



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING **7:00 P.M. TUESDAY APRIL 21, 2015** **ROOM 224 CROMWELL TOWN HALL 41 WEST STREET** **Minutes and Record of Votes**

Present: Chairman Alice Kelly, Michael Cannata, Nick Demetriades, Paul Cordone, Ken Slade, Rich Waters, Chris Cambareri, Ken Rozich, Alternate Fred Hayward, Alternate Jeremy Floryan

Absent: Brian Dufresne

Also Present: Town Planner Stuart Popper, Zoning Enforcement Officer Jillian Massey, Town Engineer Jon Harriman

1. **Call to Order** –The meeting was called to order by Chairman Kelly at 7:00pm.
2. **Roll Call** – the presence of the above members was noted.
3. **Seating of Alternates**

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to seat Fred Hayward 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 amend the agenda to add items 8a. Application 15-15 and 8b. Application 15-16. *All were in favor; the motion passed.*

5. **Public Comments**
6. **Development Compliance Officer Report:**

Ms. Massey said she would have an updated report at the next meeting.

7. **Town Planner Report:**

Mr. Popper said he had nothing more than what is on the agenda tonight.

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

a. **Application #15-15:** Request to modify the site plan at 24 Shunpike Road by installing an additional paved parking for the existing Dunkin Donuts. Dunkin Donuts Mattabasset Realty is the Applicant and Mattabasset Realty, LLC is the owner.

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to accept and schedule application 15-15 for June 2, 2015. *All were in favor; the motion passed.*

b. **Application #15-16:** Request to modify the existing building façade at 136 Berlin Road by installing a new sign for Pet sense store. Tucker Reynolds – Lighthouse Signs is the Applicant and MBMB Cromwell LLC/Cromwell Commons RSK LLC are the owners.

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to accept application 15-16 to be heard tonight, April 21, 2015. *All were in favor; the motion passed.*

Ms. Massey passed out the sign design to the Commissioners.

Tucker Reynolds from Lighthouse Signs said he is representing the owners.

Mr. Popper said the sign does meet the zoning requirements. He said Ms. Massey has been working with them.

Mr. Demetriades asked how it meets the zoning requirements. Ms. Massey referred to page 109 of the regulations. Mr. Tucker said they internally lit with LED lights. He said all 3 signs will be on a timer to turn on and off according to the mall requirements. Ms. Massey discussed the square footage allowance and said they are under the max allowed in the regulations. There was a discussion on illumination. Mr. Demetriades said that is a lot of signs for one business. Mr. Tucker said the illumination will be the same as many other signs.

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to approve application 15-16 since it meets all zoning regulations. *Alice Kelly, Michael Cannata, Paul Cordone, Ken Slade, Rich Waters, Chris Cambareri, Ken Rozich, Fred Hayward approved; Nick Demetriades abstained. The motion passed.*

9. Public Hearing:

a. **Application # 15-11:** Request for a Special Permit to create a rear lot in the R-25 Zone at 198 Evergreen Road. Baseline Surveying LLC is the Applicant and Anthony and Patricia Iozza are the Owners.

Mr. Demetriades read the public hearing for application 15-11 dated April 7, 2015.

A motion was made by Michael Cannata and seconded by Fred Hayward to open the public hearing for applications 15-11 and 15-12. *All were in favor; the motion passed.*

Mr. Popper said this meets all the rear lot requirements except for one question which is the square buildable lot. He also said the applicant has no issues with complying with the town comments and concerns presented to them. He said the applicant did receive a wetlands permit in 2012 which has been revised and approved by town staff more recently.

John Diorio of Baseline Surveying handed Mr. Popper the certified mailing receipts and Mr. Popper said the sign has been displayed. Mr. Diorio handed out plan revisions based on the town comments and discussed those revisions. He said the parcel is on a rectangle. He discussed the drainage and said they put a retention pond on the property which would actually solve some of the existing problems other lots have as well. Mr. Popper said the Town Engineer has reviewed the retention basin.

Mr. Harriman said this is a flood hazard area so this is a good thing.

Mr. Diorio said the lot will meet all physical requirements for rear lots. Mr. Popper said it will not meet the minimum frontage but it doesn't have to since it meets the building setbacks for the R25 zone. There was a discussion on rear lots and frontages.

Mr. Hayward asked Mr. Diorio to look at the list of trees they have for recommendations on the tree line.

There was a discussion on the square footage of each lot. Mr. Popper said the original parcel was 2 lots with one front and one rear. He said lot 1 is 25,440 feet and the rear lot is 144,000 feet. Mr. Cannata said this is how a rear lot should work.

Chairman Kelly asked for members of the public who wanted to speak regarding this application.

Robert Damroth of 106 Coles road said this property is abutting the rear portion of his lot. He asked where the access roads will be. It was shown to Mr. Damroth on the map. There was also a discussion on drainage.

Richard Iozzo of 685 Main Street said he is the applicant's son and is obviously for the application. He said he would be the owner of the front lot and asked what responsibility he would have for the detention basin. Mr. Diorio said the rear lot would be responsible for maintaining the easement and basin. Mr. Popper clarified that it is up to the property owners and there is no town involvement in a private detention basin. He said there would be have to be an agreement between property owners and the town won't regulate any of that.

Mr. Rozich said no conditions at the time of approval would be necessary since it would be a liability issue between property owners.

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to close the public hearing for applications 15-11 and 15-12. *All were in favor; the motion passed.*

Mr. Popper said they can build as close to the buildable square as possible. Mr. Cannata said that in his mind it is not an issue since they could adhere to that if they wanted to.

A **motion** was made by Michael Cannata and **seconded** by Nick Demetriades to approve application 15-11 with the condition that all staff comments/concerns included in the following memos are met: 2 memos from Jillian Massey dated April 8, 2015 one for application 15-11 and one for application 15-12, email from Fire Marshall dated April 7, 2015, memo from Fire District dated March 25, 2015 with attachments, memo from Town Engineer dated April 6, 2015, Health Department plan review dated March 30, 2015, Chief of Police email dated March 28, 2015, CWPCA clerk email dated February 3, 2015. *All were in favor; the motion passed.*

- b. Application #15-12: Request to create a two lot Resubdivision in the R-25 Zone at 198 Evergreen Road. Baseline Surveying LLC is the Applicant and Anthony and Patricia Iozza are the Owners.

A **motion** was made by Michael Cannata and **seconded** by Fred Hayward to approve application 15-12 with the condition that all staff comments/concerns included in the following memos are met: 2 memos from Jillian Massey dated April 8, 2015 one for application 15-11 and one for application 15-12, email from Fire Marshall dated April 7, 2015, memo from Fire District dated March 25, 2015 with attachments, memo from Town Engineer dated April 6, 2015, Health Department plan review dated March 30, 2015, Chief of Police email dated March 28, 2015, CWPCA clerk email dated February 3, 2015. *All were in favor; the motion passed.*

10. Discussion of the Zoning Regulations

Mr. Demetriades said he will have his list for the next meeting. Chairman Kelly asked if it can be put in the package so they can all review it. Mr. Cannata asked about a casino moratorium and there was discussion on that topic. Mr. Popper said the Town Council can contact other communities and decide if they can create a coalition on a ban on casinos.

A **motion** was made by Michael Cannata and **seconded** by Nick Demetriades to ask the Town Council to contact other communities and create a coalition on a ban on casinos. *All were in favor; the motion passed.*

11. Approval of Minutes:

- a. March 17, 2015

The approval of minutes was tabled.

12. Commissioner's Comments:

Mr. Popper asked if anyone remembered when a permit was given to Mr. Marino to offload materials near the River. Mr. Cannata said the first move happened within a year the permit was

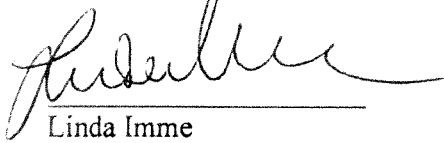
given.

Mr. Hayward said he met with Mr. Cassidy about Sebethe Drive and discussed and worked out the landscaping plan modifications. He said they will include it on the new plans.

13. Adjourn

A **motion** was made by Michael Cannata and **seconded** by Fred Hayward 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', written over a horizontal line.

Linda Imme
Recording Clerk