

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY OCTOBER 6, 2020
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

RECEIVED TOWN CLERK
Oct 7/2020 10:36A
JoAnn Boyle
TOWN CLERK
CROMWELL, CT

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Jeremy Floryan, Nicholas Demetriades, Paul Cordone, Brian Dufresne, and Ann Grasso (alternate).

Absent: John Keithan, Ken Rozich, 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 6:58 PM.

2. Roll Call:

The presence of the above members was noted.

3. Seating of Alternates:

A motion was made by Vice Chairman Michael Cannata to seat Ann Grasso as alternate. Motion seconded by Chris Cambareri. *All in favor, Motion passed.*

4. Approval of Agenda:

Stuart Popper, Director of Planning and Development, asked the Commission to add two items under 8: New Business: Accept and Schedule New Applications.

- a. Application #19-29, annual review of Special Permit under Section 3.5.C.4 of Zoning Regulations to allow for a Contractor's Yard at 150 Sebethe Drive. Robert Gallitto is the applicant and Alvin Ravizza and Christine T. Ravizza Trust is the owner.
- b. Application #20-50, Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to allow for a restaurant with the accessory sales of alcoholic beverages at Wooster St. Pizza, 77 Berlin Road. Wilson Orellana is the Applicant.

Vice Chairman Michael Cannata made the motion to approve the agenda as amended; Seconded by Jeremy Floryan. *All in favor, motion passed.*

5. Public Comments:

None

6. Development Compliance Officer Report:

Compliance Officer Bruce Driska distributed the updated report to the Commission and said he would address any questions.

Chris Cambareri raised a concern about the clothing donation bin located at the SBC plaza. Mr. Driska said that he is aware of the situation with the clothing donation bin. Chairman Alice Kelly recommends removing the clothing bin as it has become an area for people to dump items other than clothing and has become unsightly. Mr. Popper said staff would look into the last approval and report back at the next meeting.

Mr. Driska said there were ongoing issues with erosion, dust, and mud at Cromwell Village and he has issued citations #2 and #3, at \$150 each. He explained that the contractor has added a tire washing station and applied calcium chloride and added a street sweeper to alleviate the problem. Mr. Driska said the new area of concern is trucks waiting to enter the property causing noise and diesel fumes. He said the trucks will be required to radio ahead to avoid waiting in line.

Brian Dufresne asked what was the status of the work on Coles Road. Mr. Driska said that the work on Coles Road continues and the final coat of bituminous has been put down, but no road striping yet.

7. **Town Planner Report:**

Mr. Popper said that construction continues on the new Starbucks with some delays due to scarcity of some building materials. He said the new Marriott hotel is now open and has a beautiful interior with many amenities including an indoor pool and gym. Mr. Popper said the construction of new homes at Arbor Meadows on Field Road is moving along. He said the town has selected a contractor and the work on Cromwell Landing should begin late fall and will include new landscaping, repair of the seawall and the installation of the handicapped accessible fishing pier. Mr. Popper said the tank farm rehab is on-going the portion of River Road from Wall Street north has been rebuilt. He said that more medical space is anticipated in town. Chairman Kelly announced that the new Department of Public Works (DPW) and Sewer Department facility on County Line Drive is waiting for sewer hookup and the planned move-in date is in late October. She said all the town employees are delighted the new facility.

The Commission members briefly discussed the upcoming applications for the digital billboards.

8. **New Business: Accept and Schedule New Applications:**

- a. Application #19-29, annual review of Special Permit under Section 3.5.C.4 of Zoning Regulations to allow for a Contractors' Yard at 150 Sebethe Drive. Robert Gallitto is the applicant and Alvin Ravizza and Christine T. Ravizza Trust is the owner.

Mr. Popper asked the Commission to accept and schedule Application #19-29 to be heard this evening.

Mr. Popper read Special Permit #19-29 published August 28, 2019. Condition #5 stated that the Commission will revisit the application in one year by reviewing a status reported submitted by the Applicant by August 1, 2020.

Mr. Driska reported that he visits the site weekly and that no complaints have been made by neighbors and there are no outstanding violations. He noted that Mr. Gallitto is very cooperative and calls office regularly to ensure that they are no complaints.

Vice Chairman Michael Cannata said because there are no further issues and there is no reason at this time to have the applicant report back to the Commission on a yearly basis he made a motion to remove condition #5 which states, "That the Commission will revisit the application in one year by reviewing a status report submitted by the Applicant by August 1, 2020."

Seconded by Brian Dufresne. *All in favor; motion passed.*

- b. Application #20-50, Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to allow for a restaurant with the accessory sales of alcoholic beverages at Wooster St. Pizza, 77 Berlin Road. Wilson Orellana is the Applicant.

Vice Chairman Michael Cannata made a motion to accept and schedule Application #20-50 for November 5, 2020; Seconded by Jeremy Floryan. *All in favor; motion passed.*

9. Public Hearing:

Chairman Alice Kelly read the legal notice into the record.

Vice Chairman Michael Cannata made a motion to open the public hearing for Application #20-44; Seconded by Paul Cordone. *All in favor; motion passed.*

Application #20-44: Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to allow for a restaurant with the accessory sales of alcoholic beverages at 134 Berlin Road. Valon Avdimentai is the Applicant and CRSI LLC is the owner.

Mr. Avdimentai presented his request to the Commission to obtain a Special Permit to allow for the sale of alcohol at Café Fiore, the former Baci Restaurant. He presented a floor plan to the Commission. Mr. Avidmentai and the Commission members discussed the proposed new restaurant.

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

Vice Chairman Michael Cannata made a motion to approve Application #20-44; Seconded by Jeremy Floryan. *All in favor; motion passed.*

10. Commissioner Comments:

Mr. Demetriades told the Commission that he attended an affordable housing workshop presented by RiverCog. He noted that the workshop focused on not only apartments, but also single family and duplexes. Mr. Demetriades said he will pass on the presentation to the Commission.

Nicholas Demetriades also spoke about the River COG Natural Hazard Mitigation Plan PowerPoint and survey for member towns to complete. He volunteered his assistance on this project if any help is needed.

11. Approval of Minutes:

a. May 5, 2020

Vice Chairman Michael Cannata made the motion to approve the minutes of May 5, 2020. Seconded by Cambareri. *All in favor, motion passed.*

b. June 2, 2020

Vice Chairman Michael Cannata made the motion to approve the minutes of June 2, 2020. Seconded by Paul Cordone. *All in favor, motion passed.*

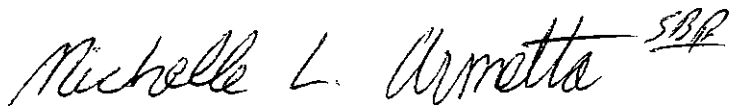
c. September 15, 2020

Vice Chairman Michael Cannata made the motion to approve the minutes of September 15, 2020. Seconded by Jeremy Floryan. *All in favor, motion passed.*

12. Adjourn:

Vice Chairman Michael Cannata made the motion to adjourn at 7:40 PM, seconded by Chris Cambareri. *All in favor, motion passed.*

Respectfully submitted,



Michelle L. Armetta
Recording Clerk