

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
7:00 P.M. TUESDAY, AUGUST 6, 2019  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, , Chris Cambareri, Paul Cordone, Brian Dufresne, John Keithan (alternate), Jeremy Floryan, Ken Rozich

**Absent:** Nicholas Demetriades, Mo Islam (alternate)

**Also Present:** Director of Planning & Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Engineer Jon Harriman.

1. **Call to-Order:** The meeting was called to order by Chairman Kelly at 7:00 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 Jeremy Floryan. *All were in favor; motion passed.*
4. **Approval of Agenda:** Michael Cannata made a motion to approve the agenda; Seconded by Jeremy Floryan. *All were in favor; motion passed.*
5. **Public Comments:** None.
6. **Development Compliance Officer Report:** Mr. Driska commented on an updated format of information and asked if there were any questions or comments on his report. There were none.
7. **Town Planner Report:** Mr. Popper reported the new Cromwell Marshalls store will open on Thursday, August 8<sup>th</sup>.
8. **River COG Regional Planning Commission:** Chris Cambareri recommended Cromwell resident Anthony LaCava to serve on the Lower Connecticut River Valley Council of Governments (River COG) Regional Planning Commission. Michael Cannata made a motion to appoint Anthony LaCava to the River COG Regional Planning Commission; Seconded by Brian Dufresne. *All were in favor; motion passed.*
9. **New Business: Accept and Schedule New Application:**

a. Application #19-38: Request for Site Plan Modification to install one (1) new wall sign and directional signs for the Cortiva Institute at 51 Shunpike Road. Hartford Sign & Design is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner.

Michael Cannata made a motion to accept and schedule for this evening Application #19-38: Request for Site Plan Modification to install one (1) new wall sign and directional signs for the Cortiva Institute at 51 Shunpike Road. Hartford Sign & Design is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner. Seconded by Jeremy Floryan. *All were in favor; motion passed.*

#### **10. New Business:**

a. Application #19-35: Request for Site Plan Approval to construct the new Public Works Sewer Department building at 100 County Line Drive. The Town of Cromwell is the Applicant and the Owner. Mr. Popper asked that the presentation for this item be included as part of the public hearing presentation.

b. Application #19-38: Request for Site Plan Modification to install one (1) new wall sign and directional signs for the Cortiva Institute at 51 Shunpike Road. Hartford Sign & Design is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner.

Darin Senna from Hartford Sign & Design, and Liz Johnson from Cortiva Institute presented the proposal and answered questions from Commission members.

Michael Cannata made a motion to approve Application #19-35 for one (1) new building sign as proposed, and three (3), 2-ft tall 1' x 2' directional signs to be located as proposed; Seconded by Paul Cordone. *All were in favor; motion passed.*

#### **11. Public Hearing:**

a. Application #19-33: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for the construction of the new Public Works Sewer Department building at 100 County Line Drive. The Town of Cromwell is the Applicant and the Owner.

Michael Cannata made a motion to open the Public Hearing for Application #19-33; Seconded by Paul Cordone. *All were in favor; motion passed.*

Town Engineer Jon Harriman, P.E. described the proposal using a Power Point presentation. He summarized the site work required to build the facility, the erosion-control plan and all the utilities. Mr. Harriman described how the facility will be laid out, the parking, the landscaping and the drainage at the site.

He summarized the internal layout of the building, described the building exterior and the sign proposed for the site.

The Commission members and Mr. Harriman discussed the internal layout of the building and the exterior treatment of the building. Several Commission members asked if solar energy was proposed for the project and were told by Mr. Harriman that it was not at the present time. Mr. Harriman stated the proposal is in full compliance with all of Cromwell's zoning requirements.

Michael Cannata made a motion to close the Public Hearing for Application #19-33; Seconded by Chris Cambareri. *All were in favor; motion passed.*

Michael Cannata made a motion to approve Application #19-33 with a recommendation that solar energy be considered; Seconded by Brian Dufresne. *All were in favor; motion passed.*

Application #19-35: Request for Site Plan Approval to construct the new Public Works Sewer Department building at 100 County Line Drive.

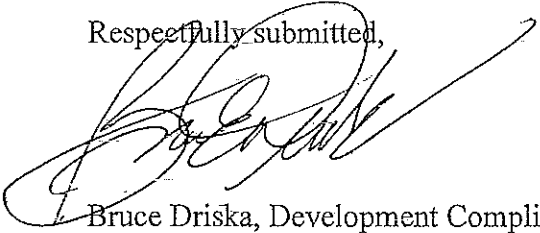
Michael Cannata made a motion to approve Application #19-35 with a recommendation that solar energy be considered; Seconded by Brian Dufresne. *All were in favor; motion passed.*

**12. Commissioner's Comments:** Chris Cambareri gave an update on the progress of the sign draft committee stating a draft proposal will be presented to the commission at the September 17<sup>th</sup> meeting.

**13. Approval of Minutes:** No action was taken.

**14. Adjourn:** Michael Cannata-made a motion to adjourn. Meeting adjourned at 7:59 p.m.

Respectfully submitted,

A large, stylized handwritten signature in black ink, likely belonging to Bruce Driska, is written over the signature line and extends into the margin.

Bruce Driska, Development Compliance Officer  
Acting Recording Clerk