

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM THURSDAY, JUNE 7, 2022
COUNCIL CHAMBERS CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

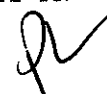
Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Ann Grasso, Robert Donohue, John Keithan and Nick Demetriades

Absent: Ken Rozich, Paul Cordone, Brian Dufresne and Chris Cambareri.

Also present: Zoning Enforcement Officer Bruce Driska and Council Liaison James Demetriades

1. **Call to Order:** The meeting was called to order by Chairman Alice Kelly at 7:00 PM.
2. **Roll Call:**
The presence of the above members was noted.
3. **Seating of Alternates:**
Michael Cannata made a motion to seat Robert Donahue as an alternate; Seconded by John Keithan. *All in favor, Motion passed.*
4. **Approval of Agenda:**
Michael Cannata made a motion to approve the agenda. Seconded by Robert Donahue. *All in favor, Motion passed*
5. **Public Comments:**
There were no public comments
6. **Development Compliance Officer Report:**
No report was given
7. **Director of Planning and Development Report:**
Mr. Popper was absent and the report was not given.
8. **New Business: Accept and Schedule New Applications:**
 - a. Application #22-13: Request to amend Section 5.2 of the Zoning Regulations to allow for the installation of electric charging units in parking lots. Miodrag Delict, Delmic Properties, LLC is the Applicant.
Mike Cannata made a motion to accept and schedule Application #22-13: Request to amend Section 5.2 of the Zoning Regulations to allow for the installation of electric

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charging units in parking lots as a Public Hearing item at the July meeting. Seconded by Robert Donohue. *All in favor, Motion passed.*

b. Application #22-14 Request for a Site Plan Modification to install lights at Henderson Field at 9 Captain James Mann Memorial Field Drive. Cromwell Little League is the Applicant and the Town of Cromwell is the Owner.

Mike Cannata made a motion to accept and schedule Application #22-14: Request for a Site Plan Modification to install lights at Henderson Field at 9 Captain James Mann Memorial Field Drive for June 21. Seconded by Ann Grasso. *All in favor, Motion passed.*

9. New Business:

a. Discussion and Adoption of the Town of Cromwell Affordable Housing Plan. Chairman Alice Kelly said this will be discussed on June 21.

10. Public Hearing:

a. Application #22-12: Request for a Special Permit under Section 2.7.A.4 to construct a garage over 1,000 square feet at 560-562 Main Street. Timothy Farrell is the Applicant and Timothy J. and Sharon S. Farrell and 194 Shunpike Road LLC are the Owners.

Alice Kelly read the Amended Legal Notice.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

AMENDED LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday June 7, 2022 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #22-12: Request for a Special Permit under Section 2.7.A.4 to construct a garage over 1,000 square feet at 560-562 Main Street. Timothy Farrell is the Applicant and Timothy J. and Sharon S. Farrell and 194 Shunpike Road LLC are the Owners.

At this hearing interested persons may appear and be heard and written testimony received. This application is available for public inspection in the office of the Town Planner.

Alice Kelly
Chairman

Dated in Cromwell, Connecticut this the 26TH day of May 2022.

Mike Cannata made a motion to open the Public Hearing. Seconded by Ann Grasso.
All in favor, Motion passed.

Mr. Timothy Farrell with Tall Man's Homemade Ice Cream at 560-562 Main Street in Cromwell said the house was originally a rental property that he renovated and then moved into the home. He said he knocked down the existing 3 car garage and he purchased 560 Main Street which is on the south side of his lot. Mr. Farrell said he would like to put the proposed garage on the property of 560 Main Street behind his home where the shed is currently located. He said the shed would be moved and the proposed 3-car garage would be built there. Mr. Farrell said he would like to deed the two properties as one property, if approved, and change the property lines.

Chairman Alice Kelly asked Mr. Farrell if he will need more parking. Mr. Farrell said he is eliminating the grass to gain more parking spaces and will make the current three parking spaces double deep so people can double park.

Mr. Driska asked the applicant if the double deep parking spaces are for employees and Mr. Farrell said yes.

Chairman Alice Kelly congratulated Mr. Farrell on a great place of business. She asked what the garage will be made of. Mr. Farrell said it will be painted red with white trim using texture 111 to match the shed.

Ann Grasso thanked Mr. Farrell for coming to town and taking good care of his property. She asked if there will be any landscaping at the rear of the property and Mr. Farrell said yes.

Mike Cannata made a motion to close the Public Hearing. Seconded by Robert Donohue. *All in favor, motion passed.*

Mike Cannata made a motion to approve Application #22-12: Request for a Special Permit under Section 2.7.A.4 to construct a garage over 1,000 square feet at 560-562 Main Street. Timothy Farrell is the Applicant and Timothy J. and Sharon S. Farrell and 194 Shunpike Road LLC are the Owners. Seconded by Robert Donohue.
All in favor, motion passed.

11. Commissioner's Comments:

There were no comments.

12. Approval of Minutes:

a. April 19, 2022

b. May 5, 2022

Minutes were not approved.

13. Adjourn:

Mike Cannata made a motion to adjourn at 7:16 PM. Seconded by John Keithan.

All in favor, Motion passed

Respectfully submitted,

A handwritten signature in cursive script that reads "Candice Fontaine". The signature is fluid and includes a large, sweeping loop at the end.

Candice Fontaine
Recording Clerk