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**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY FEBRUARY 20, 2018
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

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

Absent: John Keithan (alternate)

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Attorney Kari Olson

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:02 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Michael Cannata made a motion to seat David Fitzgerald; Seconded by Brian Dufresne. *All in favor; motion passed.*

4. Approval of Agenda

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

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer

Mr. Driska said that a report would be provided with the next meeting's packet. He said there were no significant changes since the last report he provided.

Mr. Driska said that ARCO had stopped work on the County Line Drive project as they needed to obtain their OSTA permit before they could be issued a building permit.

Mr. Driska and Chris Cambareri would be meeting as a subcommittee to review the sign regulations and Chris Cambareri would provide the Commission with a report when they were finished.

7. Town Planner Report:

Mr. Popper said that there was some interest in developing hotels and a coffee shop along Berlin Road. He expected the TPC to submit an application regarding their annual event in the near future, as well as an application for the Carrier project on Field Road.

Mr. Popper said that he would be unavailable for the second meetings in March and April. He said that he may cancel the March 20, 2018 meeting or reschedule it to March 27, 2018. He asked that the April 17, 2018 meeting be moved to April 24, 2018.

Michael Cannata made a motion to schedule a special meeting on April 24, 2018 and to delete the April 17, 2018 regular meeting; Seconded by Nicholas Demetriades. *All in favor; motion passed.*

8. Old Business:

- a. Application #17-53: Request for Site Plan Approval to construct a 403,000 square foot warehouse at 120 County Line Drive. ARCO National Construction is the Applicant and Scannell Properties #315 LLC is the Owner. Update on building design.

Mr. Popper showed some preliminary renderings of the building, which was a tilt up concrete design. He said that the design was not definite as the developer was still working on obtaining their building permit. They might change the design once a tenant is secured. Mr. Popper said that a final sign and architectural rendering would be submitted at a later date.

9. New Business:

- a. Application #04-99: Site Plan Approval 45 Willowbrook Road. Request to reduce the bond for the Emergency Accessway to the Nike Site from 45 Willowbrook Road. Trilacon Development Corporation is the Applicant and the Owner.

Mr. Popper said that the original bond amount was for \$35,865.18 and for the purposes of constructing the emergency accessway to the Nike Site. The Town and developer had agreed that the developer would contribute \$15,000.00 towards the expense of the roadway construction. Mr. Popper asked that the Commission return the balance of \$20,865.18 to the developer and retain \$15,000.00 for the future accessway.

Chairman Kelly recused herself from the vote.

Michael Cannata made a motion to release \$20,865.18 of the site plan emergency accessway bond to Trilacon Development Corporation and to retain \$15,000.00. Seconded by Jeremy Floryan. *All in favor; motion passed.* Chris Cambareri abstained from the vote.

10. Executive Session:

- a. Discuss pending litigation for Application #17-22: Request for Site Plan Approval for Center Point Apartments (an Affordable Housing Application) at 186 Shunpike Road. JPG Partners, Inc. is the Applicant and the Estate of Helen M. Ewald c/o Sybil C. Martin Executrix is the Owner.

Michael Cannata made a motion to go into Executive Session; Seconded by Nicholas Demetriades. *All in favor; motion passed.*

Chairman Kelly invited Town Attorney Kari Olson, Town Planner Stuart Popper, and Zoning Enforcement Officer Bruce Driska into Executive Session.

The Commission went into Executive Session at 7:14 p.m.

The Commission came out of Executive Session at 7:55 p.m.

Michael Cannata made a motion to end Executive Session with no action taken; Seconded by Paul Cordone. *All in favor; motion passed.*

11. Commissioner's Comments: There were no comments.

12. Approval of Minutes:

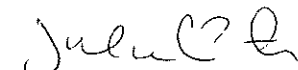
- a. February 6, 2018: Michael Cannata corrected the minutes regarding Application #18-01.

They currently state "There would be one 12 square foot sign as part of the main signage for the plaza..." Michael Cannata said that the minutes need to reflect that the existing 12 square foot directory sign is for the entire plaza and not just for the brewery. Mr. Marchinkoski said he would work with the plaza landlord as to what portion of that directory sign he would have to advertise the brewery.

Michael Cannata made a motion to approve the minutes as amended; Seconded by Chris Cambareri. *All in favor; motion passed.*

13. Adjourn: A motion to adjourn was made by Michael Cannata. Meeting adjourned at 7:57 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk