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TOWN CLERK'S OFFICE
CROMWELL, CONN.

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY MAY 2, 2017
ROOM 224 CROMWELL TOWNHALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Lisa Converse
TOWN CLERK

Present: Vice-Chair Michael Cannata, Brian Dufresne, Chris Cambareri, Richard Waters, Jeremy Floryan, Kenneth Slade, Paul Cordone and Nicholas Demetriades

Absent: Alice Kelly, Ken Rozich, and David Fitzgerald

Also Present: Director of Planning and Development Stuart Popper

1. Call To Order

The meeting was called to order by Acting Chairman Cannata at 7:04 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

A motion was made by Richard Waters to seat Nicholas Demetriades as an alternate. It was seconded by Paul Cordone. *All in favor; the motion passed.*

4. Approval of Agenda

Mr. Popper asked that the Commission amend the agenda to include under New Business Accept and Schedule Applications #17-16 Request to amend Section 3.5.C.4 of the Zoning Regulations to add a Pet day-care facility or pet boarding facility as a use requiring special permit approval in the Industrial Zone. Kevin and Annellie Reed are the Applicants. Amendment to 3.5(c)(4).

Mr. Popper also requested that the Commission amend the agenda to include under New Business Application #17-11: Request to Re-Subdivide 20 and 40 Commerce Drive into three 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 to approve the amended agenda so that it included the two additional applications was made by Ken Slade and Seconded by Richard Waters. *All in favor; motion passed.*

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer Report

Mr. Curtin was not present. Mr. Popper offered to direct any questions that the Commission may have to Mr. Curtin. There were no questions.

7. Town Planner Report

Mr. Popper stated that the Commission had requested additional information from FibreDust, LLC (30 New Lane). He read into the record a letter dated April 20, 2017 submitted by Stephen Larson, which provided information regarding the retail store. He also noted that there was a layout drawing submitted. There was a brief discussion regarding the requirement for a formal parking area. It was reiterated that the application would be handled administratively.

There was also a brief discussion regarding ShopRite. Mr. Popper stated that he expected an application to be submitted by mid-June. ShopRite planned to re-do the parking area and was still looking for two major tenants for the remaining 60,000 square feet of vacant space.

Richard Waters asked about the Advance Auto Parts and Mr. Popper responded by saying they the situation was in flux. Mr. Popper also stated that the car wash on Route 372, which had been previously approved, would be submitting revised plans shortly in response to staff comments, and would be moving forward. There was a brief discussion as to the status of the former SavMor property.

8. New Business: Accept and Schedule New Applications

- a. Application #17-18: Request for a Site Plan Modification to install additional parking spaces at 6 Kirby Road. Lisa DiMichele is the Applicant and Luca & Sons Landscaping LLC is the owner. A motion was made by Ken Slade to schedule for May 16, 2017, Seconded by Richard Waters. *All in favor; motion passed.*
- b. Application #17-16 Request to amend Section 3.5.C.4 of the Zoning Regulations to add a Pet day-care facility or pet boarding facility as a use requiring special permit approval in the Industrial Zone. Kevin and Annellie Reed are the Applicants. A motion was made by Nick Demetriades and Seconded by Brian Dufresne. *All in favor; motion passed.* Application to be heard on May 16, 2017.

9. New Business

- 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.

Richard Waters made a motion to table the application until next meeting. Seconded by Ken Slade. *All in favor; 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.

Jerome Allen, 32 Goshen Road, Mossup, Connecticut, Area Manager for Keystone Novelties, presented the application. The application is to operate a temporary sales tent from June 22 to July 5 for the sale of fireworks.

Michael Cannata expressed his concerns regarding competition from temporary operations and their impact on brick and mortar stores which pay property taxes and otherwise contribute to the general community. He acknowledged that the applicant's lease agreement and rental payment would benefit the Quality Inn. Mr. Cannata also stated that it might be appropriate for the Commission to institute a policy regarding temporary tented operations.

Chris Cambareri stated that the applicant could lease space and there was a discussion of available spaces located within town. Michael Cannata suggested that the applicant consider obtaining a short term lease and such an application would be handled as a staff approval. The applicant stated that he understood and agreed with the Commission's concerns, but suggested that their operation helps bring in a larger consumer base that ultimately benefits the local community businesses. He also stated that competition for prices and products is healthy. He stated that his company was receptive to the Commission's ideas. The applicant requested that a listing of possible locations be made available, which Mr. Popper stated that he would provide upon request.

A motion to approve the Temporary Use Permit was made by Nick Demetriates and seconded by Richard Waters. *All in favor; motion passed.* It was hereby noted that this is the last year in which the applicant's temporary use permit would be granted by the Commission.

- c. Application #17-11: Request to Re-Subdivide 20 and 40 Commerce Drive into three 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.

Mr. Popper read into the record a letter from the applicant's attorney, Richard Carella, requesting a 65 day extension until June 7, 2017, if not acted on before that date. There was a brief discussion regarding the fact that this is an application for a resubdivision. A motion to grant the request for an extension was made by Ken Slade; Seconded by Paul Cordone. *All in favor; motion passed.*

10. Commissioner's Comments

None

11. Approval of Minutes

- a. April 18, 2017: Motion by Richard Waters to approve the minutes, Seconded by Paul Cordone. *All in favor; motion passed.* Note: Nicholas Demetriades abstained from the vote.

- 12. Adjourn:** Motion to adjourn at 7:46 p.m. by Richard Waters, Seconded by Paul Cordone..
All were in favor; the motion passed.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk