

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY NOVEMBER 19, 2019
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 Ken Rozich

Absent: Nicholas Demetriades, Brian Dufresne, Mo Islam, John Keithan 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.

3. Seating of Alternates

RECEIVED FOR RECORD
Jan 02, 2020 09:41A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT *AL*

4. Approval of Agenda

Mr. Popper asked to add one new items under 8. New Business Accept and Schedule New Applications:

Application #19-62: Request for Site Plan Modification to permit construction of additional parking spaces at 120 County Line Drive. Scannell Properties #315 LLC is the Applicant and the Owner.

Michael Cannata made a motion to amend the agenda under New Business Accept and Schedule 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 #19-56: Request for Site Plan Modification to install a new sign at Unit H 136 Berlin Road. Majid Rasool is the Applicant and TNO Cromwell LLC is the Owner.

Michael Cannata made a motion to accept and to consider this evening Application #19-56 to the agenda; Seconded by Paul Cordone. *All in favor; motion passed.*

- b. Application #19-59: Request for Site Plan Modification to permit a Donation Bin at 15 Court Street. Charities for Hope Inc. is the Applicant and the Town of Cromwell is the Owner.

Michael Cannata made a motion to accept and schedule Application #19-56 to be heard on December 17, 2019; Seconded by Paul Cordone. *All in favor; motion passed.*

- c. Application #19-60: Request for Site Plan Modification to permit a Donation Bin at 30 Woodside Road. Charities for Hope Inc. is the Applicant and the Town of Cromwell is the Owner.

Michael Cannata made a motion to accept and schedule Application #19-60 to be heard on December 17, 2019; Seconded by Paul Cordone. *All in favor; motion passed.*

- d. Application #19-61: Request for Site Plan Modification to permit a Donation Bin at 199 Shunpike Road. Charities for Hope Inc. is the Applicant and Diversified Unlimited LLC is the Owner.

Michael Cannata made a motion to accept and schedule Application #19-61 to be heard this evening; Seconded by Chris Cambareri. *All in favor; motion passed.*

Application #19-62: Request for Site Plan Modification to permit construction of additional parking spaces at 120 County Line Drive. Scannell Properties #315 LLC is the Applicant and the Owner.

Michael Cannata made a motion to accept and schedule Application #19-62 to be heard this evening; Seconded by Jeremy Floryan. *All in favor; motion passed.*

9. New Business:

- a. Application #19-58: Request for Site Plan Modification to permit temporary storage trailers at 161 Berlin Road. Walmart is the Applicant and Infinity Cromwell Property LTD Partnership is the Owner.

Mr. Dennis Jackson Co-Manager and Mr. Zachary White Sales Supervisor from Walmart represented the applicant. Mr. Jackson explained that the current management team was not told by the corporate office (which installed the temporary storage trailers) that the temporary storage trailers required town approval. He said that the trailers were being

used for Christmas merchandise that will be picked up by December 10, 2019 and then the trailers will be removed on or about December 10, 2019.

The Commission members discussed the history of temporary trailers at Walmart and the Commission's previous actions. Chris Cambareri asked why were they using trailers this year when they did not use them last year. Mr. Jackson said that this year the store had lost storage space to the new food pickup program and hence the need for the temporary trailers again.

The Commission members reminded the applicant of their previous recommendation to Walmart to either use interior store space, to add more store space or to rent space for seasonal storage. Michael Cannata said he was very concerned about the loss of parking spaces due to the use of the temporary trailers at this time of the year when the store is the busiest. Ken Rozich noted that the Walmart had acted without regard to the Commission's previous recommendations regarding no further use of the temporary storage trailers. The Commission members discussed their previous actions and comments regarding the use of temporary storage trailers by Walmart.

Michael Cannata made a motion to deny Application #19-58: Request for Site Plan Modification to permit temporary storage trailers at 161 Berlin Road. Walmart is the Applicant and Infinity Cromwell Property LTD Partnership is the Owner He asked that staff include in the letter a note requesting the Walmart not use trailers again and instead find temporary seasonal storage space to rent; Seconded by Ken Rozich. *All were in favor; motion passed.*

b. Application #19-56: Request for Site Plan Modification to install a new sign at Unit H 136 Berlin Road. Majid Rasool is the Applicant and TNO Cromwell LLC is the Owner.

Mr. Mohammed Aged represented the applicant and said they were opening a new smoke shop at 136 Berlin Road next to the Asian Bistro. Mr. Popper said the proposed sign meets the requirements of the zoning regulations. The Commission members and Mr. Aged discussed the "Puff Kulture" sign and the smoke shop business to be located at 136 Berlin Road.

Michael Cannata made a motion to approve Application #19-56; Seconded by Jeremy Floryan. *All in favor; motion passed.*

c. Application #19-61: Request for Site Plan Modification to permit a Donation Bin at 199 Shunpike Road. Charities for Hope Inc. is the Applicant and Diversified Unlimited LLC is the Owner.

Ms. Sonia Barkman-Carusio President/CEO of Charities for Hope Inc. represented the applicant and noted their efforts to always maintain their donation bins. The Commission members and Ms. Barkman-Carusio discussed the history of the Charities for

Hope donation bins around town and the one at 199 Shunpike Road in particular. Chairman Alice Kelly said she has concerns regarding the approval of this donation bin while the Commission has denied other donation bins around town. Ms. Barkman-Caruso noted that they do have two other additional bins at the Edna Stevens and Woodside schools and they have had no problems with either of those bins.

Michael Cannata suggested that the applicant may wish to locate their bin at the transfer station instead of 199 Shunpike Road and asked the staff to look into that idea.

Michael Cannata made a motion to approve Application #19-61: Seconded by Jeremy Floryan. *All in favor; motion passed.*

d. Application #19-62: Request for Site Plan Modification to permit construction of additional parking spaces at 120 County Line Drive. Scannell Properties #315 LLC is the Applicant and the Owner.

Mr. Rock Emond Civil Engineer with the firm of Milone and McBroom, Inc. presented the application. He discussed the history of the development of the site. Mr. Emond explained that the applicant was proposing to add an additional 171 parking spaces to the site. He said that the spaces would be located on the west and north sides of the building. Mr. Emond said that the site was designed from day one to allow for the construction of additional parking spaces on the west side and north side of the building. He noted that the appropriate drainage infrastructure had been designed and installed to handle the additional parking spaces if they were ever built.

The Commission members and Mr. Emond discussed the location of the proposed parking spaces and the infrastructure needed. Mr. Popper said that the staff had reviewed the application and the only comment was from Town Engineer Jon Harriman. Mr. Popper noted that Mr. Harriman in his memo dated 11/18/19 had requested that, "A trash rack be fitted to the inlet of the outlet structure".

Michael Cannata made a motion to approve with the condition contained in Town Engineer Jon Harriman's memo of 11/18/19; Seconded by Jeremy Floryan. *All in favor; motion passed.*

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.

Chairman Kelly read the Legal Notice.

Attorney Dennis A. Ceneviva said he was here with Mr. Dominick DeMartino owner of the property. He summarized the previous application to the Commission. He said in response to the Commission's concerns the application has been modified from a floating zone district proposal to a commercial zone district with possible locations along State Route

and Interstate 91. Attorney Ceneviva presented the application, reviewing the proposed 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. He said the required frontage requirement along Route 9 has been reduced from 1000 feet to 700 feet to allow for another potential site along Route 9. Attorney Ceneviva then discussed Sections 5.1H Variations to landscaping requirements; 5.31 Prohibited Signs; and 6. Special Permits; 6.11 Digital Billboards of the proposed regulations.

Attorney Ceneviva described the possible locations for the Commercial Billboard Zone District which would be adjacent to certain portions of Interstate 91 and State Route 9. The Commission members and staff discussed additional possible locations for the zone district including Main Street (State Route 99) and Berlin Road (State Route 372).

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. He 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.

Mr. Popper noted that he had not received the review comments from the Lower Connecticut River Valley Regional Planning Commission and asked that the public hearing be continued to the Commission's December meeting to allow for the receipt of the comments. The Commission members raised a question as to the exact number of possible locations for the Zone District along Route 9 and Interstate 91. They asked that the number of possible locations be clarified for the next meeting.

Michael Cannata made a motion to continue the public hearing; Seconded by Ken Rozich. *All in favor; motion passed.*

11. Approval of Minutes:

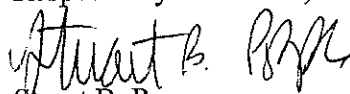
- a. November 7, 2019: No action taken

12. Commissioner's Comments:

Chris Camber updated the Commission on the status of the subcommittee's work on the sign regulations. He said that he will present more information at the next meeting.

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

Respectfully submitted,


Stuart B. Popper
Acting Recording Clerk