



## **Town of Cromwell Planning and Zoning Commission**

### ***SPECIAL MEETING 7:00 P.M. TUESDAY APRIL 5, 2016 ROOM 224 CROMWELL TOWN HALL 41 WEST STREET Minutes and Record of Votes***

**Present:** Chairman Alice Kelly, Michael Cannata, Kenneth Slade, Rich Waters, Paul Cordone, Jeremy Floryan, Chris Cambareri, David Fitzgerald

**Absent:** Ken Rozich, Brian Dufresne

**Also Present:** Town Planner Stuart Popper

1. **Call to Order** – The meeting was called to order at 7:02pm by Chairman Kelly
2. **Roll Call** – The presence of the above members was noted.
3. **Seating of Alternates**

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to seat David Fitzgerald as an alternate. *All were in favor; the motion passed.*

#### **4 Approval of Agenda**

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to approve the agenda. *All were in favor; the motion passed.*

5. **Public Comments** - none
6. **Development Compliance Officer Report:**

Mr. Popper reported that Mr. Curtin was not able to attend the meeting but there was a memo from him that was passed around.

#### **7. Town Planner Report:**

Mr. Popper said that this is a special meeting because we approved the wrong dates for 2016. He said we just can't add any items to the agenda. He said he would like to just briefly talk about two new applications that will be on the agenda at the next meeting. He said Pine Wood Landscaping at 302 Main Street will have an application but will start working on landscaping

prior to the next meeting but that is allowed. He said that Plummer Landscape at 324 Shunpike would like to add retail sales so I would ask at the next meeting you accept and hear the application. He said both businesses are doing well and moving forward.

Mr. Popper said they will also have an application from the Fire Department to sell Mother's Days flowers. Mr. Cannata asked if we could consider approving this at staff level. It was agreed that this would make more sense. Chairman Kelly said we can let them know at the next meeting that this will happen for the years going forward.

Mr. Popper said that the Milane Property has not sold yet but Garden Dreams has taken over the new facility. He said they have talked about sales but that hasn't happened yet. He said they have a potential nursery buyer as well.

Mr. Popper also reported that Xpect has closed. He said he had an interesting business visitation at Biological Industries. He said this is their East Coast office and is very high end. He said they already need more space. He also said that Complete Auto Repair is doing well and they would like to have the sewer extended down there. He said the Downtown Merchants Association is getting ready for the car show. McDonald's will be open during the construction and Mr. Battista will start on the new parking lot at Dunkin Donuts.

Mr. Poppers said the car wash property on Berlin Road is still for sale and a copy of the approved site plan was never filed.

Mr. Popper also said due to notice errors there will not be a public hearing tonight for application #16-05. He said the TPC is here tonight for the application to be accepted and heard at a public hearing at the next meeting.

#### **8. New Business:**

- a. Presentation by Samuel S. Gold Executive Director Lower Connecticut River Valley Council of Governments

Chairman Kelly said she asked Mr. Gold to come tonight since we are coming up with a new Plan of Conservation.

Mr. Gold said he has been with River Cog for one year. He said the River Cog is a product of a merger of Midstate Regional Planning and Estuary Regional Planning Organization. He handed out an informational sheet and said we used to be 15 regions but now we are 9. He said one of the functions of River Cog is to conduct outside reviews of projects that cross municipalities since we are independent. He said that County Government doesn't exist in CT. He said that River Cog also assists with emergency planning as well as environmental planning. He said we developed the know your farmers website. Mr. Gold also distributed the Economic Development Strategy Final report for the COG to the Commissioners. He said they are also working with the Middlesex County Chamber of Commerce. River Cog also assists with transportation planning.

Mr. Gold said that River Cog is assisting Cromwell with GIS coordinates and with making maps. He said the Regional Plan of Conservation is different than Town plans. He said our plan is to have a series of workshops where the public and all Commissioners will be invited to attend.

Chairman Kelly asked about neighboring town's continuity and Mr. Gold said that they do impact each other greatly. He said they conduct a transportation study every 4 years and they just completed one.

Mr. Cambareri asked how River Cog viewed the Fed Ex move into Middletown. Mr. Gold said he has a letter from the a River Cog regarding that facility which he will get to the Commissioners tomorrow.

**9. New Business: Accept and Schedule:**

- a. Application #16-09 Request for a Temporary Use Permit to conduct the Travelers Championship Tournament at 100 Golf Club Road. The Greater Hartford Community Foundation is the Applicant and the Tournament Players' Club of Connecticut is the Owner.

Kevin Harrington of the Greater Hartford Community Foundation said he hopes the application will be accepted and said the dates this year will be August 1 through August 7, 2016. He said this is due to golf being in the Olympics.

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to accept and schedule application 16-09 for a public hearing on April 19, 2016. *All were in favor; the motion passed.*

**10. Public Hearing:**

- a. Application #16-05: Request to resubdivide 192 Shunpike Road to create a 15,384 square foot lot containing the existing house and Lot #2 (4.86 Acres) for future development. Premier Partners Associates LLC is the Applicant and the Estate of Helen M. Ewald, Sybil C. Martin Executrix is the Owner.

Not heard tonight.

**11. Approval of Minutes:**

- a. March 1, 2016

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to approve the minutes with the following amendments; Ken Rozich was present, page 3 third paragraph refer to Anthony Salvatore as Town Manager, page 5 Mr. Joseph Fazekas was speaking as the applicant and as an employee of Belfonti Companies; page 12 Commissioners Comment - Mr. Waters said that the Nike Site approval will come back to bite you. *All were in favor; the motion passed.*

**12. Commissioner's Comments:**


Mr. Popper said the Nike Site approval was appealed and will go to court. Mr. Popper said that he public hearing tonight was tabled since the sign wasn't posted properly.

Mr. Cambareri said the police didn't find line of site issues on Edgewood and Main looking South or on the North side Coles Road coming out of Webster Bank. He said he isn't sure if they just didn't realize what signs he is referring to but there is an issue in these locations.

### 13. Adjourn

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to adjourn at 8:01pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Linda Imme', written over a horizontal line.

Linda Imme  
Recording Clerk