

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
7:00 PM TUESDAY, JULY 16<sup>TH</sup>, 2019  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES**

RECEIVED FOR RECORD  
Jul 29, 2019 09:51A  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT *JA*

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Paul Cordone, Chris Cambareri, Nick Demetriades, Mo Islam, Brian Dufrense

**Absent:** Ken Rozich, Jeremy Floryan, Kenneth Slade, David Fitzgerald, John Keithan,

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Office Bruce Driska, Commission Clerk Sherry McGuire

1. Call to Order: The meeting was called to order by Chairman Kelly at 7:06 p.m.

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

3. Seating of Alternates:

Chris Cambareri made a motion to seat Mo Islam; Seconded by Nick Demetriades. *All were in favor; motioned passed.*

4. Approval of Agenda:

Mr. Popper added the following three applications to the agenda under New Business:  
Accept and Schedule New Applications.

Application # 19-33: Request for Site Plan approval to construct a new Public Work Sewer Department building at 100 County Line Drive. The Town of Cromwell is the applicant and the owner.

Application # 19-35: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the applicant and the owner.

Application # 19-36: Request for a Site Plan approval to permit improvements of Cromwell Landing at 80 River Landing. The Town of Cromwell is the applicant and the owner.

Chris Cambareri made a motion to approve the amended agenda;  
Seconded by Paul Cordone. *All were in favor; motioned passed.*

Mr. Popper asked the commission as a matter of order to consider Application # 19-27 under the public hearing to be heard first, the other applicant of Application # 19-21 requested they be heard last.

Mr. Popper also stated that Application #19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebethe Drive. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner will not be heard tonight. This application was not heard because it was not properly noticed. It will be heard at the August 20th Public Hearing meeting. Residents will receive proper notice before that meeting.

5. Public Comments: None.

6. Development Compliance Officer Report:

Mr. Driska asked if there was any comments or questions on his report. Mo Islam asked the status of Marshall's. Mr. Driska stated that Mr. Popper will be including that in his report.

7. Town Planner Report:

Mr. Popper stated that Marshalls will be opening mid-August. It was corporate's decision to wait until the fall time to open.

8. New Business: Accept and Schedule New Applications:

Mr. Popper read the applications and requested it to be scheduled.

- a. Application # 19-33: Request for Site Plan approval to construct a new Public Work Sewer Department building at 100 County Line Drive. The Town of Cromwell is the applicant and the owner.

Michael Cannata made a motion to accept Application #19-33 and to schedule a special meeting for July 30th, 2019 at 7 PM. Seconded by Paul Cordone. *All in favor; motion passed.*

- b. Application # 19-35: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the applicant and the owner.

Michael Cannata made a motion to accept Application #19-35 and to schedule a public hearing for August 20th, 2019 at 7 PM. Seconded by Chris Cambareri. *All in favor; motion passed.*

- c. Application # 19-36: Request for a Site Plan approval to permit improvements of Cromwell Landing at 80 River Landing. The Town of Cromwell is the applicant and the owner.

Michael Cannata made a motion to accept Application #19-36 and to schedule a public hearing for August 20th, 2019 at 7 PM. Seconded by Paul Cordone. *All in favor; motion passed.*

New Business:

- a. Application # 05-52: Request to Release the Performance Bond for Pasco Hill Rd, Northbrook Estates.

Mr. Popper asked the commission if they would release \$20,105.78 plus interest for Application #05-52. Staff approves and recommends it.

Michael Cannata made a motion to approve the Application # 05-52: Request to Release the Performance Bond for Pasco Hill Rd, Northbrook Estates; Seconded by Chris Cambareri. *All were in favor; motion passed.*

- b. Application # 05-52: Request to Release the letter of credit for Northbrook Estates (Northbrook Subdivision).

Mr. Popper asked the commission if they would release \$250,000 plus interest for Application #05-52. Recommendations of staff.

Michael Cannata made a motion to approve the Application # 05-52: Request to Release the letter of credit for Northbrook Estates (Northbrook Subdivision); Seconded by Chris Cambareri. *All were in favor; motion passed.*

10. Public Hearing:

Chairman Kelly read the legal notice.

- c. Application #19-27: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner. This public hearing is being continued from the June 18th, 2019 meeting.

Chris Cambareri made a motion to open the public hearing; Seconded by Michael Cannata. *All in favor; motion passed.*

Mr. Popper stated that this was a continued hearing for Application # 19-27. The applicants wanted to make a brief presentation.

Attorney Refai Arefin presented on the behalf of Omar Islamic Canter. A presentation started on the overhead projector regarding the Request for a Special Permit under Section 2.2.C.4, to establish a place of worship. Attorney Arefin stated that one of the main issues that has come

up the current use of facility. He said that there have been concerns of the traffic mainly on Oakwood Manor and Main Street during use of the facility. Attorney Arefin stated that the town received reports from the Police Department and the Fire Chief indicating that there is no history of such issues. However, the neighbors have been reporting that issues with regards to use of the facility causing the interference of the traffic.

The proposed site plan was shown on the overhead projector. Attorney Arefin presented that they would have 20-25 families be a member of this establishment. He said that a new mosque was located in Middletown, and that mainly the residents would be attending that location. Attorney Arefin said that additional parking would be allowed at Asian Grocers located on 540 Main Street. He noted that their weekly services would be held on Fridays at 1 PM.

Mr. Popper read a letter from Raju Patel, from Bruce's 18th Hole Liquor Store located at 574 Main Street stated that he would not be allowing people to park on his property.

Chairman Kelly opened the hearing to public comment.

Eileen Pendell, 18 Oakwood Manor, asked if the lease was signed. Ms. Pendell was concerned about the parking on Oakwood Manor.

Michael Rooslund, 3 Doering Drive, spoke against the project, his concerns is concerned about the handicap parking, the lighting, and the parking available on site.

Mertie Terry, 589 Main Street, was concerned about the parking on Main Street.

Robin Cassella, 582 Main Street, is concerned about the parking on Main Street.

Geri Gasior, 15 Oakwood Manor, is concerned about the parking and the traffic.

Al Waters, 86 South Street, stated he is concerned about the parking during a snow storm, and the 99-year lease being pulled.

Nancy Berryman, 20 Oakwood Manor, is concerned about the lease and wants to know if the lease would go with the new owner if the building is sold.

Attorney Arefin, answered saying that the lease would follow with the new owners if sold.

Michael Rooslund, 3 Doering Drive, had concerns about the lease.

Rich Waters, 82 South Street, stated his concerns with the safety of the town people because of the limited parking.

Nancy McCorkle, 5 Whitney Court, was concerned about the safety of people walking on Main Street and Oakwood Manor.

Timothy Griffin, 95 Willowbrook Rd., was concerned about the Middletown Press Newspaper article and how it needed to be revised.

Frank Czech, 25 Oakwood Manor, does not support the Application #19-27, and that he has made a complaint to the police department.

Mr. Ahmed Bedir of the Omar Islamic Center showed photos that the residents of the Oakwood Manor park on street as well.

Frank Czech, 25 Oakwood Manor, stated that his wife parks on the street because she is handicapped and needs the access from the street.

Nancy McCorkle, 5 Whitney Court stated that the home owners had the right to park on the street because they are a resident of that area.

Attorney Arefin made his closing statement which consisted of how this would be an improvement on the inside and outside of the building. He said that the maintenance on the building would be kept up and they would comply with the lease and regulations. He urged the commission to consider and approve their application.

Attorney Arefin thanked the commission for their time and consideration.

Vice Chairman Michael Cannata made a motion to approve with conditions for Application #19-27; Seconded by Chris Cambareri. The terms of condition would be removal of snow from parking spaces within 24 hours of a snowfall, shed to be removed, handicap spaces widen to retain 22 spots, no other uses of site, lighting fixtures to be electric/solar, and all conditions of the lease to be met.

The commission members discussed the motion. Chairman Alice Kelly, Mo Islam, Nick Demetriades was in favor for Application #19-27. Vice Chairman Michael Cannata, Paul Cordone, Chris Cambareri, and Brian Dufrense were not in favor of Application #19-27. Motion denied.

Chairman Kelly read Application #19-21.

- a. Application #19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. DFC of Cromwell LLC is the Applicant.

Vice Chairman Michael Cannata made a motion to open the public hearing for Application #19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. DFC of Cromwell LLC is the Applicant; Seconded by Nick Demetriades. *All in favor, motion passed.*

Attorney Dennis Ceneviva began his presentation on the overhead projector. Attorney Ceneviva stated that the billboards are elements of the urban landscape identifying businesses, relaying messages, and advertising. He explained that in order to promote, preserve, enhance, and protect the health, safety, and welfare of the Town, the standards/regulations intend to diminish any possible distraction to traffic, minimize any potential visual concerns and ensure

distraction to traffic, minimize any potential visual concerns and ensure urban design fundamentals to preserve Cromwell's landscaping. He discussed the standards/regulations control billboard location, size, height, spacing, luminance, and frequency of image. He said the maximum height of the proposed billboard would be 50 feet, with the maximum square feet of 672. It is a proposed digital billboard, it would not be lit in the back of the billboard, and is angled towards traffic. The proposed location would be along Route 9. Section 4.8 Commercial Billboard District was submitted at Public Hearing.

Mo Islam had stepped out for the rest of the public hearing at 9:55 PM.

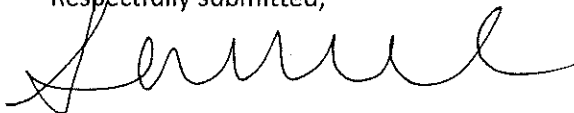
Vice Chairman Michael Cannata made a motion to continue hearing to August 20<sup>th</sup>, 2019 at the public hearing on Application #19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. DFC of Cromwell LLC is the Applicant.; Seconded by Nick Demetriades.

11. Commissioner's Comments: None.
12. Approval of Minutes:
  - a. April 2, 2019- No action made.
  - b. June 18, 2019- No action made.
  - c. June 25, 2019- No action made.

Defer on all the minutes approval, will be done at the next meeting.

13. Adjourn: Michael Cannata made a motion to adjourn the meeting; All in favor; motion passed. Meeting adjourned at 10:47 p.m.

Respectfully submitted,



Sherry-Rose McGuire

Commission Clerk