



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING **7:00 P.M. TUESDAY APRIL 4, 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,

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

Also present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska and Town Council Liaison Jim Demetriades

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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Apr 26/2023 10:51A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

3. Seating of Alternates

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the agenda with the amendment of adding items 8b. Application #23-09, 51 Shunpike Road, Goldfish Swim School site plan modification for a new sign and item 8c. application #23-10 Morecon Builders, LLC, 70 County Line Drive, Site Plan approval. All were in favor; the motion passed.

5. Public Comments

6. Development Compliance Officer Report:

Mr. Driska handed out an amended report to replace the one included in the package and said he added application #23-10 to the spreadsheet.

7. Director of Planning and Development Report:

Mr. Cannata asked Mr. Popper if there has been any movement on the Sysco Project on County Line and Mr. Popper said that their applications have been tabled at the Rocky Hill Planning and Zoning Commission and the Conservation Commission. He said staff had concerns about the driveway being close to the Amazon building and the Public Works garage entrances and exits. Mr. Popper said the town would like to see the Sysco driveway moved further east.

Mr. Demetriades asked about the existing condition of Hicksville Road and said it is a mess and he hopes it gets repaved. Mr. Driska said that he is not sure of it's ranking on the town road repaving list. Chairman Kelly suggested that the town consider using ARPA money to repave it.

Mr. Cambareri said he had some questions about the site plan modification procedures and Chairman Kelly said that we can discuss that at the end under the Commissioners comments.

Mr. Popper said as a reminder at our April 18, 2023 meeting we will be discussing the POCD vision statement. He noted we will be emailing out info before the meeting.

8. New Business: Accept and Schedule New Applications:

- a. Application #23-08: Request for a Site Plan Modification at 11 Berlin Road for a sign for a new business. Ayelen Olivera is the Applicant and Joseph Airo is the Owner.

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept and schedule application #23-08 to be heard tonight. All were in favor; the motion passed.

Mr. Popper said application #23-08 is for a new sign at 11 Berlin Road. He said Mr. Driska has reviewed the sign and it is in compliance with our zoning and the use is also an approved use. He said a rendering of the sign is in your packages.

Mr. Michael Harmon addressed the Commission said that he and Ayelen Olivera are opening a new tattoo shop which will also be an art gallery. Ms. Olivera said the sign would be back lit.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-08. All were in favor; the motion passed.

- 8b. Application #23-09, site plan modification for a new sign at Goldfish Swim School, 51 Shunpike Road, HBN Nitkin is the owner/applicant.

Mr. Popper said that Mr. Driska has reviewed this sign and it is in compliance with the zoning regulations.

A motion was made by Michael Cannata and seconded by Nick Demetriades to accept and schedule application #23-09 to be heard tonight. All were in favor; the motion passed.

Craig Way, HBN Nitkin in Greenwich, CT said they have just signed a lease with Goldswim

School and this will be the 3rd in Connecticut. He said they will take the 8,100 square feet between Sally's and the liquor store. Mr. Way handed out the color elevations. He said the actual building construction plans will be submitted in about 10 days and then they will start seeking bids. Mr. Way said their goal is to open by December 1st. He said they average about 2,000 lessons a week and are open 7 days a week. Mr. Way said there will not be a change to the facade. He said the sign will be illuminated with channel lettering.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-09. All were in favor; the motion passed.

8c. Application #23-10 Morecon Builders site plan approval for a contractors building at 70 County Line Drive.

A motion was made by Michael Cannata and seconded by Ann Grasso to accept and schedule application #23-10 for the first meeting in May. All were in favor; the motion passed.

9. New Business:

- a. Application #23-05: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to allow for a garage which shall exceed 1,000 square feet at 142 Coles Road. Francis Henri and Celeste Henri are the Applicants and the Owners.

Chairman Kelly read the public hearing legal notice for application #23-05 dated March 23, 2023.

A motion was made by Michael Cannata and seconded by Chris Cambareri to open the public hearing for application #23-05. All were in favor; the motion passed.

Mr. Francis Henri of 142 Coles Road said he has 3 letters from neighbors that support the application. Celeste Henri of 142 Coles Road handed Mr. Popper the letters and also the notarized affidavit for the public hearing sign and the mailing to abutters. Mr. Henri passed out the floor plans and plot plans. Mr. Henri said this is the plan for a 3 car garage, canning room and carport. He said the carport is just a place to sit at a table and be out of the sun and a place to keep an enclosed trailer. Mr. Driska said that the height complies with our zoning regulations since the peak can be greater than 18 feet. He said a lot of detached garages exceed 18 feet with the peak. Mr. Cannata said he didn't think it would stick out like a sore thumb. Mr. Driska said he sent Mr. Popper a memo about the modification to reduce the proposed garage space since they should not include the canning room or carport in that calculation. Mr. Driska said 1,600 square feet of garage is allowed with a special permit and this garage along with their existing garage totals 1,590 square feet.

Chairman Kelly asked what will be in the garage and Mr. Henri said 2 pickup trucks and snowblower and lawn mower. He said the main garage will be used for the everyday car. He said there will eventually be electricity in there. Chairman Kelly asked what materials they will use for the garage and Mr. Henri said vinyl siding and traditional roofing shingles. Mr. Cambareri asked if this building will be used for a business and Mr. Henri said no. Mr. Cannata said there was nothing here that would stop you from having water, heat and electricity.

Chairman Kelly asked if there was anyone in the public that wanted to speak regarding application #23-05.

Mr. Popper read letters from Michael and Rebecca Landry, 5 Robbie Road, Mary and Randall Cornelio, 144 Coles Road and Donald Russ, 7 Robbie Road who were all in favor of the application.

A motion was made by Michael Cannata and seconded by Ann Grasso to close the public hearing for application #23-05, All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Chris Cambareri to approve application #23-05. All were in favor; the motion passed.

10. Public Hearings:

11. Commissioner's Comments:

Mr. Demetriades said that River Cog was moving forward with their CED's plan and the Commissioners can check the website. He said I suggested the Plan of Conservation and Development be digitized and I would like to put together a PowerPoint with audio to show you an example of what I mean just to give you an idea. Chairman Kelly said that is a good idea.

Mr. Cambareri said we recently have had many applications for site plan modifications for signs and I would like to propose that staff be allowed to make those decisions. He said it seems like that would be a more efficient process. Mr. Cannata said so let the staff approve these unless it's something really unusual. The Commission members and staff discussed the sign applications agreed that staff should administer the sign applications but advise the Commission of the signs approved.

12. Approval of Minutes:

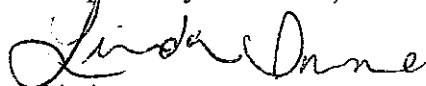
a. March 7, 2023

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the minutes of March 7, 2023. All were in favor; the motion passed.

13. Adjourn:

A motion was made by Michael Cannata and seconded by Chris Cambareri to adjourn at 7:51pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk