



## **Town of Cromwell Planning and Zoning Commission**

**REGULAR MEETING**  
**7:00 P.M. TUESDAY AUGUST 18, 2015**  
**ROOM 224 CROMWELL TOWN HALL 41 WEST STREET**

### **Minutes and Record of Votes**

**Present:** Chairman Alice Kelly, Michael Cantata, Ken Slade, Rich Waters, Ken Rozich, Brian Dufresne, Paul Cordone, Alternate Jeremy Floryan

**Absent:** Nick Demetriades, Chris Cambareri

**Also Present:** Town Planner Stuart Popper

#### **1. Call to Order**

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

#### **2. Roll Call**

The presence of the above members was noted. Chairman Kelly said that Fred Hayward resigned.

#### **3. Seating of Alternate**

A **motion** was made by Rich Waters and **seconded** by Michael Cannata to seat Jeremy Floryan. *All were in favor; the motion passed.*

#### **4. Approval of Agenda**

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to approve the agenda with the amendment to add accept application 15-34 under 8a. New Business Rodnella Realty LLC zone map amendment 251 Main Street, River Front Protected District to Light Business District. *All were in favor; the motion passed.*

Mr. Popper said that the application 15-34 won't be heard until September or October due to the Regional Agency review meeting.

#### **5. Public Comments - none**

#### **6. Development Compliance Officer Report:**

Mr. Popper said that Ms. Massey's report is attached and Mr. Curtin has updated it.

**7. Town Planner Report:**

Mr. Popper said that it has been a busy summer. He said he will include the EDC report in the next package. He said that One Willowbrook is moving along well. Mr. Waters said that there is a clothes dumpster at Bacci Grill parking lot. Mr. Popper said that he has asked the Shopping Center owners to remove it. He said the phone numbers on the bins don't work. He said the next step will have to be to ask Public Works to remove it. He said he will call the owners again tomorrow. Chairman Kelly said that the ECS one year permit must be up for renewal soon.

**8. New Business: Accept and Schedule New Applications:**

- a. Application 15-34 Rodnella Realty LLC zone map amendment 251 Main Street

A motion was made by Michael Cannata and seconded by Ken Rozich to accept application 15-34 and schedule for the first meeting in October.

**9. Old Business:**

- a. Application # 15-02: Presentation on retaining wall materials for One Willowbrook Road. JKE Property LLC is the Applicant and the Owner.

Jim Cassidy from Hallisey, Pearson and Cassidy handed out the map for One Willowbrook. He said as Mr. Popper told you we received a site plan modification in April to combine two buildings into one. He said the town is redeveloping the road in front of the building so we are working with them to build the retaining wall. He said the product is Easy Block and it is manufactured out of Wallingford, CT. He said each block is 2 feet high, 2 feet deep and 4 feet wide. Mr. Cassidy showed several photos of different uses in CT. He said that 4 full blocks and one ½ block equals 9 feet and that would be the maximum height at any point. He said they would put a black chain link fence across the top for protection and safety. He said this is a substantial wall. Mr. Cassidy said it would be a natural color like in the pictures. He said there is a whole drainage system behind the wall. Mr. Popper asked Mr. Cassidy to describe the fence treatment. Mr. Cassidy said the fence is 4 feet high in any spot that is over 3 feet high and they will cure holes in the concrete units for the poles. Mr. Dufresne asked what they will do if there is graffiti and Mr. Cassidy they could only power wash it. Chairman Kelly asked if they came in colors and Mr. Cassidy said you can stain it afterwards. He said the few times he has seen that it seems to stand out more. Mr. Cordone asked about the end pieces and Mr. Cassidy said they will taper.

Mr. Popper thanked Mr. Cassidy for his efforts and said this has been a big project and Mr. Cassidy and the applicants have been very cooperative. He said I am looking forward to the finished product.

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to approve application 15-02. *All were in favor; the motion passed.*

#### **10. Public Hearing:**

- a. Application #15-25: Request to amend the Zoning Regulations to create a new Regulation to permit multifamily housing in the Residential Zones. Diane Whitney C/O Pullman Comely is the Applicant.

Mr. Popper said he has been working with Attorney Whitney to finish and finalize the Planned Residential District (PRD) requirements. He summarized the changes. Chairman Kelly said that Mr. Popper has been working diligently to make sure this meets our standards. Mr. Popper handed out the changes. He said the word surrounding area has been changed to general vicinity. He referred to the page to show what changes would need to be made to the regulations to incorporate this.

Attorney Whitney said that this would be a 3 step process to approve the PRD zone. She said the first step would be to identify the location then a special permit approval and the third step is the site plan approval process.

Mr. Cannata said that on page 2 the chart shows allowable houses per acre. He said what about the extreme situation where there are a lot of wetlands or unbuildable acres. Mr. Popper said we mean buildable acres and that how is how we apply the regulation to other lots in town. He said you can add a condition to define buildable area. Mr. Popper said that on page 146 under general requirements you could add a reference here if you wanted to. He said we also have landscape requirements and road requirements. Attorney Whitney said you also have rear and side restrictions as well.

Mr. Cannata said the property on Willowbrook Road could use this. He said the regulations don't say acres of buildable land. Mr. Cassidy said the Brook Street project is an example of how a lot of it will control itself. Attorney Whitney said that you are boxing yourself in more than you need to. She said you have a number of restrictions already. She said you could safely deny on the basis that you have nothing like this in the general vicinity. Mr. Rozich said he agreed that we could deny based on that. Mr. Cannata said there have been mistakes on density before. Mr. Cassidy said you deduct wetlands and flood plains. He said there are 10.3 units per acre in Cromwell Hills, 8.8 units per acre at Fox Meadows and 16 units per acre at Cromwell Gardens. He said we might need more units to justify any massive offsite requirements or improvements. Mr. Popper said we need a definition of buildable lands as it relates to acres. He said we need to say that it can contain certain percentage of wetlands; slopes etc. and still have a buildable square. Mr. Cassidy said the 2006 regulations had a nice calculation for zoning.

A recess was called at 7:51pm. Chairman Kelly called the meeting back to order at 8:03pm.

Mr. Popper said the language from 2006 reads gross density calculation. He said I suggest we

eliminate wetlands, floodway, and percentage of slope. He said the roadway or right away is not our concern.

Mr. Cassidy said this will impact us slightly. Mr. Cannata asked if they wanted to think about it and Mr. Cassidy said no, we are fine. There was discussion on the exact wording and where it would be placed. It was decided that the definition would be on page 2 after the use chart and would say net buildable area calculation. Mr. Popper said we would use this in the buildable acre in the use table.

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to close the public hearing for application 15-25. *All were in favor; the motion passed.*

A **motion** was made by Michael Cannata and seconded by Brian Dufresne to approve application 15-25 with the following change to include the definition for net buildable area and to include the term buildable area in the use table. Total square feet of property is determined by deleting special flood hazard area not in wetlands minus total square feet wetlands minus slopes greater than 33% multiplied by .5. *Chairman Kelly, Michael Cannata, Ken Slade, Ken Rozich, Brian Dufresne, Paul Cordone and Jeremy Floryan approve; Rich Waters opposed; the motion passed.*

#### **11. Commissioner's Comments:**

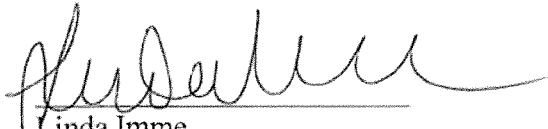
Mr. Cannata said now we have a tool we can use in the future. Mr. Rozich said he agreed and this could be an opportunity for the positive.

Chairman Kelly said she appreciated the Town Planner for his due diligence.

#### **12. Adjourn**

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to adjourn at 8:20pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme  
Recording Clerk