



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING **7:00 P.M. TUESDAY FEBRUARY 17, 2015** **ROOM 224 CROMWELL TOWN HALL 41 WEST STREET** **Minutes and Record of Votes**

Present: Chairman Alice Kelly, Michael Cannata (arrived 7:07pm), Rich Waters, Nick Demetriades, Brian Dufresne, Chris Cambareri, Alternate Jeremy Floryan, Alternate Fred Hayward

Absent: Ken Rozich, Paul Cordone

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

1. **Call to Order** –The meeting was called to order by Chairman Kelly at 7:06pm.

2. **Roll Call**

2. **Seating of Alternates**

A **motion** was made by Rich Waters and **seconded** by Brian Dufresne to seat Fred Hayward as an alternate. *All were in favor; the motion passed.*

3. **Approval of Agenda**

A **motion** was made by Nick Demetriades and **seconded** by Rich Waters to approve the agenda with the addition of 8b. 11-31 bond reduction at Thomas Court and 8c. 224 Shunpike Road discussion. *All were in favor; the motion passed.*

5. **Public Comments - none**

6. **Executive Session to Discuss Pending Legal Action Relating to Application #14-10: Special Permit Conservation Subdivision at Field Road & Nooks Hill Road**

A **motion** was made by Michael Cannata and **seconded** by Nick Demetriades to go into Executive Session. *All were in favor; the motion passed.*

The Commissioners, Town Attorney Kari Olson, Stuart Popper and Jillian Massey went into Executive Session at 7:09pm. The meeting was called back to order at 7:42pm.

A **motion** was made by Michael Cannata and **seconded** by Nick Demetriades to come out of executive session. *All were in favor; the motion passed.*

Chairman Kelly noted that no motions or decisions were made during the Executive Session.

6. Development Compliance Officer Report:

Ms. Massey said that she will have a new permit report at the next meeting.

7. Town Planner Report:

8. New Business:

- a. Application #15-02: Request for Site Plan Approval for One Willowbrook Road. The 1.93 acre site is located in the Highway Business Zone District. JKE Property LLC is the Applicant and the Owner.

Mr. Popper said that this should have said site plan modification. He said the site plan was approved on December 7, 2010 under the owners of Stone Ridge Association LLC and it was approved with a number of conditions. He said there were some concerns over traffic design and sufficient parking.

Jim Cassidy, Hallisey, Pearson and Cassidy said that he was the site Engineer in 2010. He said this property is located at the intersection of Willowbrook and Country Squire. He said we are seeking modification for Phase 2 under the new ownership of JKE Property. He said he is a dentist that will open his practice in the building. Mr. Cassidy explained the old design and said there are 2 access roads. He said a condition we worked out with the Chief of Police was to control traffic so we placed two stop signs in the complex to deter people from using it as a cut through. He said we are requesting to keep the same footprint, landscaping and driveway. He said they are basically just filling in the space between the two original buildings to make a one story structure with 6 separate areas. He said each door would have a canopy over it. He said the site plan is the same square footage. He said the landscape plan is different from the original with some modifications to accommodate the new regulations. He said the original designer no longer does this so we didn't update the plan but all of the staff comments have been addressed.

Based on Jon Harriman's memo dated February 17, 2015 there were discussions about the STP grant project on Willowbrook Road and this project. Mr. Cassidy said they will add stop bars per Mr. Harriman's request. He said drainage and utilities will stay the same. He said that they addressed the Fire Department concerns and hydrant requirements.

Mr. Hayward discussed some landscape plan issues specific to tree species and asked Mr. Cassidy to consider changing them.

There was a discussion on Willowbrook Road and the type of material to be used for the retaining wall. Mr. Cassidy said that has not been determined yet.

Mr. Popper suggested that the Commission ask them to come back since they need to work with DOT. He said we don't want to wait for DOT to finish the Road, we would rather the applicant develop this site. He said we appreciate the applicant working with us.

Mr. Cambareri said this is a great plan and I think we should approve it.

Mr. Popper passed out an email with the Police Chief comments dated January 16, 2015. There was a discussion on the traffic in that area and Chairman Kelly said she had grave concerns about how dangerous this is. Mr. Cambareri said the intersection isn't as bad there as you would think. Mr. Demetriades suggested a site walk.

Mr. Popper said that an approval should be noted with the following conditions; applicant will work with staff with timing of the wall, applicant will work staff on landscaping plans, applicant will submit to Commission the final plans for the retaining wall and all comments from Jon Harriman's memo, Chief of Police, and Water/Fire Department will be addressed.

A **motion** was made by Michael Cannata and **seconded** by Fred Hayward to approve application 15-02 with the following conditions; applicant will work with staff with timing of the wall, applicant will work staff on landscaping plans, applicant will submit to Commission the final plans for the retaining wall and all comments from Jon Harriman's memo, Chief of Police, and Water/Fire Department will be addressed. *All were in favor; the motion passed.*

b. Application #11-31 Bond Reduction Thomas Court

Mr. Popper said I passed out a memo from Jon Harriman dated today. He suggested that this be tabled so the Commissioners have time to review the memo.

A **motion** was made by Nick Demetriades and **seconded** by Michael Cannata to table application 11-31 until the next meeting. *All were in favor; the motion passed.*

c. 224 Shunpike Road discussion

Mr. Popper said this is the old Branciforte building and the property is for sale. He said he has been contacted by potential buyers and he wanted to know if the Commissioners thought what they are proposing would be a change of use. He said they are a construction company with light use. He said they would have office space and nowhere near the amount of equipment as was there before. He said I don't see it as requiring a special permit.

Mr. Dufresne said this is the gateway to our community and I hated it's appearance when it was there before. Mr. Popper said they are planning on dramatic changes to the building. He said it would be a minor contracting yard. I told him they can only have what they state they will have. He said a new plan would be required if they have more than they say they will and it could require a special permit. Mr. Cannata asked about additional screening and Mr. Popper said they

offered. Mr. Cannata said fencing or shrubs like Aborio has would be great. He said the black shed in back looks bad and they should take it down. Mr. Popper said he will have them come in with a basic plan and how they plan on cleaning up the site. He said he will get it in writing. The Commissioners agreed.

9. Approval of Minutes:

a. February 3, 2015

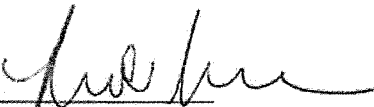
A **motion** was made by Michael Cannata and **seconded** by Brian Dufresne to approve the minutes of February 3, 2015 with the amendment of changing application 14-38 to 14-37 on page 3, application 14-38 to 14-37 on page 4, application 14-37 to 14-38 on page 4, application 14-37 to 14-38 on page 4 in the motion. Also change the hearing date of application 15-05 to March 3, 2015 not March 17, 2015 as shown on page 1. *Alice Kelly, Michael Cannata, Rich Waters, Brian Dufresne, Chris Cambareri, Fred Hayward approved; Nick Demetriades abstained. The motion passed.*

10. Commissioner's Comments:

11. Adjourn

A **motion** was made by Nick Demetriades and **seconded** by Michael Cannata to adjourn at 8:34pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme
Recording Clerk