

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY JANUARY 7, 2020
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Cordone and John Keithan

Absent: Nicholas Demetriades, Brian Dufresne, Mo Islam, Ken Rozich and Kenneth Slade

Also Present: Director of Planning and Development Stuart Popper

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:02 p.m.

2. Roll Call

The presence of the above members was noted.

RECEIVED FOR RECORD
Jan 29, 2020 02:28P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

pl

3. Seating of Alternates

Michael Cannata made a motion to seat Alternate John Keithan; Seconded by Paul Cordone. All in favor; motion passed.

4. Approval of Agenda

Mr. Popper asked to add Election of Officers to the agenda under 9. New Business

Michael Cannata made a motion to amend the agenda and add Election of Officers under 9. New Business; Seconded by Chris Cambareri. All in favor; motion passed.

Mr. Popper asked to add the following application under 8. New Business Accept and Schedule New Applications:

Application #20-01: Request for Site Plan Modification (to modify driveway, truck parking area and storm water management basin) at 120 County Line Drive. Scannell Properties #315 LLC is the Applicant and the Owner.

Michael Cannata made a motion to amend the agenda to add Election of Officers as item a. Under New Business and Application #20-01 as item a. under New Business Accept and Schedule New Applications; Seconded by Jeremy Floryan. *All in favor; motion passed.*

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer

Mr. Popper said Mr. Driska would not be here this evening. He said he would be happy to any questions for Bruce. There were none.

7. Town Planner Report:

Mr. Popper said that construction of the new Marriott Hotel at 76 Berlin Road was moving forward. He noted that the Covenant Village project was also going well.

8. New Business: Accept and Schedule New Applications:

a. Application #20-01: Request for Site Plan Modification (to modify driveway, truck parking area and storm water management basin) at 120 County Line Drive. Scannell Properties #315 LLC is the Applicant and the Owner.

Mr. Popper asked that Application #20-01 be accepted and considered this evening.

Michael Cannata made a motion to accept and to consider this evening Application #20-01 to the agenda; Seconded by Paul Cordone. *All in favor; motion passed.*

9. New Business:

a. Election of Officers:

Michael Cannata made a motion to nominate Alice Kelly for Chairman; Seconded by Chris Cambareri. *All in favor; motion passed.*

Chris Cambareri made a motion to nominate Mike Cannata for Vice Chairman; Seconded by Paul Cordone. *All in favor; motion passed.*

Michael Cannata made a motion to nominate Ken Rozich for Secretary; Seconded by John Keithan. *All in favor; motion passed.*

b. Application #20-01: Request for Site Plan Modification (to modify driveway, truck parking area and storm water management basin) at 120 County Line Drive. Scannell Properties #315 LLC is the Applicant and the Owner.

Mr. Popper explained that the Applicant Scannell Properties has been working hard at recruiting a tenant for the 403,000 square foot building. He noted that a minor modification to the site plan had been approved by the Commission at the November 19, 2019 meeting. Mr. Popper said in their continued efforts to recruit a tenant Scannell is proposing some minor changes to the drive way, truck parking area and the storm water management area. He said the applicant's engineer is here this evening to present the application.

Mr. David Gagnon Project Engineer with Langan Company presented the application. He discussed the history of the development of the site. Mr. Gagnon explained that the applicant was proposing to extend the truck access service road further to the south. He said the two access drives into the truck parking area would be removed and replaced with an additional 8 truck parking spaces. Mr. Gagnon said in order to extend the truck access service road the abutting storm water management area would be narrowed and extended to the south. The Commission members and Mr. Gagnon discussed the application and the proposed changes.

Mr. Popper said that staff had reviewed the application and there were no comments at this time.

Mr. Popper explained that the storm water management area was a manmade wetland and the any modification would require approval by the Inland Wetlands and Watercourses Agency (IWWA). He noted that the IWWA would be meeting on Thursday January 9, 2020 and that an application to the IWWA has already been submitted. Mr. Popper asked that the Commission authorize the staff to administratively approve the Site Plan Application once the IWWA has acted at their January 9, 2020 meeting.

Michael Cannata made a motion to authorize staff to administratively approve Application #20-01: Request for Site Plan Modification (to modify driveway, truck parking area and storm water management basin) at 120 County Line Drive. Scannell Properties #315 LLC is the Applicant and the Owner after the IWWA as acted. Seconded by Chris Cambareri. *All in favor; motion passed.*

10. Public Hearing:

a. Application #19-47: Request to amend the Zoning Regulations to include a new Business Zone District (Section 3.6 Commercial Billboard District). DFC of Cromwell LLC is the Applicant.

Michael Cannata made a motion to open the public hearing; Seconded by John Keithan. All in favor; motion passed.

Chairman Kelly read the Legal Notice.

Attorney Arianna Ceneviva said she was here with Mr. Dominick DeMartino the Applicant to present the application. She summarized the status of the application to date to the Commission. Attorney Ceneviva discussed the changes made to the application in response to the Commission's and staff's concerns including the removal of Main Street and Route 372 as possible locations for the proposed zone district.

She noted that the Commission had raised questions as to the number of possible locations along Route 9 and Interstate I-91 for the proposed zone district. Attorney Ceneviva referred the Commission members to a spread sheet noting the addresses and ownership of the possible locations along Route 9 and Interstate I-91.

Attorney Ceneviva summarized the property spreadsheet and she discussed in detail the specific possible locations for the new zone district proposed for the Route 9 and I-91 corridors. The Commission members, staff and Attorney Ceneviva discussed the properties identified. Michael Cannata noted that the Commission had requested that the proposed zone district be limited to areas along Route 9 and Interstate 91 which has been done.

Attorney Ceneviva pointed out the support the proposal had received from Police Chief Denise Lamontagne especially regarding the use of the billboards for amber alerts and public announcements. She also pointed out the support from the Larry McHugh President of the Middlesex Chamber of Commerce and existing Cromwell businesses and their desire to advertise on the proposed electronic billboards.

Attorney Ceneviva distributed a revised set of the proposed regulations for the Commercial Billboard District and summarized the changes for the Commission These included: Section 1.7 Defined Terms; Sections 3.6A The Purpose; 3.6B Bulk Requirements; 3.6C Principle Uses; 3.6D Location, Orientation, Size and Spacing; 3.6E Display time, Transition time, and Brightness; 3.6F Digital Billboard malfunction and maintenance. Sections 5.1H Variations to landscaping requirements; 5.31 Prohibited Signs; and 6. Special Permits; 6.11 Digital Billboards of the proposed regulations.

The Commission members and Attorney Ceneviva and Mr. DeMartino discussed various aspects of the proposed regulations. Chairman Kelly expressed her concerns regarding the visual and aesthetic impact the billboards would have and whether or not they were in keeping with the goals and objectives of the most recent POCD.

Mr. Popper noted that he had received the review comments from the Lower Connecticut River Valley Regional Planning Commission which stated that they saw no negative impact on the abutting communities from the application.

Michael Cannata made a motion to close the public hearing; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Michael Cannata made a motion to approve Application #19-47: Request to amend the Zoning Regulations to include a new Business Zone District based upon the revised text of the regulations submitted this evening. Seconded by Chris Cambareri. *All in favor; motion passed.*

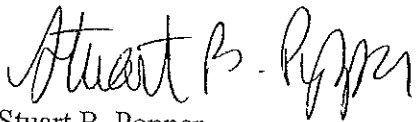
11. Approval of Minutes:

- a. November 7, 2019: No action taken.
- b. November 19, 2019: No action taken.

12. Commissioner's Comments:

13. Adjourn: A motion to adjourn was made by Michael Cannata. Meeting adjourned at 8:42 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Stuart B. Popper".

Stuart B. Popper
Acting Recording Clerk