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**Town of Cromwell
Planning and Zoning Commission**

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**REGULAR MEETING
7:00 P.M. TUESDAY MARCH 7, 2017
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
Minutes and Record of Votes**

Present: Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Rich Waters, Jeremy Floryan, Ken Slade, Paul Cordone and Nicholas Demetriades

Absent: Ken Rozich

Also present: Stuart Popper Director of Planning and Development, Fred Curtin Zoning Enforcement Officer

Call to Order

The meeting was called to order by Chairman Kelly at 7:00pm.

1. Roll Call

The presence of the above members was noted.

2. Seating of Alternates

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to seat Nicholas Demetriades as an alternate. *All were in favor; the motion passed.*

4. Approval of Agenda

Mr. Popper asked that the Commission amend the agenda to include under New Business the accepting and scheduling of Applications #'s 17-10 and 17-11. He said the staff is requesting the Commission to accept the applications and schedule them both to be heard on April 4, 2017.

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to approve the agenda with the addition of 9. New Business Accept and Schedule Applications #17-10: Request for a Site Plan Approval to construct a 5,400 square foot single story building and 4,200 square foot canopy for truck parking at 70 County Line Drive. Two Men and a Truck is the Applicant and Brothers Property LLC is the Owner; and

Application #17-11: Request to Re-subdivide 20 and 40 Commerce Drive into 3 lots. G&G

Holdings II LLC is the Applicant and the Owner. The existing 20 Commerce Drive would be reduced to 1.71 acres and 40 Commerce Drive would be divided into two lots containing 0.97 acres and 1.22 acres.

5. Public Comments - none

5. Development Compliance Officer Report:

Mr. Curtin reviewed his report dated February 28, 2017. The Commission members and Mr. Curtin discussed the various items in his report including 49 River Road, the former Millane Nursery property and the Kmart going out of business signs.

6. Town Planner Report:

Mr. Popper reviewed his report dated March 1, 2017. The Commission members and Mr. Popper discussed his report.

7. New Business: Accept and Schedule:

a. Application #17-10: Request for a Site Plan Approval to construct a 5,400 square foot single story building and 4,200 square foot canopy for truck parking at 70 County Line Drive. Two Men and a Truck is the Applicant and Brothers Property LLC is the Owner

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to accept and schedule application 17-10 for the regular meeting on April 4, 2017. *All were in favor; the motion passed.*

b. Application #17-11: Request to Re-subdivide 20 and 40 Commerce Drive into 3 lots. G&G Holdings II LLC is the Applicant and the Owner. The existing 20 Commerce Drive would be reduced to 1.71 acres and 40 Commerce Drive would be divided into two lots containing 0.97 acres and 1.22 acres.

A **motion** was made by Michael Cannata and seconded by Jeremy Floryan to accept and schedule application 17-11 for the regular meeting on April 4, 2017. All were in favor; the motion passed.

10. Public Hearing:

Chairman Alice Kelly read the legal notice for the public hearing into the record.

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to open the public hearing for application 16-45. All were in favor; the motion passed.

a. Application #16-45: Request to amend Section 3.5.C.4 Other Uses of the Zoning Regulations to permit as a Special Permit the manufacture, sale and consumption of Alcoholic

beverages in the Industrial Zone District. The Planning and Zoning Commission is the Applicant.

Mr. Popper summarized the changes to be made to the Section 3.5.C.4 of the Zoning Regulations. The Commission members and Mr. Popper discussed the proposed amendments to the Zoning Regulations.

A motion was made by Michael Cannata and seconded by Rich Waters to close the public hearing for application 16-45. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Rich Waters to approve Application 16-45. All were in favor; the motion passed.

b. Application #16-46: Request to amend Sections 7.5 Alcoholic Beverages and Section 7.5.A Permitted Zones and Distances and Section 7.5.B. Location Requirements and Limitations of the Zoning Regulations to permit the manufacture, sale and consumption of alcoholic beverages in the Industrial Zone District. The Planning and Zoning Commission is the Applicant.

Mr. Popper summarized the changes to be made to the Sections 7.5 and 7.5.A and 7.5.B of the Zoning Regulations. The Commission members and Mr. Popper discussed the proposed amendments to the Zoning Regulations.

A motion was made by Michael Cannata and seconded by Rich Waters to close the public hearing for application 16-45. All were in favor; the motion passed.

A motion was made by Michael Cannata and seconded by Rich Waters to approve Application 16-45. All were in favor; the motion passed.

c. Application #16-47: Request to amend the Section 3.5.C.4 Other Uses of the Zoning Regulations to permit as a Special Permit retail sales and small engine repair in the Industrial Zone District. The Planning and Zoning Commission is the Applicant.

Mr. Popper summarized the changes to be made to the Section 3.5.C.4 Other Uses of the Zoning Regulations. The Commission members and Mr. Popper discussed the proposed amendments to the Zoning Regulations and concluded that they needed more information before acting upon this application.

A motion was made by Michael Cannata and seconded by Nicholas Demetriades to continue the public hearing for application 16-47 until the next meeting to allow staff to prepare additional information. All were in favor; the motion passed.

d. Application #17-02: Request to amend Section 1.7 Defined Terms of the Zoning Regulations by adding new terms relating to the manufacture, sale and consumption of Alcoholic beverages. The Planning and Zoning Commission is the Applicant.

Mr. Popper summarized the changes to be made to the Section 1.7 Defined Terms of the Zoning Regulations by adding new terms relating to the manufacture, sale and consumption of Alcoholic beverages. The Commission members and Mr. Popper discussed the proposed amendments to the Zoning Regulations.

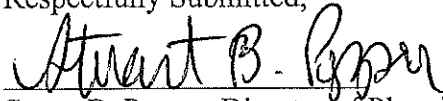
A motion was made by Michael Cannata and seconded by Paul Cordone to approve Application 16-47. All were in favor; the motion passed.

11. Commissioner's Comments:

12. Adjourn

A **motion** was made by Michael Cannata and **seconded** by Nicholas Demetriades to adjourn at 8:01 pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in cursive script that reads "Stuart B. Popper". The signature is written in dark ink and is positioned above the printed name.

Stuart B. Popper Director of Planning and Development
Acting Recording Clerk