



## Town of Cromwell Planning and Zoning Commission

### **REGULAR MEETING**

**7:00 P.M. TUESDAY December 15, 2015**

**ROOM 224 CROMWELL TOWN HALL 41 WEST STREET**

### **Minutes and Record of Votes**

**Present:** Chairman Alice Kelly, Michael Cantata, Ken Slade, Paul Cordone, Chris Cambareri, Jeremy Floryan, Rich Waters, Ken Rozich Alternate Dave Fitzgerald

**Absent:** Brian Dufresne

**Also Present:** Town Planner Stuart Popper, Town Engineer Jon Harriman, Zoning Enforcement Officer Fred Curtin

#### **1. Call to Order**

The meeting was called to order by Chairman Kelly at 7:01pm.

#### **2. Roll Call**

The presence of the above members was noted.

#### **3. Seating of Alternates**

A **motion** was made by Paul Cordone and **seconded** by Ken Rozich to seat David Fitzgerald as an alternate. *All were in favor; the motion passed.*

#### **4. Approval of Agenda**

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to approve the agenda with the amendment of adding items 8d. Release of Performance bonds at Sunset Ridge and 8e. Accept and schedule application 15-47 Belafonte Company zone change from R25 to PRD. *All were in favor; the motion passed.*

#### **5. Public Comments - none**

#### **6. Development Compliance Officer Report:**

Mr. Curtin said he needs to come up with a list of Frontier utility boxes that are in the line of site around Cromwell. Chairman Kelly asked the Commissioners that if they identify any to send an email to Mr. Curtin and cc Mr. Popper. Mr. Curtin discussed the report that was in the package.

Mr. Waters expressed concern about 106 West Street and the cars and camper that are stored on the property. Mr. Curtin said he will review.

**7. Town Planner Report:**

Mr. Popper reviewed the EDC report in the package dated December 7, 2015.

**8. New Business:**

- a. Section 8-24 Mandatory Referral for the Construction of a Splash Pad at Watrous Park.

Mr. Popper said that the first step is to issue a mandatory referral and if you do issue a favorable one than they will come back for a site plan. He said the information tonight is just preliminary.

Mr. Harriman said the budget for constructing a splash pad at Pierson Park would not be enough to address all the issues we encountered. He showed Watrous Park on a map and showed an area they had in mind but said his preference would be to keep it closer to the playground area.

A **motion** was made by Michael Cannata and **seconded** by Ken Rozich to issue a positive 8-24 referral for a splash pad at Watrous Park. *All were in favor; the motion passed.*

- b. Discussion of Change of Use at 14 Alcap Ridge

Mr. Popper referred to page 53 of the zoning regulations. He said he would consider the new use an athletic club. He said it will be a baseball/softball training facility. He showed the site on a map and said there is plenty of lighting and plenty of striped parking. He said they would have to go for a building permit and this will be looked at by all town officials. He said the staff can handle administratively but I wanted to extend the courtesy to you since that was kind of a policy this Commission made some time ago.

Rick Pizzonia said this will be a softball and baseball rental facility as well as a speed/agility training facility. He said it would be used by sports group and the Board of Education. He said that he is one of 3 owners who will handle the rentals. He said the Cromwell kids are currently going to the Middletown facility.

Mr. Cambareri said this building will be great for that.

A **motion** was made by Michael Cannata and **seconded** by Ken Rozich to allow staff to handle the change of use at 14 Alcap Ridge administratively. *All were in favor; the motion passed*

- c. Election of Officers

Michael Cannata nominated Alice Kelly as Chairman.  
Alice Kelly nominated Michael Cannata as Vice Chairman.

Michael Cannata nominated Ken Rozich as Secretary.

A **motion** was made by Michael Cannata and **seconded** by Alice Kelly to close the nominations for election of officers. *All were in favor; the motion passed.*

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to nominate Alice Kelly as Chairman. *All were in favor; the motion passed.*

A **motion** was made by Alice Kelly and **seconded** by Rich Waters to nominate Michael Cannata as Vice Chairman. *All were in favor; the motion passed.*

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to nominate Ken Rozich as Secretary. *All were in favor; the motion passed.*

d. Release of Performance Bond at Sunset Ridge

Mr. Popper said we previously acted on this but the motion needs to have exact numbers in them. Mr. Curtin and Mr. Harriman both said they were ok with these numbers.

A **motion** was made by Michael Cannata and **seconded** by Ken Rozich to release the Performance Bond at Sunset Ridge which was reduced from \$128,390 to \$18,002.83. *All were in favor; the motion passed.*

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to release the Erosion and Control bond at Sunset Ridge which was for \$12,000 and reduced to \$9,010.05 on April 30, 2014. Mr. Curtin used \$5,510.05 leaving a balance of \$3,500.00 to be released. *All were in favor; the motion passed.*

e. Accept and Schedule Application 15-47 Belafonte Company zone change from R25 to PRD.

Mr. Popper handed out the application package and said we would like this to be heard at the meeting on January 19, 2016. He said this will be a public hearing. He said this is the former Nike Site and they are requesting a zone change from R-25 to Planned Residential Zone. He said if the zone change is approved then they will come in with an application for site plan approval after that.

A **motion** was made by Michael Cannata and **seconded** by Ken Rozich to accept application 15-14 to be heard at a public meeting on January 19, 2016. *Chairman Alice Kelly, Michael Cantata, Ken Slade, Paul Cordone, Jeremy Floryan, Rich Waters, Ken Rozich, Dave Fitzgerald approved; Chris Cambareri recused himself from voting. The motion passed.*

9. Approval of Minutes:

a. November 17, 2015

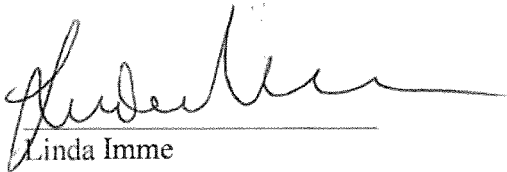
A **motion** was made by Michael Cannata and **seconded** by Ken Rozich to approve the minutes of November 17, 2015. *All were in favor; the motion passed.*

**10. Commissioner's Comments:**

**11. Adjourn**

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to adjourn at 7:31pm. *All were in favor; the motion passed.*

Respectfully Submitted,

  
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Linda Imme  
Recording Clerk