



Town of Cromwell Planning and Zoning Commission

***SPECIAL MEETING
7:00 P.M. TUESDAY MAY 23, 2023
ROOM 222 CROMWELL TOWN HALL
41 WEST STREET***

Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Ann Grasso, Robert Donohue and Douglas Kalinowski

Absent: Nick Demetriades, Brian Dufresne, Ken Rozich, John Keithan and Paul Cordone

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 at 7:03pm by Chairman Kelly.

2. Roll Call

The presence of the above members was noted. The Commission members welcomed Mr. Kalinowski as a new alternate member of the commission.

3. Seating of Alternates

A motion was made by Michael Cannata and seconded by Chris Cambareri to seat Robert Donohue and Douglas Kalinowski as alternates. 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. Director of Planning and Development Report:

Mr. Popper said that there is a lot going on in Cromwell. He said the AutoZone received a variance and will be here before the Planning and Zoning soon. He said they are looking to tear down the old Friendly's. Mr. Popper said that at the next meeting on June 6th there will be two

public hearings for liquor permits. He said the mylars for Texas Roadhouse should be submitted to us soon. Mr. Popper said we haven't heard back from Popeye's and the two cannabis stores have not begun any work. He said 5 Berlin Road is up for sale with the special permit and 33 Berlin Road put a dumpster out there a few months ago but no activity since then, not even the building permit.

Mr. Cannata asked about reuse of the former Well site. Mr. Popper said any new restaurant at that site will need to provide additional off-site parking and will have to apply for a new liquor permit for that location. Mr. Popper said the Goldfish swimming school is under construction. He said there has been no new movement on 100 Berlin Road we are still waiting for them to go before the town council for their tax abatement.

6. New Business

- a. POCD update
- b. Zoning Regulations update

Ms. Nina Peek, SLR Consulting, Cheshire, CT said that she is part of the consulting firm that was hired by the town to help update the zoning regulations and Plan of Conservation and Development (POCD). Ms. Taylor Daigle of SLR Consulting passed out the updated vision statement for the POCD dated May 8, 2023. Ms. Peek said this requires some discussion to allow us to make any revisions if necessary. Ms. Grasso said she had sent in some minor grammatical corrections which were not reflected in the document. Mr. Popper said that Mr. Collins of SLR has them but hadn't had a chance to make the changes. He said that would be corrected. Mr. Popper also said that we will incorporate the goals of the different town departments into the POCD since there are many large projects going on that will be reflected in the document. He said I am very pleased with the vision statement.

Mr. Cambareri said he thought the word "manage" would be better than "protect and preserve". He said protect and preserve could limit us with future developments or projects. Mr. Cannata said he agreed with that. Ms. Grasso said that deleting the words quality and quantity would make it broader as well.

Ms. Peek said she suggested that we acknowledge the importance of environmental features but change the last sentence in the Grow Well paragraph by deleting the word preserving and replacing it with managing. Ms. Peeks also said to change the second sentence in the Play Well paragraph by deleting the words environmentally friendly. The Commissioner agreed that those changes were appropriate. Ms. Peeks said they will make the revisions and recirculate the document.

Ms. Peek said that the next step is to finalize the goals, strategies and actions. She said they will be having meetings with town staff the week of June 5th and they will return on June 20, 2023 to report back with that information. Chairman Kelly asked Ms. Peek to keep them informed of meetings taking place outside of this room.

Ms. Peek said they have come up with a zoning concept for the commission's consideration. Chairman Kelly said we should only focus on one thing at a time i.e. the POCD and then do the

zoning regulations. Ms. Peek said we are just reorganizing the format of the zoning regulations at this time. Mr. Popper said there are a lot of state statutes that we have to catch up on and include in the revised zoning regulations. He noted but tonight we are just discussing general ideas. Ms. Peek said the POCD potentially drives changes to the zoning regulations. She said we want to make the regulations simpler and easier to understand the process. Chairman Kelly said we need to see any new information and revisions a few weeks before the meeting, not two days before.

Ms. Peek explained that we have reviewed the document and have some suggestions for new concepts for the regulations including: low impact development, green infrastructure, green development standards, Nonpoint Source Pollution Management, Transit-Oriented Development, Complete Streets, active mobility planning, adaptive reuse and Affordable Housing. Ms. Daigle reviewed the green infrastructure component and said we should consider if certain measures and or requirements could be incorporated into site plan approvals as mandates. Chairman Kelly said that mandates can be costly to developers and maybe in 20 years it will be cheaper. Mr. Cannata said he doesn't like mandates.

Ms. Peek discussed Nonpoint Source Pollution Management, MS-4 Community storm water permits. She also noted that some communities are considering a landscape requirement to limit use of pesticides and fertilizers. She said this would require a collaboration between town staff for enforcement. Mr. Driska said that the Inland Wetlands agency can stipulate no use of fertilizers and pesticides and it would go on the deed.

Ms. Peek talked about transit-oriented developments and active mobility planning. The commission members and staff and consultants discussed sidewalks. Ms. Daigle talked about complete streets which included dedicated bike lanes and complete sidewalk systems.

Ms. Daigle reviewed affordable housing and said the definition is to meet the requirements of the regulations which say that rent cannot be more than 30% of the household income. She said based upon its participation in the regional housing plan Cromwell has some good work already. Ms. Grasso said we need to make clear that affordable housing is not low income housing. She said we need to find a way to make it clear these are two different concepts. The commission members and staff discussed the current Cromwell zoning regulations which say that there is a 20-year waiting period before a single-family home can be converted into a two-family home. The commission members discussed the reasoning for this and other issues related to building a single-family home and converting it into a two-family home.

Ms. Peek discussed the concept of adaptive reuse and the need to look at farming, agriculture and the related definitions. She said the current regulations says it has to be 5 acres to be considered either of those. The commission members and staff discussed the current Cromwell zoning regulations for agriculture and farms.

Mr. Popper thanked the Consultants and the Commissioners. Chairman Kelly said this has been a very interesting process and discussion.

7. Commissioner's Comments:

Ms. Grasso said that Nick Demetriades' email from the River COG regarding the Fare Share housing bills was worth reading. She asked if the Commission can write a letter in support of the bills. Chairman Kelly suggested that Ms. Grasso do it personally but you can say you are part of the Town of Cromwell Planning and Zoning Commission.

8. Approval of Minutes

a. March 21, 2023

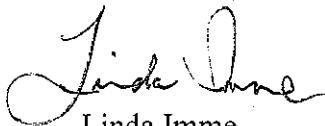
A motion was made by Michael Cannata and seconded by Robert Donohue to approve the minutes of March 21, 2023. All were in favor; the motion was passed.

b. April 4, 2023 - tabled

9. Adjourn:

A motion was made by Michael Cannata and seconded by Robert Donahue to adjourn at 8:31 pm. All were in favor; the motion passed.

Respectfully submitted,

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

Linda Imme
Recording Clerk