



Town of Cromwell Planning and Zoning Commission

SPECIAL MEETING
7:00 P.M. TUESDAY FEBRUARY 28, 2023
ROOM 222 CROMWELL TOWN HALL
41 WEST STREET

Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Robert Donohue, Nick Demetriades

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

Also present: Zoning Enforcement Officer Bruce Driska

1. Call to Order

The meeting was called to order at 7:31pm by Chairman Kelly.

2. Roll Call

The presence of the above members was noted.

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Mar 21, 2023 10:06A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT *pl*

3. Seating of Alternates.

A motion was made by Michael Cannata and seconded by Nick Demetriades to seat Robert Donohue as an alternate. All were in favor; the motion passed.

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Nick Demetriades to approve the agenda. All were in favor; the motion passed.

5. Director of Planning and Development Report

6. New Business:

- a. POCD Update
- b. Zoning Regulations Update

Robert Collins with SLR said as you know, we are updating the Plan of Conservation and

Development (POCD). He said the Commissioners have had the data for a few weeks and asked if they had any questions before he began the presentation. Mr. Collins said they are planning on having an update meeting on the 3rd Tuesday of each month. He said we will alternate between the POCD and the zoning regulations with specific topics for discussion. Mr. Collins suggested what the agendas should look like going forward. He said tonight will be a discussion on the community profile and the data they compiled. The March meeting will focus on a summary of the results of the survey. He said we will also work to establish a vision statement within the POCD. Mr. Collins said I will share a dozen or so different statements and have taken the liberty of drafting one we can explore as well. He said we can use them to make one that the Commissioners feel is the best. Chairman Kelly asked about the old one from 2017. Mr. Collins said we will bring it and suggest some tweaks. He said your POCD is actually from 2007 but was adopted in 2012. Mr. Collins said the April meeting will focus on the zoning regulations. He said the first part is complete with codifying all the amendments since the 1st update in 2015. He said that is now available to the public. Chairman Kelly said the Commissioners should have been given a copy of those amendments and asked Mr. Driska to have it mailed to the Commissioners this week. Mr. Collins said the second stage of the zoning regulations update will be the additional amendments and formatting. He said I will share the annotated outline at the meeting in April. He said this would include new subject matters and I will provide you with one sheet summary reports. Chairman Kelly asked Mr. Driska to make sure those reports are included in the Commissioners packages that are mailed before the meeting. Mr. Collins said that in April we can also discuss the theme of the POCD and the goals. Chairman Kelly asked if the Commission would receive a draft of the POCD at the April meeting. He said it's possible. He said we are going to look at ways we can frame the POCD around the themes we decide on. There was a discussion about the Regional and State POCD and how this one will flow into those. Mr. Collins said we will show how the Town of Cromwell's POCD is consistent with those. Mr. Collin said it might make sense to discuss the themes as we talk about the vision statement in March. He said I will confirm that agenda with Mr. Popper.

Chairman Kelly asked if the entire report had to be in color. She said that it is very expensive to print. Mr. Collins said it will mostly be read online but we can discuss that. Chairman Kelly said she is asking that they don't make unnecessary stripes and borders on the pages and showed Mr. Collins what she was referring to. Mr. Driska said you can always just print in black and white. Mr. Cannata said this is only done once every ten years so we should get a good document. Mr. Collins said the data deck is chock full of data so there is more color than the final document would have. He said I am aware of what Chairman Kelly is saying and we will tone it down.

Mr. Collins said tonight I would like to look at the summary of the data analysis and you can ask questions about the data deck. He showed the report the Commissioners received on February 17, 2023. He said we are giving you as much data as possible and you can use that data like tools in a tool belt. Mr. Collins said some of these points may not show up in the final document. Mr. Collins talked about the areas of focus which are demographics, land use and zoning, housing, economic development, transportation, community facilities and infrastructure, parks, recreation and open space, cultural and historic resources, natural resources and climate resilience and sustainability. He also discussed the census and the American Community Survey and discussed how that data can get outdated since it changes so quickly.

He discussed the housing prices and said that changes often so it might not make sense to make it a high priority item but just something they monitor. Chairman Kelly asked why the Commission should monitor something like home prices since there is nothing they can do about it. She said what would we do regarding something like that. Mr. Collins said the town as a whole could make it a point to know if affordable housing is available and could make the decision to help make programs available or other resources available to the community. Chairman Kelly said we have no money to offer people and the Commission doesn't have anything to offer on that subject as well. Mr. Collins said the POCD is a zoning document. He said this Commission owns it and it is up to you to help make the town aware of what resources or initiatives it might make available. Chairman Kelly said we have to be careful that we do not put things in here that we can't fulfill especially if we have no jurisdiction over it. Mr. Cannata said the regulations are driven by this plan so we do have jurisdiction. Chairman Kelly said we do not have the tools to implement them and I want this to be something that plans for the future with the changing demographics. Mr. Collins said some of these ideas might just be guiding principles. Chairman Kelly said no Commission or department did what they said they were going to do when the last POCD was updated. She said it just went into a drawer and it's just a way for us to look good. Mr. Collins said maybe some of these items can be recommended to be put into the budget. Mr. Cambareri said this is a good time for the POCD since so many things are changing. Mr. Collins said school enrollment is also changing.

Chairman Kelly asked how it was decided that four out of 5 waterbodies are identified as impaired due to poor water quality and Mr. Cannata said that might need to be checked. Mr. Collins said some may appear clean but there are toxins like mercury in them.

Mr. Collins said Cromwell is part of the sustainable CT program but not active in it. He said we can share more with you on that. Mr. Cambareri sent the link of the website to the Commissioners. Mr. Collins said we can report back on questions and clarifications on some items. Chairman Kelly asked Mr. Driska to give Mr. Collins a memo from the Commissioners on what questions they would like addressed at the next meeting.

Mr. Demetriades asked if some of the water quality is impacted by the developments, housing and retention areas that this Commission has approved. Mr. Collins said it could but not radically in the last ten years. He said that kind of question would be better answered by the Town Engineer.

Mr. Demetriades asked about affordable housing and Mr. Collins said it is not one idea and there already is a need in town for that. He said you can't change the formula on who qualifies for affordable housing but you can focus on that area and implement plans for it.

Mr. Donohue asked about the projects that are not listed in this data deck. Mr. Collins said if you know of projects occurring in town it would be helpful to know about them.

Chairman Kelly thanked Mr. Collins for the presentation.

7. Commissioner's Comments:

8. Adjourn:

A motion was made by Michael Cannata and seconded by Nick Demetriades to adjourn at 8:21pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Linda Imme".

Linda Imme
Recording Clerk