



## Town of Cromwell Planning and Zoning Commission

RECEIVED FOR RECORD  
Jul 01, 2020 02:34P  
JoAnn Doyle *dc*  
TOWN CLERK  
CROMWELL, CT

**REGULAR MEETING**  
**7:00 P.M. TUESDAY JULY 7, 2020**  
**ROOM 224 CROMWELL TOWN HALL 41 WEST STREET**  
**AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments**
6. **Development Compliance Officer Report:**
7. **Town Planner Report:**
8. **New Business: Accept and Schedule New Application:**
  - a. Application #20-33: Request to Amend the Site Plan (add outside seating) at the Cromwell Diner at 135 Berlin Road. Halem Saad is the Applicant and Saad Associates LLC is the Owner.
  - b. Application #20-34: Request to Amend the Site Plan (add outside generator and signage) at 120 County Line Drive. Scannel Properties #315 LLC is the Applicant and the Owner.
9. **New Business:**
10. **Public Hearings:**
  - a. Application #20-10: Request to Amend the Zoning Map to Change the Zoning District Classification from Residential -15 (R-15) to Commercial Billboard District (CBD) at 6 Piney Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner, (Public Hearing continued from 6/23).
  - b. Application #20-20: Request to Amend the Zoning Map to Change the Zoning District Classification from Local Business (LB) to Commercial Billboard District (CBD) at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner, (Public Hearing continued from 6/23).
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
  - a. January 21, 2020
  - b. May 5, 2020
  - c. June 2, 2020
13. **Adjourn:**

		P&Z 2020 Permit Report						
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status			
20-01	Scannell Properties	120 County Line Drive	Site Plan Modification	Approved 1/7/2020	Construction in progress			
20-02	Greater Hartford Community Foundation	One Golf Club Road	PGA Golf Tournament	Scheduled 3/4/2020	Pre-Construction meeting pending			
20-03	John Hagel	43 Shadow Lane	Create a rear lot	Scheduled 3/17/2020	Pre-Construction meeting pending			
20-04	John Hagel	43 Shadow	Resubdivide into 3 lots	Scheduled 3/17/2020	Pre-Constructyion meeting pending			
20-05	Curtis Weybright	34 Shunpike Road	Middlesex Habitat for Humanity	Approved by staff 1/28/2020	Complete			
20-06	Joseph Moon	35A Berlin Road	Add patio liquor permit	Approved 2/4/2020	Complete			
20-07	Town of Cromwell	161 Coles Road	Special Permit to allow filling	PH on 4/7/2020	Approved, work in process			
20-08	Crown Battery - Site Plan Approval	50 Sebethe Drive	New signage	Approved 2/4/2020	Complete			
20-09	Crown Battery - Use Permit	50 Sebethe Drive	Distribution Center for Northeast Batteries	Approved by staff 1/31/2020	Business Open			

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
20-10	DFC of Cromwell, LLC	6 Piney Ridge Road	Erect commercial billboards facing Rt. 9	Scheduled for 4/21/2020	Public hearing cont.
20-11	Kim Serignese	2 Willowbrook Plaza	Zerio's enlarged restaurant	Approved by staff 2/20/2020	Renovations underway
20-12	Justin Philauong	199 Shunpike Road	Cut Republic Barbershop & Shave Co. (Use Permit)	Approved by staff 2/24/2020	Business open
20-13	Baltazas Contractors	53 Willowbrook	Staging area for materials and equipment (Use Permit)	Approved 2/24/2020	Work In Process
20-14	Baltazas Contractors	181-183 Coles Road	Staging area for materials and equipment (Use Permit)	Approved 2/24/2020	Work In Process
20-15	BSC Services	50 Berlin Road	Gaylord Healthcare (Use Permit)	Approved by staff 2/26/2020	Business open
20-16	Samantha DiFilippo	28-1 Shunpike Road	Chi Lash Academy	PH on 4/7/2020	Awaiting opening
20-17	Arnco Sign	76 Berlin Road	Signs for Springhill Suites	Approved 3/4/2020	Awaiting Installation
20-18	Benjamin Salerni	199 Shunpike Road	Karate classes for kids & adults	Approved 3/6/2020	Awaiting opening
Appl#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status



**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

**APPLICATION FOR SITE PLAN MODIFICATION**

Name of Project: Cromwell Diner  
 Street Address: 135 Berlin Road Cromwell, CT 06416  
 Volume/Page: 495-202 PIN #: 000 27800  
 Applicant Name: Halim Saad  
 Address: 11 Godfrey Ln Westport CT 06880  
 Telephone: 203 216 3820 (day) Same (evening)  
 Email Address: Halim@CromwellDiner.com  
 Property Owner Name: \_\_\_\_\_  
 Address: Same

Attached:

- ( ) Application fee.  
 (X) Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- |   |       |          |
|---|-------|----------|
| 1. Is <u>any part</u> of the site within 500' of an adjoining town?   | (Yes) | (X) (No) |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ?  | (Yes) | (X) (No) |
| if yes, have you obtained it?   | (Yes) | (X) (No) |
| 3. Will this project require a <u>DEP Stormwater Management Permit</u> ?  | (Yes) | (X) (No) |
| if yes, have you applied for it?  | (Yes) | (X) (No) |
| 4. Will this Project Require an <u>STC Permit</u> ?   | (Yes) | (X) (No) |
| if yes, have you submitted a copy of the plans to the STC?  | (Yes) | (X) (No) |
| 5. Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code? | (Yes) | (X) (No) |

*I hereby certify that the information presented above is correct to the best of my knowledge.*

Halim Saad  
 Applicant Name and Signature

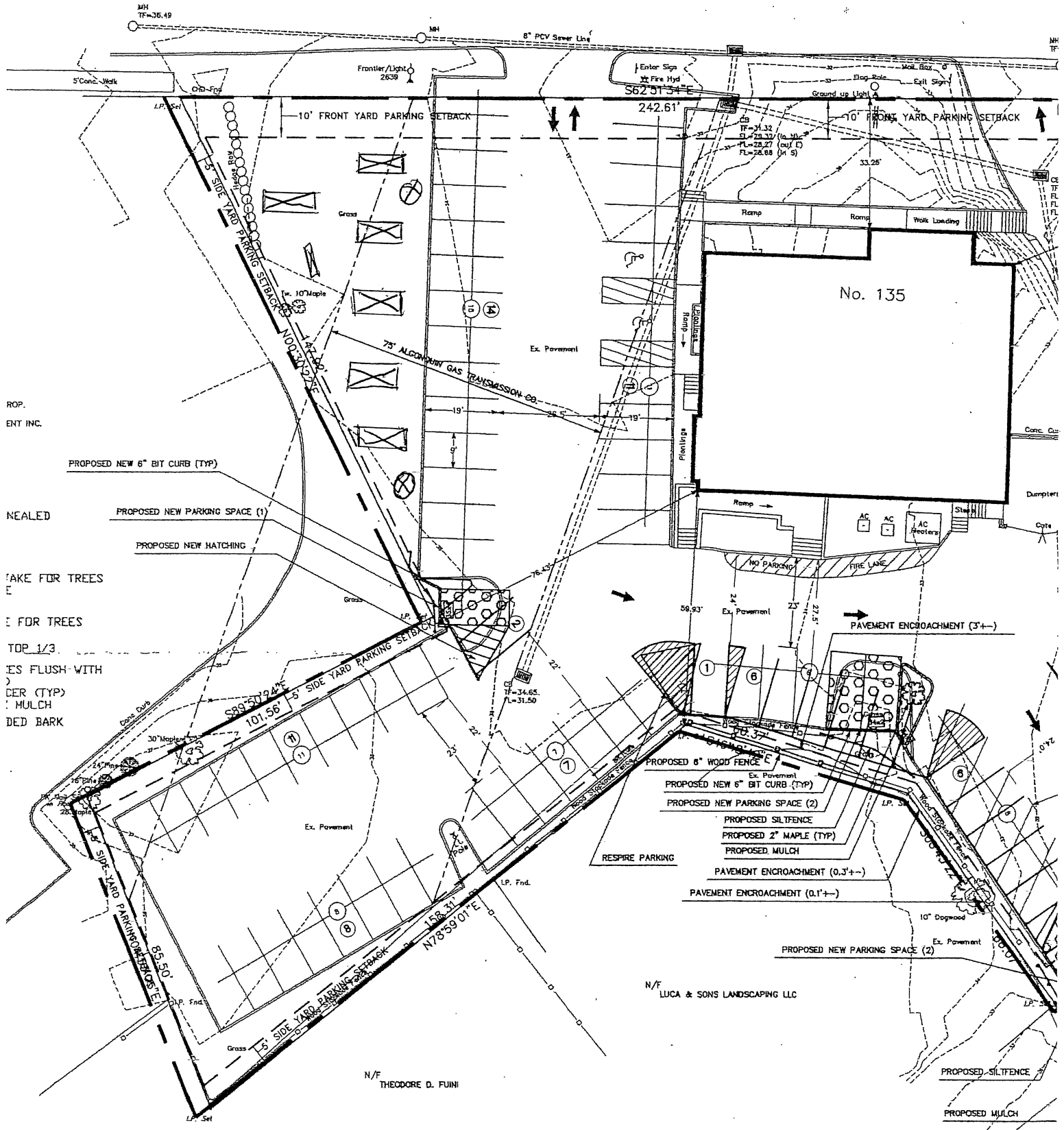
6-25-2020  
 Date

Paid Cash \$160.00

# Cromwell DINER SITE PLAN

6/2020

BERLIN ROAD



**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

**APPLICATION FOR SITE PLAN MODIFICATION**

Name of Project: Amazon Building  
 Street Address: 120 County Line Drive  
 Volume/Page: 16/16-221 PIN #: 00189500

Applicant Name: Scannell Properties #315 LLC  
 Address: 8801 River Crossing Blvd. Suite 300  
Indianapolis IN 46240

Telephone: \_\_\_\_\_ (day) \_\_\_\_\_ (evening)

Email Address: \_\_\_\_\_

Property  
 Owner Name: same as Applicant  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

Attached:

- ( ) Application fee.  
 ( ) Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- |   |       |      |
|---|-------|------|
| 1. Is <u>any part</u> of the site within 500' of an adjoining town?   | (Yes) | (No) |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ?  | (Yes) | (No) |
| if yes, have you obtained it?   | (Yes) | (No) |
| 3. Will this project require a DEP <u>Stormwater Management Permit</u> ?  | (Yes) | (No) |
| if yes, have you applied for it?  | (Yes) | (No) |
| 4. Will this Project Require an <u>STC Permit</u> ?   | (Yes) | (No) |
| if yes, have you submitted a copy of the plans to the STC?  | (Yes) | (No) |
| 5. Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code? | (Yes) | (No) |

*I hereby certify that the information presented above is correct to the best of my knowledge.*

Chris Reynolds  
 Langan CT



Applicant Name and Signature

7/1/2020

Date

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**Langan CT, Inc.****555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142**

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**To:** Stuart Popper  
Director of Planning and Development  
Town of Cromwell  
41 West Street  
Cromwell, CT 06416

**From:** Nathan Kirschner  
Isiah Brown

**Info:** Project Black Panther

**Date:** June 30, 2020

**Re:** Site Plan Revisions Summary Memo  
Project Black Panther  
120 County Line Drive  
Cromwell, CT  
Langan Project No.: 140215101

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This memorandum summarizes the latest revisions to Project Black Panther located at 120 County Line Drive in Cromwell, CT. The current project includes the modification of the recently constructed distribution warehouse to accommodate a widened entrance drive, new guard house, reconfigured truck court, and associated site improvements.

Mylar plans for this project were filed with the Town of Cromwell in early March, 2020. During construction, a number of revisions were found to be necessary in order to accommodate the tenant's specific operational needs. Summarized below is a list of the modifications, in addition to this list a single plan incorporating all these revisions has been provided for your review.

- A barbed wire fence was added around the loading dock for security purposes.
- One generator (162.3" long x 52.7" wide x 107.5" high) with an associated subbase fuel tank (33" high, 546 gallons) was added adjacent to the building in the truck court.
- Two fire hydrants were relocated and connected to existing fire service infrastructure on site in the truck court.
- Additional 5' wide concrete sidewalks were added to the site to provide additional pedestrian connectivity and safety. One was added along the truck entrance between the guard house and truck court, and one along the western edge of the building.
- Truck court parking stalls were extended 3'. Wheel stops were added to all truck court parking stalls to accommodate an inspection area at the rear of the trailers.
- An 8'x12' monument sign was added at the entrance of the site.

The aforementioned changes can be found on the accompanying "Overall Site Revisions Summary Plan". If you have any questions or concerns, please feel free to contact Nathan Kirschner at 860.398.0196 or [nkirschner@langan.com](mailto:nkirschner@langan.com).

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Special Public Hearing on Tuesday June 23, 2020 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #20-10: Request to Amend the Zoning Map to Change the Zoning District Classification from Residential -15 (R-15) to Commercial Billboard District (CBD) at 6 Piney Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner.
2. Application #20-20: Request to Amend the Zoning Map to Change the Zoning District Classification from Local Business (LB) to Commercial Billboard District (CBD) at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty 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 9<sup>th</sup> day of June 2020.



**Town of Cromwell  
Planning and Zoning Commission**

20-10

**APPLICATION TO AMEND THE ZONING MAP**

Property Address: 6 Piney Ridge Road PIN 00212500

Current Zone: R-15 Proposed Zone: Commercial Billboard District

Applicant: DFC OF CROMWELL, LLC  
Mailing Address: 920 South Colony Road  
Wallingford, Ct 06492  
Email: dom@demartinofixtures.com  
Telephone: 203-410-7649

Owner: DFC OF CROMWELL LLC  
Mailing Address: 920 South Colony Road  
Wallingford, CT 06492

Reason for Proposed Change:  
To erect commercial billboards facing Rte. 9

Is the property within 500' of an adjoining town? (yes) \_\_\_\_\_ (no) X  
Does the property contain streams or wetlands? (yes) X (no) \_\_\_\_\_  
Is the property within the Historic District? (yes) \_\_\_\_\_ (no) X

The following shall be submitted with this Application:

- (✓) \$160 application fee;
- (✓) Legal Description of the property (metes and bounds);
- (✓) 3 copies of a map prepared in accordance with Article 8.9 of the Zoning Regulations.

[Signature] 2/5/2020  
(signature of owner) (date)  
[Signature] 2/5/2020  
(applicant) (date)



# Town of Cromwell Planning and Zoning Commission

## APPLICATION TO AMEND THE ZONING MAP

Property Address: 241 + 251 MAIN ST PIN \_\_\_\_\_

Current Zone: LB Proposed Zone: CRD

Applicant: RODNEY BITGOOD  
 Mailing Address: 263 MAIN ST  
CROMWELL, CT 06416  
 Email: fatal2@snet.net  
 Telephone: 860-613-2355

Owner: RODNELLA REALTY  
 Mailing Address: 263 MAIN ST  
CROMWELL, CT 06416

Reason for Proposed Change:

To erect commercial billboards facing  
 rte 9

Is the property within 500' of an adjoining town?

(yes) \_\_\_\_\_ (no) ✓

Does the property contain streams or wetlands?

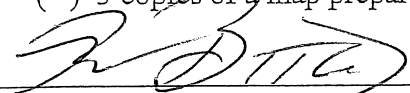
(yes) ✓ (no) \_\_\_\_\_

Is the property within the Historic District?

(yes) \_\_\_\_\_ (no) ✓

The following shall be submitted with this Application:

- ( ) \$160 application fee;
- ( ) Legal Description of the property (metes and bounds);
- ( ) 3 copies of a map prepared in accordance with Article 8.9 of the Zoning Regulations.

  
 (signature of owner)

3-17-2020  
 (date)

RODNEY BITGOOD  
 (applicant)

3-17-2020  
 (date)

## COMMERCIAL BILLBOARD DISTRICT

### 1.7 DEFINED TERMS

#### **SIGN RELATED TERMS**

**Conventional Billboard.** A billboard displaying static message or copy that cannot be changed mechanically or electronically.

**Digital Billboard.** A billboard utilizing digital message technology capable of changing the static message or copy electronically but not displaying any movement, or the appearance or optical illusion of movement, or any flashing, scintillating or varying of light intensity during the static display periods.

### 3.6 COMMERCIAL BILLBOARD DISTRICT (CBD)

#### **3.6A Purpose.**

The purpose of the Commercial Billboard District is to provide areas where the use of outdoor advertising structures designed to identify businesses, relay messages (often emergency in nature), and provide advertising is permitted.

#### **3.6B Bulk Requirements.**

	MINIMUM	MINIMUM	MIN. YARDS	MIN. YARDS	MIN. YARDS	MIN. YARDS	MAXIMUM	MAXIMUM
<b>ZONE</b>	<b>LOT AREA</b>	<b>FRONTAGE ON HIGHWAY</b>	<b>FRONT</b>	<b>SIDE</b>	<b>AGGREGATE SIDE</b>	<b>REAR</b>	<b>BUILDING COVERAGES</b>	<b>STRUCTURE HEIGHT</b>
<b>CBD</b>	<b>20,000 SQUARE FEET</b>	<b>700 LINEAR FEET</b>	<b>N/A</b>	<b>10 feet</b>	<b>20 feet</b>	<b>N/A</b>	<b>N/A</b>	<b>50 feet</b>

- vertical distance from the average grade of the closest lane of highway

#### **3.6C Principal Uses.**

1. No Permit is Required

<b>USE</b>	
None	

**2. Requires Special Permit Approval [Section 8.7]**

<b>USE</b>	<b>ADDITIONAL CRITERIA</b>
* Digital Billboards	

**3.6D Location, Orientation, Size and Spacing.**

1. All billboards in the CBD must be digital billboards on parcels with frontage or unimpeded visual orientation to I-91 or Route 9, both limited access State highways.
2. All digital billboards shall be oriented with their faces at an angle no greater than 35 degrees perpendicular to a limited access State highway.
3. All digital billboards shall have a maximum sign area not to exceed 672 square feet (being 14' by 48'). Billboards shall have a minimum clearance of fifteen (15) feet between the lowest component of the billboard and the mean (i.e. average) land grade in order to prevent unwanted access where other uses exist.
4. All digital billboards shall be spaced at a horizontal distance of not less than 750 feet from any other billboard on the same side of the limited access State highway in the CBD.

**3.6E Display time, Transition time, and Brightness.**

1. Messages and/or imagery must be displayed in a static manner for a minimum of seven seconds.
2. Transition time from one message or copy to another must be direct and immediate without special effects, and not to exceed one second.
3. No digital billboard may operate at brightness levels of more than 0.3 foot-candles above ambient light measured at 200 feet from the sign face; the brightness measurement shall be made with the light meter or similar device, positioned at a 90-degree angle to the orientation of the digital billboard.

### **3.6F Digital Billboard malfunction and Maintenance.**

1. Digital billboards must be designed and equipped to freeze the sign face in position and immediately discontinue operation if a malfunction occurs.
2. All billboards must be maintained in good repair and safe condition. All non-face parts of the billboard shall be painted in a dark or neutral color.

## **5.1 LANDSCAPING.**

### **5.1.H Variations to Landscaping Requirements.**

5. In the Commercial Billboard District, the Commission may require additional landscaping or more mature plantings between the billboard location and any abutting residentially zoned properties when the existing vegetation creates an unusual condition that requires more extensive screening.

## **5.3 SIGNS**

### **5.3I Prohibited Signs.**

<b>OFF PREMISES</b>	<b>[picture]</b>	<b>Signs which advertise a business not located on the premises for which the sign is located except digital billboards located in the CBD or existing conventional billboards converted to digital billboards by Special Permit.</b>
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## **6. SPECIAL PERMITS**

### **8.11 DIGITAL BILLBOARDS**

Any Applicant proposing to erect one (1) or more digital billboards in the Commercial Billboard District must comply with the Special Permit Application requirements set forth in Section 8.7 hereinafter. A Special Permit is also required for conversion of an existing conventional billboard into a digital billboard. The converted digital billboard must comply with all standards/requirements set forth in Section 3.6D (3), 3.6E and 3.6F unless waived by the Commission.