Agenda

Mr. Popper stated that Application #17-44: Request for a Site Plan Modification to install lights at the little league field at 9 Captain James Mann Memorial Drive, would not be heard tonight, but would be heard at a future date.

A motion to remove Application #17-44 and approve the amended agenda was made by Michael Cannata; Seconded by Jeremy Floryan. *All in favor; motion passed (Ken Rozich abstained from the vote).*

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer Report

Mr. Curtin stated that his report had been mailed as a separate packet. He had been working with the owner of property at the intersection of Main Street and Geer Street to remove some trees to improve the sightline issue. Because there was not any significant improvement, he was going to ask that one more tree be removed.

Mr. Curtin also announced his retirement and stated that someone had been offered his job and they had accepted the position. Mr. Popper clarified that the Planning and Zoning Commission is tasked with appointing the selected candidate to the position, but is not involved in the hiring process.

There was some brief discussion regarding the vacant property on West Street, across from the Sunoco. Mr. Curtin stated that the property owner occasionally mowed, but the Town could not require him to do so. Michael Cannata asked about the ownership of the property on River Road, adjacent to the area being remediated and briefly discussed the progress there.

Chairman Kelly and the Commission wished Mr. Curtin luck in his retirement and thanked him for his service.

7. Town Planner Report

Mr. Popper said that the Nike Site application was scheduled for November 9, 2017. A site grading plan had been previously approved for 120 County Line Drive and they were working with DEEP on approval. An erosion control plan and bond would need to be approved, prior to work beginning. Mr. Popper said that ShopRite was still working with the State traffic authority and that two new businesses would be opening in the PriceCutter/Nardelli Plaza: a pizza restaurant and a smoothie shop.

8. New Business Accept and Schedule New Applications:

- a. Application #17-39: Request for a Site Plan Modification to install additional parking at the Adelbrook campus at 60 Hicksville Road. Linden Landscape Architects is the Applicant and Adelbrook Inc. is the Owner.

Thomas Linden of Linden Landscape Architects presented the application. He said that additional staff parking was needed and began by reviewing the campus layout and the proposed addition to the administrative parking area. He said that the staff is currently parking along Missionary Road. An additional 25 spaces are proposed, one of which would be a handicapped space. An additional detention system would be created under the parking lot, which would connect to the existing detention system, with all water then draining to the pond. A few trees would be removed, which would be replaced and new ones added. LED lights would be installed along the parking lot, which would have a house side shield and have no impact on the neighboring nursing home.

Mr. Popper stated that if the Commission should vote favorably, they should include the comments raised in the Town Engineer's Memo dated September 26, 2017, as conditions of approval.

Michael Cannata made a motion to approve Application #17-39 for a site plan modification to install additional parking at the Adelbrook campus at 60 Hicksville Road, with the conditions set forth in the Town Engineer's Memo dated September 26, 2017. Seconded by Chris Cambareri. *All in favor; motion passed.*

- c. Application #17-46: Request to modify the Site Plan at 6 Kirby Road to add additional parking for a coffee shop. Lisa DiMichele is the Applicant and Luca & Sons Landscaping LLC is the Owner.

Mr. Popper introduced the application by saying that the request was for two additional parking spaces: one for the coffee shop employee and one for the four seats in the coffee shop. All previous issues had been addressed and there were no staff comments as the applicant had done everything that had been required.

Michael Cannata made a motion to approve Application #17-46 to modify the site plan at 6 Kirby Road to add additional parking for a four seat coffee shop, as shown on the submitted plan; Seconded by Ken Rozich. *All in favor; motion passed.*

9. Public Hearing:

- 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 the R-25 Zone District at 75 Field Road. Jeff DiClemente is the Applicant and the Owner.

Ken Rozich read the public notice. Jeff DiClemente, 75 Field Road, said that he was requesting a special permit in order to park his twenty-two foot (22') enclosed trailer and mason dump truck on his residential property. He has sectioned off his yard via a stockade fence so that the area where he is proposing to park the truck and trailer would not be visible from the street or his neighbors' properties. He rents property to store his vehicles but has problems with the trailer being broken in to and it being difficult to access late at night.

Mr. Popper said that there were no staff comments. Michael Cannata said that the Commission has approved this type of request in the past and since it appears to be well screened, he is agreeable to approving it again.

Nick DiBattista, 71 Field Road, stated that the storage area cannot be seen from the road and there is no associated noise. He is in support of the request and appeared tonight to ensure that all requirements were being met. Louis Tobias, 77 Field Road, stated that he had no objection to the application.

Chris Cambareri asked the applicant if he could beautify the appearance should any neighbors complain to which the applicant responded yes. Richard Waters asked about the traffic at the corner of Field Road and the applicant stated that he hadn't had any problems in the past fifteen years.

Michael Cannata made a motion to close the public hearing; Seconded by Richard Waters. *All in favor; motion passed.* Michael Cannata made a motion to approve

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; Seconded by Ken Rozich. *All in favor; motion passed.*

10. Commissioner's Comments:

Mr. Popper stated that the new ZEO would be announced on October 4, 2017 and wished Mr. Curtin well in his retirement.

There was some discussion regarding Richard Water's remaining term on the Commission.

Mr. Popper stated that the Evergreen Homeowner's application would be heard on November 9, 2017, as they had not informed the town that they were ready to move forward in time to be heard tonight.

Mr. Popper also said that the next meeting, October 17, 2017, would be held in the gymnasium. That public hearing could be extended one more time as there were 32 days remaining in the timeframe. All comments and questions poised to the town engineer, traffic consultant and town attorney had been addressed and information will be provided to the Commission in a packet to be mailed one week prior to the meeting date. There was a brief discussion regarding how to improve the public address system in the gymnasium and Mr. Popper said he would work on obtaining more microphones or microphones with longer cords.

11. Approval of Minutes:

a. September 19, 2017: A motion to accept the minutes as presented was made by Michael Cannata; Seconded by Ken Rozich. *All in favor; motion passed.*

12. Adjourn: A motion to adjourn was made by Chairman Kelly.

Meeting adjourned at 7:38 p.m.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk