

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY APRIL 18, 2017
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Michael Cannata, Brian Dufresne, Chris Cambareri, Richard Waters, Jeremy Floryan, Kenneth Slade, Paul Cordone, Ken Rozich, Nicholas Demetriades, and David Fitzgerald

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

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:06 p.m.

2. Roll Call

The presence of the above members was noted. It was also noted that Alternates David Fitzgerald and Nicholas Demetriades would not be voting as all regular Commission members were in attendance.

3. Seating of Alternates

NONE

4. Approval of Agenda

Mr. Popper asked that the Commission amend the agenda to include under New Business a discussion of 30 New Lane, new development proposed by Fibre Dust LLC. A motion was made by Michael Cannata to approve the amended agenda and seconded by Richard Waters. *All were in favor; the motion passed.*

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer Report

Mr. Curtin reviewed his March 2017 Activity Report dated April 11, 2017. The Commission members and Mr. Curtin discussed the four properties listed in his report.

Mr. Curtin also informed the Commission of the Cromwell Fire Department's upcoming annual flower sale, which would be approved at the staff level, as well as the proposed change in signage at Autumn Lake, which he would be reviewing for size and aesthetics. Chairman Kelly requested that Mr. Curtin reverse the date order of his future reports so that the most recent permits are listed first.

Mr. Curtin stated that Café Emporium at 6 Kirby Road wanted to make some renovations to their barber shop to allow them to also operate as a café for their patrons. Mr. Popper stated that the site plan would need to be reviewed at an administrative level to look at parking considerations and signage.

There was also discussion regarding Pizzapie at 136 Berlin Road, which would be a new woodfired pizza restaurant.

Chairman Kelly requested that Mr. Curtin check into the possible storage of vehicles at the Learning Center near Bishops Garage / Oak Road.

7. Town Planner Report

Mr. Popper stated that all of the Planning Department Commissions budgets had been approved by the Board of Finance. He stated that the former K-Mart Center owner was actively working with the Shop Rite and also on renting out the remaining 50,000-60,000 square feet of available space. He stated that there would be forthcoming announcements regarding development on Sebethe Road, at the former Sav-Mor store site, and along County Line Drive.

8. New Business: Accept and Schedule New Applications

- a. Application #17-14: Request for a Site Plan Modification to install new signs at Autumn Lake of Cromwell at 385 Main Street. Autumn Lake of Cromwell is the Applicant and Cromwell Realty LLC is the Owner.

Michael Cannata made a motion to accept and schedule the application for discussion tonight, which was seconded by Richard Waters. *All were in favor; the motion passed.*

- b. Application #17-15: Request for a Temporary Use Permit to operate a Fireworks Retail Tent at 113 Berlin Road. Keystone Novelties Distributors LLC is the Applicant and Ganesha Hospitality LLC is the Owner.

Michael Cannata made a motion to accept and schedule the application for discussion tonight, which was seconded by Chris Cambareri. *All were in favor; the motion passed.*

Bill Dunaway, Maintenance Supervisor at Autumn Lake, stated his request for new signage for the new short term rehabilitation unit at Autumn Lake, 385 Main Street, Cromwell. He was seeking to replace the current signs at the main entrance with larger, internally lit signage, which would be higher above grade, for greater visibility and to provide directional information.

There was some discussion regarding the impact on sight line and aesthetics. Mr. Popper proposed that the staff review the proposal with the applicant to ensure that the regulations were met. A motion to table the application was made by Michael Cannata, seconded by Richard Waters. *All were in favor; motion approved.*

9. New Business

- 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.

Mr. Popper noted that the Applicant had already received approval from Inland Wetlands and Watercourses Agency at their March 2, 2017 meeting and that Town Engineer Jon Harriman, who had made comments on the original plans, had signed off on the revised plans without issue. He noted that the Applicant would be requesting a waiver from the landscape plan requirements.

James Cassidy, as project engineer, presented the application. He began by reviewing an aerial survey of the property and noting its topography and general features. He stated that Parcel 2 as denoted on the plans would be divided in half; with one half combined with Parcel 3 and the other half added to the current Brothers Property LLC lot. The applicant, Two Men and a Truck, were seeking to move their home operations from Rocky Hill to this location and were looking to build a secure facility in which they could store temporary moving containers on-site for their clients. A portion of the building would be designated as space for a future tenant. The canopied portion would be for the storage of the moving trucks.

Mr. Cassidy reviewed the proposed building, parking lot, and canopy layout, and reviewed how the plan met each of the zoning requirements, such as minimum lot area, frontage, and setbacks. He also reviewed the site grading and proposed drainage measures, the proposed utility hookups to public water and sewer, power and cable, all of which would be underground. Mr. Cassidy explained that they were requesting a waiver from the landscaping requirements because of the small site, the fact that there is a conservation easement over a third of the property, and because of the extensive plantings needed for the storm water quality basins. He pointed out the location of the street trees, hedges and shrubs on the plans. Mr. Cassidy reviewed some general building designs but stated that a final design had not been decided upon. It would likely be a split face concrete block masonry unit in brick red with vertical metal siding. He stated that no trucks would be visible from the roadway.

Commissioners Cambareri, Dufresne, Demetriades, Cordone and Rozich complimented the presentation, the use of the site and/or the proposed plan.

Chairman Kelly inquired about the possible tenant, the design of the building, and its visibility from Commerce Drive. Mr. Cassidy stated that no tenant had been identified, that while there was no front entrance of the building, it would be landscaped, and that the trucks would not be visible from the street.

Mr. Popper suggested that Mr. Cassidy address the locations of possible signage so he would not have to seek approval of signs at a future date. Mr. Cassidy said that there

would be a monument sign in the parking lot peninsula and signage along the building façade facing the street.

Michael Cannata made a motion to grant the waiver of the landscaping requirement. Ken Rozich seconded. *All were in favor; the motion passed.*

Mr. Popper suggested that the showing of the proposed sign locations on the site plan be a condition of approval. Michael Cannata made a motion to approve 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, with the inclusion of the proposed sign locations. Richard Waters seconded the motion. *All were in favor; the motion passed.*

- b. Application #17-15: Request for a Temporary Use Permit to operate a Fireworks Retail Tent at 113 Berlin Road. Keystone Novelties Distributors LLC is the Applicant and Ganesha Hospitality LLC is the Owner.

Mr. Popper stated this matter had been discussed last year, but did not recall the outcome of that discussion. Michael Cannata stated that he had no issue with brick and mortar stores, but did not approve of non-building, temporary tents competing with local, property-tax paying businesses.

Mr. Popper recommended that the Commission not act tonight, but schedule the application for a time when the applicant would have the opportunity to be present to discuss its application. Richard Waters commented that he was in agreement with Mr. Popper's suggestion.

Michael Cannata made a motion to table the application, which was seconded by Richard Waters. *All were in favor; the motion passed.*

- c. 30 New Lane: Mr. Popper stated that Fibre Dust LLC was looking to build a greenhouse for the purposes of growing vegetables and as a demonstration area for their growing medium and related products for sale. He stated that the zoning regulations allow related retail sales. He asked if this request could be handled at the administrative level. Chris Cambareri asked about possible encroachments on the neighboring property; Mr. Popper said they would have to comply with setbacks. He also stated that all issues at the property would be addressed. Chairman Kelly stated that she wanted the property owner to address Planning and Zoning, rather than for this to be handled administratively. Michael Cannata asked that Mr. Popper present the plan to the Commission prior to staff approval. There was some discussion regarding the types of items to be grown in the greenhouse.

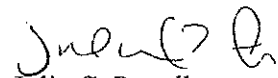
10. Commissioner's Comments

None

11. Approval of Minutes

- a. March 7, 2017: Motion by Michael Cannata to approve, Seconded by Richard Waters. *All in favor; motion passed.*
 - b. March 21, 2017: Alice Kelly requested that the spelling of Fred Curtin's last name be corrected. Michael Cannata made a motion to accept the minutes with the modification, seconded by Brian Dufresne. *All in favor; motion passed.*
- 12. Adjourn:** Motion to adjourn at 8:12 p.m. by Michael Cannata, seconded by Chairman Kelly. *All were in favor; the motion passed.*

Respectfully Submitted,



Julie C. Petrella
Recording Clerk