

Town of Cromwell Planning and Zoning Commission

***REGULAR MEETING
7:00 P.M. TUESDAY MARCH 21, 2023
COUNCIL CHAMBERS CROMWELL TOWN HALL
41 WEST STREET***

Minutes and Record of Votes

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

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

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

1. Call to Order

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

2. Roll Call

The presence of the above members was noted.

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3. Seating of Alternates

A motion was made by Michael Cannata and seconded by Chris Cambareri 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 Ann Grasso to approve the agenda. All were in favor; the motion passed.

5. Development Compliance Officer Report

Mr. Driska said there was nothing new to report.

6. Director of Planning and Development Report

Mr. Popper said the Economic Development Commission endorsed a 10-year tax abatement for 100 Berlin Road project. Chairman Kelly said the sewer division was very good to them. Mr. Popper said that discussions continue with the owners of 100 Berlin Road and once the

remaining issues are resolved they will submit the request for the tax abatement to the Town Council.

7. New Business:

- a. POCD Update
- b. Zoning Regulations update

Robert Collins, SLR, Cheshire, CT said that he has the zoning code updates and that is being done in 2 phases. He said the first phase is complete with all of the changes that you already approved from 2015 to the end of 2022. Mr. Collins said the second phase is to identify the potential changes from this point forward by discussing certain subjects and then you will decide which ones you want to move forward with by the end of this year. The Commissioners received a copy of the zoning regulations with the changes from 2015 to the end of 2022. Mr. Cambareri asked if this was on the website and Mr. Popper said it will be by the end of the week. He said it will also be in the library. Chairman Kelly asked Mr. Popper if these changes were all approved by the Commission and Mr. Popper said yes, through the end of 2022. Mr. Popper said there are going to be things we need to add to meet state requirements and things that we need to update and amend since there have been new types of businesses etc. that have been created and implemented. He said SLR did a good job with this document and it is solid. He said there is a table in the beginning of the zoning regulations which shows the changes contained in the document.

Mr. Collins said we can move to the discussion of the POCD. He said we reviewed the data deck last month and you all gave me good feedback. He asked them to think about anything new they want SLR to consider.

Mr. Donohue said there are some infrastructure projects in the water division and Chairman Kelly as well in the sewer division. Mr. Collins said that he needs information on the important ones. Mr. Popper said we will contact the district to find out about the projects. Mr. Collins said they have made some changes already based on your feedback from the last meeting.

Mr. Collins handed out the draft of the survey results. He said the survey will close this week so it's still a draft report but we should be able to finalize the results in the next month. He said it is divided into 7 categories as well as a vision and demographics section. He said 84 open comments were left by residents and they will categorize where those interests were. Mr. Collins said that 64 residents left email addresses so they could be contacted with more information about the POCD open forums.

Chairman Kelly asked if there was anything that surprised Mr. Collins. He said it was nice to see the high percentage of residents who indicated a high quality of life. He said the public school scores surprised him and the high percentage indicating noise in neighborhoods was surprising.

Mr. Demetriades asked why the percentages in some categories added up to more than 100 percent. Mr. Collins said that in some sections people could answer more than one way and we should make a note in those areas indicating that.

Mr. Collins said I will give you more time to digest this and come back next month with comments and questions. He said that he will be back at the second meeting in April.

Mr. Cambareri said that on page 26 it says the River Road Boat Launch is a community facility but it is really a private facility. Mr. Demetriades said maybe we should talk about building one for residents. Mr. Cannata said there is no waitlist at the River Road Boat launch for residents but they do have to pay dues. Mr. Cambareri said that our riverfront access is not obvious to the public.

Mr. Collins handed out sample vision statements from other Connecticut communities and said the next part of the POCD is to create a vision statement. He said your homework will be to look at these and tell us what your vision is. He said that SLR also created one that he passed out to the Commissioners. He said this is not written in stone but just a guide. Ms. Grasso asked if the length of the one they created was typical because it seems long. Mr. Collins said that is up to you but they all are usually a minimum of 3 paragraphs but we could incorporate all the ideas into one.

Mr. Demetriades asked if there was a way to digitize the document and include a spoken narrative. Mr. Collins said that could be possible and something to discuss. Ms. Grasso said that the Cromwell Creative District just completed an audio tour of the Cromwell historical society and she will send a link to the Commissioners.

Mr. Popper thanked the Commission and Mr. Collins. Mr. Collins said you have your homework assignment; to think about the vision statement and to think about the themes and goals. He said we will eventually have an open house for residents. Chairman Kelly said I am not sure how many people know what the POCD is. Mr. Popper said there are residents in town who are watching this and looking forward to the update. Mr. Collins said that 60 residents have given us their email for this reason.

Mr. Driska asked if he envisioned the meetings to be charrettes and Mr. Collins said no, more of an open house and we will have a short video on loop for residents to watch.

8. Commissioners Comments

9. Adjourn

A motion was made by Michael Cannata and seconded by Robert Donohue to adjourn at 8:18pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk