

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 P.M. TUESDAY FEBRUARY 4, 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, John Keithan, Paul Cordone, and Ken Rozich

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

Also Present: Director of Planning and Development Stuart Popper and Development Compliance Officer Bruce Driska

1. Call to Order:

The meeting was called to order by Chairman Alice Kelly at 7:05 p.m.

2. Roll Call:

The presence of the above members was noted.

RECEIVED FOR RECORD
Feb 21, 2020 02:05P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

3. Seating of Alternates:

Michael Cannata made a motion to seat Alternate John Keithan; Seconded by Chris Cambareri; *All in favor; motion passed.*

4 Approval of Agenda:

Mr. Popper asked that the agenda be amended to add the following items under New Business: Accept and Schedule New Applications:

- a. Application #20-06: Request for Site Plan Modification (add patio liquor permit) at 35A Berlin Road. Joseph Moon is the Applicant and River Grace Plaza LLC is the Owner.
- b. Application #20-07: Request for a Special Permit to allow filling at 161 Coles Road. The Town of Cromwell is the Applicant and the Owner.
- c. Application #20-08: Request for Site Plan Modification (new signage) at 50 Sebethe Drive. Crown Battery is the Applicant and 50 Sebethe Drive LLC is the Owner.

Mike Cannata made a motion to amend the agenda as noted; seconded by Jeremy Floryan. *All in favor; motion passed.*

5. Public Comments:

None.

6. Development Compliance Officer Report:

Development Compliance Officer Bruce Driska provided a summary of several current projects and asked if there were any other questions. Chairman Kelly asked for clarification on what is pending: Application #19-23: Harry Patel is the applicant from Quality Inn at 111 Berlin Rd. Storage trailer Quality Inn. Mr. Driska noted that Mr. Patel has removed

the trailer at this time. Mr. Driska said he will amend the application for the future report.
Application # 19-42: Wall sign for FedEx at Walmart. Mr. Driska had called the sign manufacturer this past week, and the sign is not yet completed.
Application #19-57: Puff Place smoke shop. Mr. Driska said that the sign has been installed, the shop is still being renovated and has not yet opened.
Application #19-61: Donation bin on Shunpike Rd. Mr. Driska said it was originally removed, but Michael Cannata reports that it is now back.

7. Town Planner Report:

Michael Cannata asked if there is any update on the Red Lion Inn closing. Mr. Popper said there is no new news.

Mr. Popper said he put in a request for \$50,000 in this year's budget to assist in the update of the Plan of Conservation and Development.

He noted that \$15,000 was previously approved to update the zoning regulations and currently we are working with Town Attorney Kari Olsen on this.

8. New Business: Accept and Schedule New Applications:

a. Application #20-02: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant; Tournament Players Club of Connecticut Inc. is the Owner.

Mr. Popper asked the Commission to accept the application and schedule a Special Meeting Wednesday, March 4th at 6:00 p.m.

Michael Cannata made a motion to accept the application to be heard as a public hearing at a special meeting on Wednesday, March 4th at 6:00 p.m.; Seconded by Ken Rozich. *All in favor; motion passed.*

b. Application #20-03: Request for a Special Permit to Create a Rear lot at 43 Shadow Lane. John Hagel is the Applicant and Michael Lanteri is the Owner.

Mr. Popper said the Applications are for a resubdivision and a special permit for a rear lot. He asked the Commission to accept and schedule both applications to be heard at a public hearing on Tuesday March 17th.

Michael Cannata made a motion to accept Application #20-03: Request for a Special Permit to Create a Rear lot at 43 Shadow Lane and schedule it to be heard at the March 17, 2020 meeting; Seconded by Jeremy Floryan. *All in favor, motion passed.*

c. Application #20-04: Request to Re-subdivide 43 Shadow Lane into 3 lots. John Hagel is the Applicant and Michael Lanteri is the Owner.

Michael Cannata made a motion to accept Application #20-04: Request to Re-subdivide 43 Shadow Lane into 3 lots and schedule it to be heard at the March 17, 2020 meeting; Seconded by Paul Cordone. *All in favor, motion passed.*

d. Application #20-06: Request for Site Plan Modification (add patio liquor permit) at 35A Berlin Road. Joseph Moon is the Applicant and River Grace Plaza LLC is the Owner.

Mr. Popper asked that the Commission accept the application and consider it this evening.

Michael Cannata made a motion to accept the application and consider it this evening; seconded by Ken Rozich. *All in favor, motion passed.*

e. Application #20-07: Request for a Special Permit to allow filling at 161 Coles Road. The Town of Cromwell is the Applicant and the Owner.

Mr. Popper asked that the Commission accept the application and schedule it to be heard at the March 17, 2020 meeting.

Michael Cannata made a motion to accept the application and schedule it to be heard at the March 17, 2020 meeting; seconded by Ken Rozich. *All in favor, motion passed.*

f. Application #20-08: Request for Site Plan Modification (new signage) at 50 Sebethe Drive. Crown Battery is the Applicant and 50 Sebethe Drive LLC is the Owner.

Mr. Popper asked that the Commission accept the application and consider it this evening.

Michael Cannata made a motion to accept the application and consider it this evening; seconded by Ken Rozich. *All in favor, motion passed.*

9. New Business:

a. Application #20-06: Request for Site Plan Modification (add patio liquor permit) at 35A Berlin Road. Joseph Moon is the Applicant and River Grace Plaza LLC is the Owner.

Mr. Popper explained that the Applicant Joseph Moon wishes to install tables along the store front of his bar to allow for the outside consumption of beer and wine. He will be requesting town staff to sign a liquor permit application to modify his existing liquor permit. Mr. Popper said that he thought it was appropriate that the Commission be advised formally of the change. Mr. Moon presented photos of the area where he wishes to install the patio tables and also has a sketch of how it will look. He noted that the patio will still be handicap accessible. Mr. Moon said he will have 3 tables and 6 chairs total. He said the tables will be made from cider barrels with a wooden top.

Michael Cannata made a motion to approve Application #20-06; seconded by Ken Rozich. *All in favor, motion passed.* The Commission wished Mr. Moon luck.

b. Application #20-08: Request for Site Plan Modification (new signage) at 50 Sebethe Drive. Crown Battery is the Applicant and 50 Sebethe Drive LLC is the Owner.

Mr. Popper described the location of the building at 50 Sebethe Drive.

Mr. Gary Kesilewski, operation and sales manager of Crown Battery represented the Applicant and said we have rented about half of the 28,000 square foot building for use as a warehouse and office space. He said we are proposing to refinish the existing monument sign and installing a new sign on the building.

Mr. Kesilewski said both names Crown Battery and RAE Battery will be on the refurbished monument sign and the new building sign.

Mr. Popper said both signs meet the requirements of the zoning regulations.

Michael Cannata made a motion to approve Application #20-08; seconded by Paul Cordone. *All in favor; motion passed.*

The commission welcomed the applicant to Cromwell and wished them good luck.

c. Discussion of Proposed Sign Regulations Amendments

Chris Cambareri and John Keithan the members of the Sign Subcommittee presented an overview of their research on the sign regulations and their ideas for proposed amendments to the regulations. The Commission members and staff discussed the proposed regulation amendments. The sign subcommittee and staff will continue to work on the amendments and present further information to the Commission at a future date.

d. Discussion of the Update of the 2012 Plan of Conservation and Development

Mr. Popper discussed the update and the request for funding in this year's budget.

10. Commissioner's Comments:

Michael Cannata mentioned an article published in the Middletown Press about the Mosque which is operated by the organization that previously submitted an application here in Cromwell. He noted that it identifies Mo Islam as the spokesperson for the Mosque, which could be a conflict of interest.

Councilman Liaison James Demetriades arrived at 8:27 p.m. and offered clarification. He said that Mr. Islam is not part of the Middletown Mosque, but he is part of one in New York. Mr. Cannata said that if you are an elected or appointed official of an organization before the Commission, you should recuse yourself. He noted that otherwise it will be seen as a conflict of interest.

11. Approval of Minutes:

a. November 7, 2019

Michael Cannata motioned to approve the minutes; seconded by Chris Cambareri. *All in favor, motion passed.*

b. November 19, 2019

Michael Cannata motioned to approve the minutes; seconded by Paul Cordone. *All in favor,*

motion passed.

c. January 7, 2020

Michael Cannata motioned to approve the minutes; seconded by Jeremy Floryan. *All in favor, motion passed.*

12. Adjourn:

Michael Cannata made a motion to adjourn; seconded by Paul Cordone. *All in favor, motion passed.*

Meeting adjourned at 9:02 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "April Armetta".

April Armetta
Recording Clerk