

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM THURSDAY, JUNE 21, 2022
COUNCIL CHAMBERS CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Ann Grasso, Ken Rozich, Nick Demetriades and Chris Cambareri

Absent: Paul Cordone, Brian Dufresne, Robert Donohue and John Keithan

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 7:00 PM.

2. **Roll Call:**

The presence of the above members was noted.

3. **Seating of Alternates:**

No alternates were seated.

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Jun 30, 2022 10:11A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT



4. **Approval of Agenda:**

Mr. Popper said he would like to amend the agenda to add Application #22-15 Request for Special Permit for Outside Storage at 150 Sebethe Drive. Alvin Ravizza is the Applicant and RANDA LLC is the Owner. He asked the commission to accept the application this evening and schedule it to be heard at the Tuesday July 19, 2022 meeting.

Michael Cannata made a motion to accept Application #22-15 to be heard on Tuesday, July 19th. Seconded by Ann Grasso. *All in favor, Motion passed.*

5. **Public Comments:**

There were no public comments

6. **Development Compliance Officer Report:**

Mr. Driska said the tall grass at the Friendly's site and the former Red Lion has been recently mowed. He said Dollar General corporate was notified regarding the Dollar General on Main Street because their contractor wasn't responsive about the grass being cut which has been taken care of.

Chairman Alice Kelly asked about the tall grass across from the Sunoco station. Mr. Driska said the area is exempt from blight because it is not a residence or a corner building lot.

Mr. Driska said he spoke with the new property owner at 37 Coles Road regarding the previous blight issues. He said the new owner has cleaned up the front yard and expects to demolish the existing house and build new.

7. Director of Planning and Development Report:

Mr. Popper said he has been having serious discussions about developing commercial properties that have been for sale for many years in the Town. He said there has been conversations about a possible medical office building and a small new warehouse building.

Mr. Popper suggested that the PZC to meet once in July on Tuesday, July 19th. He said at that meeting, Application #22-15 will be heard, and other applications may be accepted. Mr. Popper said the effective date of the new regulations for special permits for the retail sales of adult use cannabis is June 27, 2022. He said any applications submitted from that date on will be accepted at the Tuesday, July 19, 2022 meeting.

Ann Grasso asked Mr. Popper where the new electric charging stations will be located in the Community Field Road parking lot. Mr. Popper said the initial thought was that they would be located in the rear of the lot closer to the former train station facility. He explained that the location may change depending on the consultant's recommendations.

Ann Grasso asked Mr. Popper if solar power is an option. Mr. Popper said we would look at that once the consultant has been hired.

Ann Grasso asked Mr. Popper about the status updated business list. Mr. Popper said he would work on it. He said the only new business that has recently opened is therapy office next to the tattoo shop in the former Glen Johnson realty building.

8. New Business: Accept and Schedule New Applications:

Mr. Popper asked the commission to accept and schedule to be heard on July 19, 2022 Application #22-15 Request for Special Permit for Outside Storage at 150 Sebethe Drive. Alvin Ravizza is the Applicant and RANDA LLC is the Owner.

Michael Cannata made a motion to accept Application #22-15 and schedule it to be heard on Tuesday July 19th. Seconded by Ann Grasso. *All in favor, Motion passed.*

9. New Business:

a. 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.

Mr. Scott Brown from 9 Horse Run Hill Cromwell said he is representing the Cromwell

Little League. He said they are proposing to install four (4) sixty (60) foot high light poles at Henderson Field. Mr. Brown said two of the lights will be in the infield at first base and third base, and the other two lights will be in the outfield. He said 10:00PM will be the latest time the Cromwell Little League will complete a game and the lights will be on.

Chairman Alice Kelly asked Mr. Brown how the lights will affect the house near the baseball field. He said the lights will have very little effect because they are LED lights. Mr. Driska said it is a photometric plan and the lights will not go off the field into other areas. Mr. Brown said the lights are shielded and the lights will only be on when they are being used at a ballgame.

Ken Rozich said the lights at Henderson Field are long overdue and thinks they would be a great benefit to the town and the Little League. Chris Cambareri said he agreed. Ann Grasso asked if any precautions will be taken for the birds that rest on lights. Mr. Brown said he will speak with the lighting company about this concern.

Michael Cannata made a motion to approve 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. Seconded by Ken Rozich. *All in favor, Motion passed.*

b. Discussion and Adoption of the Town of Cromwell Affordable Housing Plan. Mr. Robert Collins, Principal Planner at SLR International Consulting in Cheshire gave a summary of the Affordable Housing Plan to the commission. He said ten other towns have worked RiverCOG have adopted their Affordable Housing Plans.

Mr. Collins asked the commission if they had any questions. Chairman Alice Kelly discussed concerns she has about the implementation of the Plan objectives, strategies and action steps and who will pay for them. She spoke about her experience in getting the town to implement the recommendations of the 2012 Plan of Conservation and Development.

The commission members and Mr. Collins and Mr. Popper discussed the purpose of the plan and the implementation of the plan.

Michael Cannata noted that the Housing Plan is not a mandate it is more a series of recommendations. Nick Demetriades said he did not have a problem with the Affordable Housing Plan, but had concerns with some of the implementation and who would oversee the implementation. They discussed the establishment PZC subcommittee versus a new Housing Committee to implement the plan. Mr. Popper spoke in favor of a Housing Committee noting they could be the champions of the plan and get more town residents involved.

Mr. Collins said Cromwell is fortunate to have such a diverse housing stock and spoke about tasks that would not cost money such as informing realtors and the public in general about such things as CHFA mortgages for first time homeowners.

Ann Grasso asked Mr. Popper if he sees this implementation of the recommendations has something he and staff can manage.

Mr. Popper said he sees the implementation of the plan as a long-term effort by the planning department working in conjunction with other town departments and committees. Ann Grasso said she wants to see and would like more people to know about the Affordable Housing Plan.

Mr. Popper said the creation of a new Housing committee would bring citizens to the forefront who are interested in being champions of this cause and give them a venue to promote the Plan.

Michael Cannata made a motion to approve the Adoption of the Town of Cromwell Affordable Housing Plan Seconded by Chris Cambareri. *All in favor, Motion passed.*

10. Commissioner's Comments:

There were no comments.

11. Approval of Minutes:

a. April 19, 2022

Michael Cannata made a motion to accept the minutes on April 19, 2022. Seconded by Nick Demetriades. *All in favor, Motion passed.*

b. May 5, 2022

Michael Cannata made a motion to accept the minutes on April 19, 2022. Seconded by Nick Demetriades. *All in favor, Motion passed.*

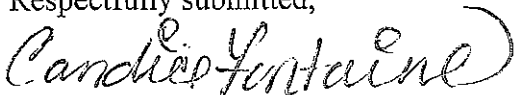
c. June 7, 2022

Michael Cannata made a motion to accept the minutes on April 19, 2022. Seconded by Nick Demetriades. *All in favor, Motion passed.*

12. Adjourn:

Mike Cannata made a motion to adjourn at 8:23 PM. *All in favor, Motion passed.*

Respectfully submitted,



Candice Fontaine
Recording Clerk