



## Town of Cromwell Zoning Board of Appeals

*PUBLIC HEARING AND MEETING  
6:30 P.M. TUESDAY, January 13, 2015  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET*

### Minutes and Record of Votes

**Present:** Chairman Joseph Morin, John Keithan, David Ricard, John Whitney (alternate)

**Also Present:** Town Planner Stuart Popper, Zoning Enforcement Officer Jillian Massey, Town Council Liaison Mertie Terry

1. **Call to Order** – The meeting was called to order at 6:34pm by Chairman Morin.

2. **Roll Call** – The presence of the above members was noted.

3. **Seating of Alternates**

A **motion** was made by John Keithan and **seconded** by David Ricard to seat John Whitney as an alternate. *All were in favor; the motion passed.*

4. **Approval of Agenda**

A **motion** was made by John Keithan and **seconded** by David Ricard to approve the agenda. *All were in favor; the motion passed.*

5. **Public Comments - none**

6. **Public Hearing**

- a. Application #15-01: Request for a variance from Article 3.5.B Bulk requirements to allow for the construction of a building addition within the front yard setback along Corporate Row at 1000 Corporate Row in an Industrial Zone. GKN Aerospace is the applicant and Buhl East III LLC is the owners.

John Keithan reads application 15-01.

A **motion** was made by David Ricard and **seconded** by John Keithan to open the public hearing for application 15-01. All were in favor; the motion passed.

David Olchowski, General Manager at GKN said he just joined GKN in June of 2014. He said that GKN opened in 2003 with 5 employees. He said now they have 132 employees and have

future growth plans. He said they have another building at Corporate Row and are also looking at another building in Wallingford. He said they are supplying to Pratt and Whitney and they need lots of lead time for the equipment so they need another facility to accommodate that. He said they would like to keep the military business in Cromwell but will need the extra space.

Andy McDonald, Facility Manager at GKN said there is one possible location to put an addition on. He said we want to stay here in Cromwell near the 50,000 square foot building they have.

Mr. Popper said the problem with the site is that to the rear is wetlands and on the right is the property line. He said to the left is the parking lot. Mr. McDonald said we have maximized every parking spot we could and there is 40 feet between the wetlands and the building. He also said our freezers sit there based on previous approvals. He showed pictures of the building and said it would be 20 x 28 feet. He said it will be 18.1 feet from the front of the property and it will look like part of the existing building. He said equipment will be in the new building since we need to double production size in the next few years. Mr. McDonald said we won't lose any parking and there will be overhead doors for equipment access.

Chairman Morin asked for members who wanted to speak on application 15-01.

Mertie Terry, Resident of Cromwell said she is in support of GKN and they started the business when her husband was in office. She said they are an exceptional community business and always step forward to help the town. She said I implore you to keep them here.

Mr. Popper asked Mr. McDonald for the certified letter receipts and Mr. McDonald said he gave them to your office a few ago. Mr. Popper clarified that he did have them. Mr. McDonald also confirmed that they posted the Public hearing sign.

A **motion** was made by John Keithan and **seconded** by John Whitney to close the public hearing for application 15-01. *All were in favor; the motion passed.*

A **motion** was made by John Keithan and **seconded** by John Whitney to approve application 15-01. *All were in favor; the motion passed.*

Chairman Morin said there is no other way to expand. He explained the 15 day waiting period to the applicant.

#### **7. Commissioners Comments:**

Mr. Ricard asked about storm cellar regulations. Mr. Popper said they don't have any for those or fall-out shelters either. He said they are still a structure so they would need a building permit. He said it is similar to in ground pools since they are still on the ground. He said he would ask for further clarification.

#### **8. Approval of Minutes:**

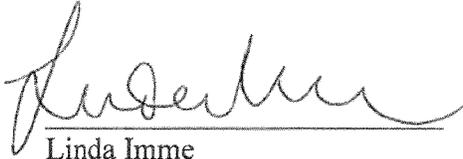
a. November 13, 2014

A **motion** was made by John Keithan and **seconded** by David Ricard to approve the minutes of November 13, 2014. *John Keithan, David Ricard, Joseph Morin approved; John Whitney abstained; he motion passed.*

### 9. Adjourn

A **motion** was made by John Keithan and **seconded** by John Whitney to adjourn at 7:01pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Linda Imme", written over a horizontal line.

Linda Imme  
Recording Clerk