



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING 7:00 P.M. TUESDAY JUNE 6, 2023 COUNCIL CHAMBERS CROMWELL TOWN HALL 41 WEST STREET AGENDA

RECEIVED FOR RECORD
May 30, 2023 01:32P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments**
6. **Development Compliance Officer Report:**
7. **Director of Planning and Development Report:**
8. **New Business: Accept and Schedule New Applications:**
 - a. Application #23-15: Request to create a two-lot subdivision at 84 Hicksville Road. Adelbrook Behavioral & Development Services, Inc. is the Applicant and Adelbrook, Inc. is the Owner.
9. **New Business:**
 - a. Section 8-24 Mandatory Referral for the sale of a 1.93-acre portion of 20 Winchester Way.
10. **Public Hearings:**
 - a. Application #23-13: Request for a Special Permit under Sections 3.3.C.4, 7.5.B.4, 8.7 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 35A Berlin Road in the Highway Business Zone District. Kemal Cecunyanin is the Applicant and River Grace Plaza LLC is the Owner.
 - b. Application #23-14: Request for a Special Permit under Sections 3.3.C.4, 7.5.B.4, 8.7 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 530 Main Street in the Local Business Zone District. Brian Bonneau is the Applicant and Marsal Realty Corp is the Owner.
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
 - a. April 4, 2023
 - b. April 18, 2023
 - c. May 4, 2023
13. **Adjourn:**

Permit	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
23-01	Covenant Living / Norman Aldrich	101 West Street	App for Site Plan Modification	2/8/2023	Approved
23-02	Tim Farrell	562 Main Street	App for Special Permit	2/21/2023	Approved
23-03	Sysco Connecticut, LLC	1355 Cromwell Ave. (County Line Drive)	App for Site Plan Approval		Pending
23-04	Greater Hartford Community Foundation	1 Golf Club Road	App for Special Permit	3/7/2023	Approved
23-05	Francis & Celeste Henri	142 Coles Road	App for Special Permit	4/4/2023	Approved
23-06	Fiber Dust, LLC	30 New Lane	App for Site Plan Modification		Administrative Approval
23-07	Wendy Masse	5 Saint John Court	App for Temporary Event		Withdrawn
23-08	Ayelen Olivera	11 Berlin Road	App for Site Plan Modification	4/4/2023	Approved
23-09	HBN-CSC, LLC c/o HB Nitkin	51 Shunpike Road Suite 18	App for Site Plan Modification	4/4/2023	Approved
23-10	Morecon Builders, LLC	70 County Line Drive	App for Site Plan Approval	5/4/2023	Approved
23-11	Rodney Bitgood	New Lane/West/Hillside	App for Temporary Event Permit - Car Show		Administrative Approval
23-12	Rosie Felix	28 Shunpike Road Unit 1	App for Site Plan Modification-GoHealth Urgent Care		Administrative Approval
23-13	Kemal Cecunyanin	35 A Berlin Road	App for Special Permit-Restaurant with alcoholic beverages		Pending
23-14	Brian Bonneau	530 Main Street	App for Special Permit-Bar/Restaurant with alcoholic Beverages		Pending
23-15	Adelbrook Behavioral & Development Services, Inc.	60 Hicksville Road	App for Subdivision Approval		Pending

APPLICATION# 23-15

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision
(if applicable):

Street Address: 84 Hicksville Road

Volume/Page: 1772 / 252

Zoning District: R-25 PIN # 00105700

Applicant's Name: Adelbrook Behavioral & Development Services, Inc.

Address: 60 Hicksville Road

Cromwell, CT 06416

Telephone: (860) 635-6010

Email Address: jswanson@adelbrook.org

Owner's Name: Adelbrook, Inc.

Address: 60 Hicksville Road

Cromwell, CT 06416

Attached:

- ☐ 1. Application fee in the amount of \$ 320.00 ;
- ☐ 2. Copy of Inland Wetlands and Watercourses Agency Permit, if applicable;
- ☐ 3. Evidence of Water Pollution Control Authority approval, if applicable;
- ☐ 4. Eight copies of plans prepared in accordance with Article 403 and 404 of the Cromwell Subdivision Regulations.

*Incomplete applications may be rejected at the next scheduled meeting
of the Planning and Zoning Commission*

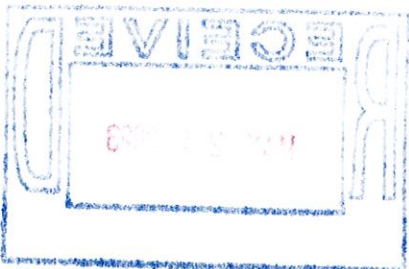
23-15

Please answer the following questions:

1. Is any part of the site within 500' of an adjoining town? ☐ Yes ☒ No
2. Does any part of the site contain wetlands? ☐ Yes ☒ No
3. If you propose to disturb more than five acres, have you filed a Stormwater Management Plan with DEP? ☐ Yes ☒ No ☐ N/A
4. If the subdivision will involve more than 100,000 sf of floor area or 199 parking spaces, have you applied for an STC Permit with DOT? ☐ Yes ☐ No ☒ N/A
5. Is any portion of the site subject to any Conservation Restriction per Sec. 47-42d of the Connecticut General Statutes? ☐ Yes ☒ No

Alyssa Goduti 5.23.2023
Applicant Adelbrook Behavioral & Development Services, Inc. Date
By: Alyssa Goduti, CEO

Alyssa Goduti 5.23.2023
Owner Adelbrook, Inc. Date
By: Alyssa Goduti, CEO



TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday June 6, 2023 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #23-13: Request for a Special Permit under Sections 3.3.C.4, 7.5.B.4, 8.7 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 35A Berlin Road in the Highway Business Zone District. Kemal Cecunyanin is the Applicant and River Grace Plaza LLC is the Owner.
2. Application #23-14: Request for a Special Permit under Sections 3.3.C.4, 7.5.B.4, 8.7 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 530 Main Street in the Local Business Zone District. Brian Bonneau is the Applicant and Marsal Realty Corp is the Owner.

At this hearing interested persons may appear and be heard and written testimony received. This application is available for public inspection in the office of the Town Planner.

Alice Kelly
Chairman

Dated in Cromwell, Connecticut this the 18th day of May 2023.

Application# 23-13
Fee \$ 210.00

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**

APPLICATION FOR SPECIAL PERMIT

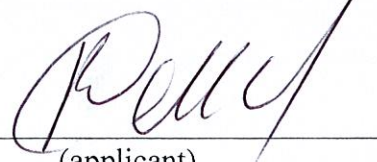
Type of Activity: RESTAURANT w/Alcoholic beverages
(Per Section 3.3.C.4, 7.5.B.4, 8.7 of the Cromwell Zoning Regulations)
Street Address: 35A Berlin RD. Zoning District: HIGHWAY BUSINESS
Assessor's Parcel ID #: 00319600 Volume/Page: 1313/048

Applicant's Name: REMAI CECUNYANIAN
Address: 296 MAIN ST CROMWELL CT
Telephone Number (daytime): 518-637-7154
Email Address: LORENZOKOGY@MAIL.COM

Property Owner's Name: SYLVIA MECCEI
Address: RIVER GRACE PLAZZA LLC
35A BERLIN RD CROMWELL CT 06416

Description of Proposed Activity:
Restaurant + Bar.

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting).*


(applicant)

4/20/23
(date)

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT**


Type of Activity: Alcoholic Beverage for Restaurant
(Per Section 3.2, 7.5-B-4, 8.7 of the Cromwell Zoning Regulations)
Street Address: 530 Main Street Zoning District: LB
Assessor's Parcel ID #: 00305000 Volume/Page: 59-483

Applicant's Name: Brian Bonneau
Address: 77 Court Street, Cromwell, CT.
Telephone Number (daytime): 860-798-3269
Email Address: Bones.l@netzero.net

Property Owner's Name: Marsal Realty Corp
Address: 733 Laurel Grove Rd. Middletown 06457

Description of Proposed Activity:
Bar/Restaurant

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting)*.

Brian Bonneau 
(applicant)

4/26/23
(date)



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING **7:00 P.M. TUESDAY APRIL 4, 2023** **COUNCIL CHAMBERS CROMWELL TOWN HALL** **41 WEST STREET**

Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Ann Grasso, Nick Demetriades,

Absent: Brian Dufresne, Ken Rozich, John Keithan, Paul Cordone, Robert Donohue

Also present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska and Town Council Liaison Jim Demetriades

1. Call to Order

The meeting was called to order at 7:01pm by Chairman Kelly.

2. Roll Call

The presence of the above members was noted.

RECEIVED FOR RECORD
APR 26, 2023 10:51A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

3. Seating of Alternates

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the agenda with the amendment of adding items 8b. Application #23-09, 51 Shunpike Road, Goldfish Swim School site plan modification for a new sign and item 8c. application #23-10 Morecon Builders, LLC, 70 County Line Drive, Site Plan approval. All were in favor; the motion passed.

5. Public Comments

6. Development Compliance Officer Report:

Mr. Driska handed out an amended report to replace the one included in the package and said he added application #23-10 to the spreadsheet.

7. Director of Planning and Development Report:

Mr. Cannata asked Mr. Popper if there has been any movement on the Sysco Project on County Line and Mr. Popper said that their applications have been tabled at the Rocky Hill Planning and Zoning Commission and the Conservation Commission. He said staff had concerns about the driveway being close to the Amazon building and the Public Works garage entrances and exits. Mr. Popper said the town would like to see the Sysco driveway moved further east.

Mr. Demetriades asked about the existing condition of Hicksville Road and said it is a mess and he hopes it gets repaved. Mr. Driska said that he is not sure of its ranking on the town road repaving list. Chairman Kelly suggested that the town consider using ARPA money to repave it.

Mr. Cambareri said he had some questions about the site plan modification procedures and Chairman Kelly said that we can discuss that at the end under the Commissioners comments.

Mr. Popper said as a reminder at our April 18, 2023 meeting we will be discussing the POCD vision statement. He noted we will be emailing out info before the meeting.

8. New Business: Accept and Schedule New Applications:

- a. Application #23-08: Request for a Site Plan Modification at 11 Berlin Road for a sign for a new business. Ayelen Olivera is the Applicant and Joseph Airo is the Owner.

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept and schedule application #23-08 to be heard tonight. All were in favor; the motion passed.

Mr. Popper said application #23-08 is for a new sign at 11 Berlin Road. He said Mr. Driska has reviewed the sign and it is in compliance with our zoning and the use is also an approved use. He said a rendering of the sign is in your packages.

Mr. Michael Harmon addressed the Commission said that he and Ayelen Olivera are opening a new tattoo shop which will also be an art gallery. Ms. Olivera said the sign would be back lit.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-08. All were in favor; the motion passed.

- 8b. Application #23-09, site plan modification for a new sign at Goldfish Swim School, 51 Shunpike Road, HBN Nitkin is the owner/applicant.

Mr. Popper said that Mr. Driska has reviewed this sign and it is in compliance with the zoning regulations.

A motion was made by Michael Cannata and seconded by Nick Demetriades to accept and schedule application #23-09 to be heard tonight. All were in favor; the motion passed.

Craig Way, HBN Nitkin in Greenwich, CT said they have just signed a lease with Goldswim

School and this will be the 3rd in Connecticut. He said they will take the 8,100 square feet between Sally's and the liquor store. Mr. Way handed out the color elevations. He said the actual building construction plans will be submitted in about 10 days and then they will start seeking bids. Mr. Way said their goal is to open by December 1st. He said they average about 2,000 lessons a week and are open 7 days a week. Mr. Way said there will not be a change to the facade. He said the sign will be illuminated with channel lettering.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-09. All were in favor; the motion passed.

8c. Application #23-10 Morecon Builders site plan approval for a contractors building at 70 County Line Drive.

A motion was made by Michael Cannata and seconded by Ann Grasso to accept and schedule application #23-10 for the first meeting in May. All were in favor; the motion passed.

9. New Business:

- a. Application #23-05: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to allow for a garage which shall exceed 1,000 square feet at 142 Coles Road. Francis Henri and Celeste Henri are the Applicants and the Owners.

Chairman Kelly read the public hearing legal notice for application #23-05 dated March 23, 2023.

A motion was made by Michael Cannata and seconded by Chris Cambareri to open the public hearing for application #23-05. All were in favor; the motion passed.

Mr. Francis Henri of 142 Coles Road said he has 3 letters from neighbors that support the application. Celeste Henri of 142 Coles Road handed Mr. Popper the letters and also the notarized affidavit for the public hearing sign and the mailing to abutters. Mr. Henri passed out the floor plans and plot plans. Mr. Henri said this is the plan for a 3 car garage, canning room and carport. He said the carport is just a place to sit at a table and be out of the sun and a place to keep an enclosed trailer. Mr. Driska said that the height complies with our zoning regulations since the peak can be greater than 18 feet. He said a lot of detached garages exceed 18 feet with the peak. Mr. Cannata said he didn't think it would stick out like a sore thumb. Mr. Driska said he sent Mr. Popper a memo about the modification to reduce the proposed garage space since they should not include the canning room or carport in that calculation. Mr. Driska said 1,600 square feet of garage is allowed with a special permit and this garage along with their existing garage totals 1,590 square feet.

Chairman Kelly asked what will be in the garage and Mr. Henri said 2 pickup trucks and snowblower and lawn mower. He said the main garage will be used for the everyday car. He said there will eventually be electricity in there. Chairman Kelly asked what materials they will use for the garage and Mr. Henri said vinyl siding and traditional roofing shingles. Mr. Cambareri asked if this building will be used for a business and Mr. Henri said no. Mr. Cannata said there was nothing here that would stop you from having water, heat and electricity.

Chairman Kelly asked if there was anyone in the public that wanted to speak regarding application #23-05.

Mr. Popper read letters from Michael and Rebecca Landry, 5 Robbie Road, Mary and Randall Cornelio, 144 Coles Road and Donald Russ, 7 Robbie Road who were all in favor of the application.

A motion was made by Michael Cannata and seconded by Ann Grasso to close the public hearing for application #23-05, All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-05. All were in favor; the motion passed.

10. Public Hearings:

11. Commissioner's Comments:

Mr. Demetriades said that River Cog was moving forward with their CED's plan and the Commissioners can check the website. He said I suggested the Plan of Conservation and Development be digitized and I would like to put together a PowerPoint with audio to show you an example of what I mean just to give you an idea. Chairman Kelly said that is a good idea.

Mr. Cambareri said we recently have had many applications for site plan modifications for signs and I would like to propose that staff be allowed to make those decisions. He said it seems like that would be a more efficient process. Mr. Cannata said so let the staff approve these unless it's something really unusual. The Commission members and staff discussed the sign applications agreed that staff should administer the sign applications but advise the Commission of the signs approved.

12. Approval of Minutes:

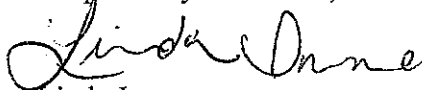
a. March 7, 2023

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the minutes of March 7, 2023. All were in favor; the motion passed.

13. Adjourn:

A motion was made by Michael Cannata and seconded by Chris Cambareri to adjourn at 7:51pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk



**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY APRIL 18, 2023
COUNCIL CHAMBERS CROMWELL TOWN HALL
41 WEST STREET**

Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Ann Grasso, Nick Demetriades,

Absent: Brian Dufresne, Ken Rozich, John Keithan, Paul Cordone, Robert Donohue

Also present: Zoning Enforcement Officer Bruce Driska

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 - none

4. Approval of Agenda

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

5. Development Compliance Officer Report: no report

6. Director of Planning and Development Report: no report

7. New Business

a. POCD update

b. Zoning Regulations update

Robert Collins, SLR Consulting, Cheshire, CT reviewed what was discussed at the last meeting

and said I left you with vision statements to review. He said I would like to review your thoughts tonight and consolidate your ideas into one statement. He said maybe we can prepare a draft tonight and pass it around electronically over the next week to allow everyone to make changes. Mr. Collins said the final survey summary report was emailed to you. Chairman Kelly said a paper version is preferable. Mr. Collins passed out copies of the final survey summary report to the Commissioners. He said we received about 30 more submissions since the draft summary so we ended up with 325 responses which equals 3.2% of the residents.

Mr. Collins asked for thoughts on the vision statement SLR drafted for Cromwell. Mr. Cambareri said we do not mention the river in the statement but we are a riverfront community. He said he would like to see that incorporated into the statement. Mr. Collins said we can just lead off with the statement that Cromwell is a riverfront community. Mr. Demetriades said he thought the same thing and read an example of an opening statement that he drafted. Mr. Collins said he suggested keeping the statement broad enough to capture the present and the future. He said this could be done in just a sentence or two. Ms. Grasso asked if the vision statement was a marketing tool and thought it would be better to limit the use of flowery statements. Mr. Collins said he never looked at it as a marketing tool but it is similar. He said the themes should be explained in the individual chapters and the statement should just be 2 to 4 paragraphs long.

Chairman Kelly said she reviewed Middletown's vision statement and really liked it. She said they used quick words to begin every paragraph. Mr. Collins said every community does it differently. He said the themes could be touched on in the vision statement but expanded on in different chapters each with their own vision statement. Mr. Collins said New Britain has a similar concept. Ms. Grasso said she likes the clarity of New Britain's vision statement.

There was a discussion about the slogan, Live well, Play well, Plan well, Cromwell. Mr. Cambareri said it was a great slogan. Chairman Kelly said you need to consider what attracts younger people.

Mr. Collins asked Mr. Demetriades to fine tune the opening statement he read earlier. Mr. Demetriades asked what the framework was and Mr. Collins said the opening paragraph should reflect what Cromwell is. He said it should be about the essence or quality of life. The Commissioners discussed using the words Live, Play and Plan as call out words and tying them into the themes. It was discussed that the word grow could be used as well. Mr. Collins asked if the Commissioners could communicate with one another via email or a shared document and Mr. Driska said everyone can send their changes or edits to Mr. Popper and then we can reshare the document. Ms. Grasso said the words but and however should be avoided.

Mr. Demetriades asked about sustainability. Mr. Collins said in the Plan of Conservation and Development (POCD) we are talking about the town being sustainable and passing on the resources to the next generation in good condition. Mr. Demetriades asked how the rest will fall into place. Mr. Collins said we will share proposed guidelines with you. Chairman Kelly asked Mr. Driska to get copies of that to the Commissioners.

Mr. Collins said next month I will share the final version of the vision statement. He asked Mr. Demetriades to share his statement ideas with the Commissioners so they can take the next week

or so to make edits to it. He said at the next meeting we will make small tweaks to that and it will be a vision statement that is unique to Cromwell. Mr. Collins said once we nail down the vision statement and themes we will align the subject matter. He said we will start to develop goals and objectives and policies for you to consider. Mr. Collins said they are going to have round table meetings with different town staff to understand what is going on in the town and then we will bring that back to you for consideration.

Mr. Collins said we can move on to zoning code updates. He said I have shared the summary of the proposed outline and it is condensed down into 7 chapters from 10. He said we will migrate into the new format and will have more detailed annotated chapters with some new subsections. Mr. Collins said they will maintain a master document to track the changes and to help answer any questions.

Mr. Collins said he wanted to talk about zoning concepts. He said these are ideas not fully covered by the zoning code. He said we have to think about how we can incorporate or enhance them and he has created one page summaries of different subjects. He asked the Commissioners to review them and make notes on how you think we can expand those subjects.

Ms. Grasso asked what middle housing was and Mr. Collins said it is a home between a single family and high density housing. He said they would be town homes or row homes not 4-5 story apartments. There was a discussion on the special permit needed for 3 family homes.

A break was called at 8:20pm to change the recording device. The meeting was called back to order by Chairman Kelly at 8:24pm.

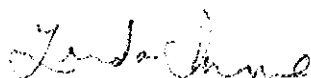
Mr. Demetriades told the Commissioners that he wanted to share the concept of audio on the electronic version of the POCD. He used a slideshow of the website to demonstrate the audio. He said they can do a running narrative of the POCD themes and they can also do it for the town website. Mr. Collins said your IT department can add audio links to the website. The Commissioner agreed it was a good idea.

8. Commissioner's Comments:

9. Adjourn:

A motion was made by Michael Cannata and seconded by Nick Demetriades to adjourn at 8:34 pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk



Town of Cromwell Planning and Zoning Commission

SPECIAL MEETING 7:00 P.M. THURSDAY MAY 4, 2023 COUNCIL CHAMBERS CROMWELL TOWN HALL 41 WEST STREET Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Ann Grasso and John Keithan

Absent: Brian Dufresne, Ken Rozich, Paul Cordone, Robert Donohue and Nick Demetriades

Also present: Zoning Enforcement Officer Bruce Driska and Director of Planning and Development 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.

RECEIVED FOR RECORD
May 15, 2023 10:46A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

3. Seating of Alternates - none

4. Approval of Agenda

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

5. Public Comments - none

6. Development Compliance Officer Report:

Mr. Driska said the only change to his report is that application #23-12 was approved administratively today and is not pending anymore. Chairman Kelly asked what the modification was and Mr. Driska said they are changing the access door, installing a new sign and will make interior modifications as well.

7. Director of Planning and Development Report:

Mr. Popper said that 100 Berlin Road will hopefully be in front of the Town Council in June. It's possible they will begin demolition this summer. He said Arbor Meadows is in the 5th and last phase so they are way ahead of schedule. Mr. Popper said the Texas Roadhouse is finishing up their building permits now. He said Sysco still has their application withdrawn but will we will meet with them to discuss the location of the driveway. Ms. Grasso asked about the Citgo station and Mr. Popper said the overhead canopy has been demolished. Mr. Driska said they are trying to make it look pretty while it is just sitting there.

Chairman Kelly asked about Piney Ridge and said it has to be rezoned and go back to what it was before since the State said we were in violation. The Commissioners and staff discussed the State DOT denying the owners request to put up billboard.

8. New Business: Accept and Schedule New Applications:

a. Application #23-13: Request for a Special Permit under Sections 3.3.C.4, 7.5.B.4, 8.7 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 35A Berlin Road in the Highway Business Zone District. Kemal Cecunyanin is the Applicant and River Grace Plaza LLC is the Owner.

Mr. Popper said Joe's filling station is gone and the business next door will open a new place in that space. He said we can hear this application at the first meeting in June on the 6th.

A motion was made by Michael Cannata and seconded by John Keithan to accept and schedule application #23-13 for a public hearing on June 6, 2023. All were in favor; the motion passed.

b. Application #23-14: Request for a Special Permit under Sections 3.3.C.4, 7.5.B.4, 8.7 of the Zoning Regulations to allow for restaurant with alcoholic beverages at 530 Main Street in the Local Business Zone District. Brian Bonneau is the Applicant and Marsal Realty Corp is the Owner.

Mr. Popper said that the Well will move to an empty space in the Liberty Bank shopping plaza on Main Street. He said that is a good spot for them with plenty of parking. He said that can also be heard on June 6th.

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept and schedule application #23-14 for a public hearing on June 6, 2023. All were in favor; the motion passed.

9. New Business:

a. Application #23-10: Request for Site Plan Approval to construct a contractor's building at 70 County Line Drive. Morecon Builders, LLC is the Applicant and Nova Sky Properties are the Owner.

Mr. Popper said this application is for the same site where a building for a moving company was approved but they never built. He said the applicant did receive an Inland Wetlands permit for activities within the Upland Review Area at the Inlands Wetlands and Watercourses Agency meeting last month.

Mr. Justin Packard, Engineer with Hallisey, Pearson and Cassidy at 630 Main Street, Cromwell, CT showed the property on a map. He described the site, the location and said the site has 125 feet of frontage and is .7 acres. Mr. Packard said it is on industrial zoned land and is currently a vacant lot. He explained that the rear third of the lot is wooded and the rest is grass and there is a gradual slope to the tree line and then a sharper drop into the wetlands. Mr. Packard said there is a conservation easement on the property. He said they are proposing to build a 6,600 square foot contractors building. Mr. Packard said it will be one story with 6 separate bays. He said Morecon Builders builds custom homes and will use 2 or 3 of the bays and rent out the other 3 or 4. He said the bays will mainly be a place to store materials and to act as a showroom for customers and there will be 12 parking spaces. Mr. Packard said there will be a row of boxwood shrubs planted near the conservation line. He showed the location for a monument sign but said they are unsure if they will need that right now. Mr. Packard said we would like to ask that any future sign be approved by staff. He said the site meets all zoning requirements and the drainage will be an underground filtration system with no increase in runoff expected. Mr. Packard explained the utility connection and showed the rendering of the building. He said the it will be concrete

block with vertical siding on the top third of the building. He said each bay will have its own access door in the front and the back of the building. Mr. Packard said they have received comments from the Town Engineer and we agree with all of them and they are deal mostly with maintenance requirements for the site drainage.

Mr. Jim Cassidy, Engineer with Hallisey, Pearson and Cassidy, 630 Main Street, Cromwell, CT showed the brown tones of the building. Mr. Cannata asked about sanitary facilities and Mr. Packard said all six bays will have their own restroom. He showed the dumpster enclosure on the map. Mr. Driska said staff will advise them on the monument sign once they bring in the specifications.

Mr. Popper reminded the Commissioners that any approval should include the memo from Jon Harriman dated April 27, 2023.

A motion was made by Michael Cannata and seconded by John Keithan to approve application #23-10 with the conditions of Jon Harriman's memo dated April 27, 2023 adhered to. All were in favor; the motion passed.

Mr. Popper welcomed Morecon Builders to Cromwell

b. Application 21-32: Request to modify the Sidewalk location in the Scheu Farm Subdivision at Cortland Way. Reed Builders, LLC is the Applicant and the Owner.

Jim Cassidy, Engineer with Hallisey, Pearson and Cassidy, 630 Main Street, Cromwell, CT said that Cortland Way is under construction and it is an 8-lot subdivision. He said that 3 houses are under construction now. Mr. Cassidy showed the original plan with the sidewalk plan. He said that plan involved connecting to the Board of Education sidewalks through an opening in their fence and they decided they didn't want to do that. He said we don't want to place the sidewalk around the entire cul-de-sac since this site is required to have a snow storage shelf and it is near where the sidewalks would be around lots 6, 7 and 8. Mr. Cassidy said they are proposing to move the handicap ramp to the other side of the road then the original plan and not put sidewalks around the entire cul-de-sac but to stop the sidewalks where the ramp would be. Chairman Kelly said this doesn't prevent snow on their property and Mr. Cassidy said no it doesn't but it won't create an issue because of the easement. Mr. Cannata asked Mr. Driska and Mr. Popper if Mr. Harriman had any concerns with this. Mr. Popper said Mr. Harriman didn't take a position on the placement of the sidewalks. Mr. Popper said I feel the sidewalks should extend to the snow easement as shown on the map. He said we drove around today and there is not lots of consistency with sidewalks on cul-de-sacs. Mr. Popper said this is the chance to make this as a template for future cul-de-sacs. Mr. Cassidy said I do understand but lots 7 and 8 should not have sidewalks.

Jennifer Hussey, wife of Sean Hussey of Reed Builders said she doesn't think the town will know where the snow shelf is and only pile the snow on that specific area. She said the snow will impact lots 5 and 6 and the sidewalks should really end before lot 5.

Mr. Cassidy said the handicap ramp will make it difficult for maintenance of in the cul-de-sac and it will be easier to install the ramp in a straight area. Mr. Popper suggested that the rule of thumb be not to put sidewalks near snow easements. Ms. Grasso asked what the point of the sidewalk would be from the proposed handicap ramp to lot 5. She said you shouldn't need sidewalks all the way around a cul-de-sac as traffic should be slow around the curve.

The Commissioners discussed where the end of the sidewalk should be and they decided that they should stop at the western edge of the driveway of lot 5.

A motion was made by Michael Cannata and seconded by Chris Cambareri to waive the installation of the sidewalks as shown on approved plan and place the sidewalk up until the western edge of the driveway of lot 5. All were in favor; the motion passed.

10. Commissioner's Comments: none

11. Approval of Minutes:

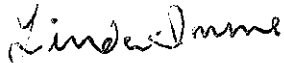
- a. March 21, 2023
- b. April 4, 2023

The minutes were not discussed as there were not enough Commissioner present at this meeting who were at the meetings.

12. Adjourn:

A motion was made by Michael Cannata and seconded by John Keithan to adjourn at 7:58pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk