

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY, JANUARY 15, 2019
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Ken Slade, Ken Rozich, Nicholas Demetriades, Chris Cambareri, John Keithan (alternate)

Absent: Brian Dufresne, Paul Cordone, David Fitzgerald (alternate), Mo Islam (alternate)

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Council Liaison James Demetriades, Town Engineer Jon Harriman

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7:03 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Michael Cannata made a motion to seat John Keithan; Seconded by Ken Slade. *All were in favor; motion passed.*
4. **Approval of Agenda:** Mr. Popper added the following three items to New Business Accept and Schedule New Applications:
 - a. Section 8-24 Mandatory Referral for the sale of a portion of 1 Community Field Road to the abutting property owner at 313 Main Street.
 - b. Application #19-02: Request for Site Plan approval to convert the existing single-family home at 200 West Street into a restaurant. Linh D. Truong is the Applicant and the Owner.
 - c. Application #19-03: Request for Site Plan approval for the construction of the loop road at Covenant Village of Cromwell at 52 Missionary Road. Covenant Village of Cromwell is the Applicant and the Owner.

Michael Cannata made a motion to approve the amended agenda; Seconded by Jeremy Floryan. *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 was a brief discussion regarding Café Luna at 35 Berlin Road.

7. Town Planner Report: Mr. Popper highlighted portions of his Economic Development Coordinator Report for January 2019, noting that several businesses had recently opened, several projects were expected to begin construction in the spring, and that business visitations would resume in January. He also gave updates on the ongoing construction at the TPC Clubhouse, the warehouse at 120 County Line Drive, and at the ShopRite/Marshalls Plaza.

8. New Business:

a. Election of Officers

Chris Cambareri made a motion to nominate Alice Kelly as Chairman; Seconded by Nick Demetriades. *All were in favor; motion passed.*

Chris Cambareri made a motion to nominate Michael Cannata as Vice Chairman; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

Chris Cambareri made a motion to nominate Ken Rozich as Secretary; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

9. New Business Accept and Schedule New Applications:

a. Section 8-24 Mandatory Referral for the sale of a portion of 1 Community Field Road to the abutting property owner at 313 Main Street.

Michael Cannata made a motion to accept the application and schedule it for consideration at tonight's meeting; Seconded by Chris Cambareri. *All were in favor; motion passed.*

b. Application #19-02: Request for Site Plan approval to convert the existing single-family home at 200 West Street into a restaurant. Linh D. Truong is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #19-02 and to schedule it to be considered as a business item at the February 19, 2019 meeting; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

- c. Application #19-03: Request for Site Plan approval for the construction of the loop road at Covenant Village of Cromwell at 52 Missionary Road. Covenant Village of Cromwell is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #19-03 and to schedule a public hearing for the February 19, 2019 meeting; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

10. New Business:

- a. Section 8-24 Mandatory Referral for the sale of a portion of 1 Community Field Road to the abutting property owner at 313 Main Street.

Jon Harriman, Town Engineer, presented the application. He said that the property at 313 Main Street is the former T&D Auto site and is now a used car sales office. The current owner recently met with the Town to ask to purchase a portion of town owned land at 1 Community Field Road to remedy an encroachment issue. The parcel at 1 Community Field Road is .17 acres and abuts Community Field and Main Street. The parcel to be purchased is a 2,955 square foot triangular piece.

Chairman Kelly asked if the parcel to be sold could be useful to the town. Mr. Harriman said no as the parcel is already being occupied by the buyer and is not useful by the Town for parking.

Michael Cannata made a motion to issue a positive Section 8-24 Mandatory Referral for the sale of a portion of 1 Community Field Road to the abutting property owner at 313 Main Street; Seconded by Ken Slade. *All were in favor; motion passed.*

- b. Section 8-24 Mandatory Referral for the construction of the new Public Works/Cromwell Water Pollution Control Authority facility and the relocation of the Transfer Station at 100 County Line Drive.

Chairman Kelly recused herself from this application, citing her conflict as Chairman of the Water Pollution Control Authority.

Jon Harriman, Town Engineer, represented the Town.

Mr. Popper said that if the Commission were to act favorably, they would need to cite the Resolution as prepared by the Town Bonding Authority.

Mr. Harriman said that a previous townwide vote showed that citizens wanted a new facility to be built on town owned land. He said that in preparation for this project, they had undertaken steps to widen County Line Drive, had participated in a land swap with Scannell Properties to reshape the town owned parcel on County Line Drive, and had teamed with the Cromwell Public Works Department and the Cromwell Water Pollution Control Authority for this joint venture.

The plan was to relocate the transfer station to the east to accommodate the building of a 39,000 square foot metal building to house the combined highway/WPCA garage facility. The existing salt storage shed will be relocated to 100 County Line Drive and a new fueling station will be constructed. Mr. Harriman said that the existing fuel station at 1 Community Field Road will stay. He reviewed the conceptual layout plans and said that he would return with site plans at a later date. He said that the benefits of this plan is that it uses an existing town parcel and does not require the town transfer station to be relocated. The site is separated from residential areas.

Michael Cannata asked about the plans for the existing public works facility. Mr. Harriman said that the two larger buildings will remain but that the Quonset hut and wooden building will be demolished. Mr. Harriman said that he did not know how the remaining lot at 1 Community Field Road would be repurposed.

Nick Demetriades asked Mr. Harriman to review the site orientation, which he did. Mr. Harriman said that they were maximizing the developable area and showed areas of future stockpile operations. He said that they had already received a wetlands permit to fill an intermittent watercourse at the site.

Michael Cannata made a motion to issue a positive Section 8-24 mandatory referral for the construction of the new Public Works/Cromwell Water Pollution Control Authority facility and the relocation of the Transfer Station at 100 County Line Drive; Seconded by Chris Cambareri.

Ken Rozich read the following into the record:

**RESOLUTION OF PLANNING AND ZONING COMMISSION
(2019 Cromwell Public Works Department/Cromwell Water Pollution Control
Authority Office and Equipment Storage and Maintenance Facilities Project)
(January 15, 2019)**

RESOLVED, that the Planning and Zoning Commission of the Town of Cromwell issues a positive report on the following projects pursuant to Section 8-24 of the General Statutes of Connecticut:

Construction and relocation of various Cromwell Public Works Department and Cromwell Water Pollution Control Authority (the "Cromwell WPCA") facilities and related projects, contemplated to include, but not be limited to: (1) construction of an approximately 39,000 square foot metal building to be located on Town-owned land at 100 County Line Drive for use by the Cromwell Public Works Department and the Cromwell WPCA, providing 24 parking spaces for storage of heavy equipment and trucks, four mechanics' work bays, an indoor wash bay for equipment and trucks, and an office area including a break room, storage and locker room facilities; (2) construction of a new fueling station with canopy on the 100 County Line Drive site to serve Cromwell Public Works Department and the Cromwell WPCA vehicles and equipment; (3) relocation on the 100 County Line Drive site of the existing waste transfer station; (4) relocation of the existing salt storage shed at the 1 Community Field Road site of the existing Cromwell Public Works Department garage to the 100 County Line Drive site; (5) demolition of the existing Cromwell WPCA garage at the 19 Community Field Road site, and of the Quonset hut and wooden building located at the 1 Community Field Road site; (6) relocation on site of, and the construction of a weather canopy for, the existing gas fueling station at the 1 Community Field site, to serve Cromwell Board of Education, Police Department, Fire Department and Town Hall pool vehicles; and (7) various related facilities, improvements and work;

provided that this resolution is for approval of conceptual plans only. The projects are subject to and shall comply with all applicable laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.

All were in favor; motion passed. Chairman Kelly did not vote.

- c. Application #16-31: Request to release the bond for the dumpster enclosure at 164 West Street. Mukesh A. Patel is the Applicant and AN Patel LLC is the Owner.

Mr. Driska said that this request was for the release of a \$3,000.00 performance bond to ensure that the dumpster enclosure at 164 West Street was completed. Mr. Driska said that all required work was completed and all requirements met and he was recommending that the bond be released in full.

Michael Cannata made a motion to approve Application #16-31: Request to release the bond for the dumpster enclosure in the amount of \$3,000.00; Seconded by Jeremy Floryan. *All in favor, motion passed.*

11. Approval of Minutes:

- a. December 18, 2018: Michael Cannata made a motion to approve the minutes as presented, Seconded by Jeremy Floryan. *All were in favor; motion passed.*

12. Commissioner's Comments: Chris Cambareri complimented everyone involved in the Town's ongoing success in attracting development.

13. Adjourn: Michael Cannata made a motion to adjourn the meeting; Seconded by Nick Demetriades. Meeting adjourned at 7:34 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk