

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM THURSDAY, OCTOBER 2, 2018
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Chris Cambareri, Ken Slade, Paul Cordone, Ken Rozich, David Fitzgerald (alternate), Mo Islam (alternate)

Absent: Nicholas Demetriades, Brian Dufresne, John Keithan (alternate)

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska

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:** Michael Cannata made a motion to seat David Fitzgerald and Mo Islam; Seconded by Ken Rozich. *All in favor; motion passed.*
4. **Approval of Agenda:** Mr. Popper added two new applications to Item #8. New Business Accept and Schedule New Applications:
 - a. Application #18-58: Request to modify the Site Plan to install a new sign at 35A Berlin Road for Joe's Filling Station. Joseph G. Moon is the Applicant and River Grace Plaza LLC is the Owner.
 - b. Application #18-65: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to permit private garage facilities greater than 1000 square feet at 9 Rivercove Drive. David P. Sullivan is the Applicant and the Owner.

Michael Cannata made a motion to approve the amended agenda; Seconded by Paul Cordone. *All in favor; motion passed.*

5. **Public Comments:** None
6. **Development Compliance Officer Report:** Mr. Driska asked if there were any questions or comments on his report. There were none. He said that the

walls would be going up this week at the County Line Drive project and that the TPC and ShopRite/Marshalls projects were progressing.

7. **Town Planner Report:** Mr. Popper referenced the new applications to be accepted and scheduled tonight. He also said that the Economic Development Commission had voted to approve the requested tax abatement proposed by the developer of the hotel on Route 372 by the Liberty Bank. The tax abatement request will now go to the Town Council for consideration.

8. **New Business Accept and Schedule New Applications:**

- a. Application #18-58: Request to modify the Site Plan to install a new sign at 35A Berlin Road for Joe's Filling Station. Joseph G. Moon is the Applicant and River Grace Plaza LLC is the Owner.

Michael Cannata made a motion to accept Application #18-58 and to schedule it to be considered as a business item at tonight's meeting; Seconded by Ken Slade. *All in favor; motion passed.*

- b. Application #18-63: Request to modify the Site Plan to construct new greenhouses and a loading dock addition at 419 Main Street. Cromwell Growers, Inc. is the Applicant and Cromwell Realty, LLC is the Owner.

Michael Cannata made a motion to accept Application #18-63 and to schedule it to be considered as a business item at the Tuesday, October 16, 2018 meeting; Seconded by Ken Slade. *All in favor; motion passed.*

- c. Application #18-65: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to permit private garage facilities greater than 1000 square feet at 9 Rivercove Drive. David P. Sullivan is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-65 and to schedule a public hearing for the Thursday, November 8, 2018 meeting; Seconded by Ken Slade. *All in favor; motion passed.*

9. **New Business**

- a. Application #18-58: Request to modify the Site Plan to install a new sign at 35A Berlin Road for Joe's Filling Station. Joseph G. Moon is the Applicant and River Grace Plaza LLC is the Owner.

Mr. Driska said that the application complied with the Zoning Regulations.

Joseph G. Moon, 29 Southgate Drive, South Glastonbury, Connecticut, was present to answer questions about the application. Mr. Popper clarified that the type of sign requested has a tube in the sign's case that shines on the sign and that this is neither a neon nor a backlit sign. Mr. Driska said that he had received examples of tube signs from the signmaker and that this is a common style of sign. Mr. Moon showed color renderings of both the building mounted sign and the pylon sign. He said that the plaza owner wanted the "Franco's Cocktail Lounge" sign to remain in its current location.

Mr. Driska said that he did not include the Franco's sign when he calculated the signage allotment as he thought it was being moved to the side of the building. Mr. Popper said that the new sign could not go up until the old sign was removed from the front of the building, as those were the representations that had been previously made. The applicant agreed that removing the Franco's sign would make it less confusing as to what business is operating there.

Michael Cannata made a motion to approve Application #18-58: Request to modify the Site Plan to install a new sign at 35 A Berlin Road for Joe's Filling Station, with the condition that the new sign cannot be installed until the Franco's sign is removed from the front of the building; Seconded by Chris Cambareri.

Mo Islam asked if the signage was sufficient. Mr. Popper said that the Zoning Regulations set the maximum size parameters only and that the Commission does not design the sign or tell applicants that their signs are not big enough.

All were in favor; motion passed.

- b. Application #18-61: Request for Site Plan approval for the façade and signage at the Marshal's Store at 45 Shunpike Road. Taylor Associates – Architect is the Applicant and HBN-CSC LLC c/o HB Nitkin Group is the Owner.

Mr. Driska said that he had reviewed the application and the proposal was in compliance with the regulations.

Craig Way, 230 Mason Street, Greenwich, Connecticut, presented the application on behalf of HB Nitkin Group. He began by reviewing the location of the ShopRite and Marshalls in relation to the former K-Mart and XPECT store locations. He said that Marshalls would be taking up about 25,000 square feet of the former K-Mart, leaving about 45,000 square feet of leasable space remaining. He said that they were planning to obtain their building permit this month and hoped to open Marshalls in March 2019, with ShopRite possibly opening a month earlier.

Jeff Taylor, of Taylor Architects in White Plains, New York, reviewed a rendering of the proposed façade. He described the covered canopy, the ranchstone columns, and the illuminated channel lettering 6 feet by 25 feet in size. He said that everything would be new: the storefront, walls, sliding doors, lighting, flooring, and receiving dock, as nothing from the former K-Mart could be salvaged.

Mr. Driska said that the loading dock area is in the compliance with the Zoning Regulations.

Mr. Way said that they did not need to obtain an OSTA permit for this retail use.

The Commission was in general agreement that the proposed façade looked good.

Michael Cannata made a motion to approve Application #18-61: Request for Site Plan approval for the façade and signage at the Marshalls Store at 45 Shunpike Road; Seconded by Chris Cambareri. *All in favor; motion passed.*

10. Approval of Minutes:

a. September 4, 2018:

Michael Cannata made a motion to approve the minutes as presented. In favor: Chairman Kelly, Michael Cannata, Jeremy Floryan, Ken Rozich, David Fitzgerald. Abstained: Chris Cambareri, Ken Slade, Paul Cordone, Mo Islam. *Motion passed.*

b. September 20, 2018:

Michael Cannata made a motion to approve the minutes as presented. In favor: Chairman Kelly, Michael Cannata, Jeremy Floryan, Chris Cambareri, Ken Slade, Paul Cordone, David Fitzgerald. Abstained: Ken Rozich, Mo Islam. *Motion passed.*

11. Commissioner's Comments: None

12. Adjourn: Michael Cannata made a motion to adjourn; Seconded by Paul Cordone. Meeting adjourned at 7:37 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk