

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, OCTOBER 5, 2021
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Nick Demetriades, Jeremy Floryan Robert Donohue (alternate), John Keithan, and Paul Cordone

Absent: Brian Dufresne, John Keithan, Paul Cordone, Ann Grasso, and Ken Rozich

Also, Present: Director of Planning and Development Stuart Popper and Zoning Enforcement Officer Bruce Driska

1. Call to Order:

The meeting was called to order by Chairman Alice Kelly at 7:02 PM.

2. Roll Call:

The presence of the above members was noted.

3. Seating of Alternates:

Vice Chairman Michael Cannata made a motion to seat Robert Donohue as an alternate. Seconded by Paul Cordone. *All in favor, Motion passed.*

4. Approval of Agenda:

Vice Chairman Michael Cannata made a motion to approve the agenda. Seconded by Chris Cambareri. All in favor, Motion passed.

5. Public Comments:

There were no comments

6. Development Compliance Officer Report:

Mr. Driska said construction is progressing on schedule at the Landon multifamily development at the former Nike site. He said that the reconstruction of Country Squire Road is complete with new drainage, sidewalks and pavement. Mr. Driska said the emergency access road from the Nike site to the Evergreen development is still under construction.

He said phase I (15 homes) at the Carrier development (Arbor Meadows on Field Road) has been completed and the infrastructure for phase II has been installed. Mr. Driska said the Providence & Worcester railroad track and embankment collapse at the TPC River Highlands is being repaired. The commission members discussed the report with Mr. Driska.

7. Town Planner Report:

Mr. Popper updated the Commission on 70 Commerce Drive noting that the property has sold and he expects an application for a site plan modification to be submitted in the near future. He noted the original approval was for two 31,000 square foot buildings and one 4,000 square foot building the new plan calls for one 61,000 square foot building.

Mr. Popper said a Wetlands application for the Geer Street proposal will be accepted by the Inland Wetlands and Watercourses Agency tomorrow evening and a public hearing for the application will be scheduled for the November 3, 2021 meeting. He explained that the developer has acquired about 250 acres and they will be constructing an access road from Shunpike. Mr. Popper said there will only be an emergency access drive on Geer Street.

He said that 15R Christian Hill Road was purchased by one of the banks (of the two banks holding outstanding mortgages) on the former Red Lion Hotel. Mr. Popper said the two banks are trying to work together to redevelop the property. He said the RFP's for the Plan of Conservation and Development and the updating the zoning regulations will be advertised later this month. Mr. Popper said we continue to have small business' move into town. He said the Overhead Door Company has purchased 95 Berlin Road (the house next to the car wash) and will be opening a showroom and retail facility there. Mr. Popper said they will most likely be coming to our next meeting with an application for their signs.

8. New Business: Accept and Schedule New Applications:

There were no new applications.

9. New Business:

a. Application #21-27: Request for Site Plan Modification at 161 Berlin Road to allow for temporary use of trailers for storage. Walmart #2299 is the Applicant and Infinity Cromwell LLC is the Owner.

Mr. Bruce Vanbrackle (the new Manager at Walmart) and Mr. Richard Webster (the new General Manager at Walmart) introduced themselves and discussed their professional backgrounds and personal history of working with the various towns where they managed Walmart stores.

Mr. Vanbrackle explained that the site plan modification consists of 9 tractor trailers that will be parked adjacent to the loading docks in the rear of the store from November 1st through January 15th. He explained that the containers will hold various holiday toys and related holiday items.

Mr. Popper discussed the comments received from the Fire Marshal and from the Mattabessett Sewer District. He explained that the comments related to the weight of the trailers that will be parked on the Mattabessett sewer easement. Mr. Vanbrackle

assured the Commission that the weight of the trailers will be under the 32,000 pounds limit allowed on the easement. The Commission members and Mr. Vanbrackle and Mr. Webster discussed the history of the previous applications for temporary storage trailers. The Commission members thanked the Walmart managers for working with the town and finding a more appropriate location for the temporary trailers.

Michael Cannata made a motion to approve Application #21-27 with the condition that the trailers will be removed by January 15, 2021. Seconded by Chris Cambareri. *All in favor, Motion passed*

10. Commissioner's Comments:

There were no comments.

11. Approval of Minutes:

a. Michael Cannata made a motion to approve the minutes of September 7, 2021; Seconded by Robert Donahue. *All in favor; motion passed*

12. Adjourn:

Michael Cannata made a motion to adjourn at 7:50 PM. *All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Candice Fontaine".

Candice Fontaine
Administrative Secretary