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TOWN CLERK'S OFFICE
CROMWELL, CONN.

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY JANUARY 2, 2018
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Jan Allegro
TOWN CLERK

Present: Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Nicholas Jeremy Floryan, Ken Rozich, Nicholas Demetriades and David Fitzgerald (alternate) and John Keithan (alternate).

Also Present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska and Town Engineer Jon Harriman

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:03 pm.

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 Ken Rozich to seat David Fitzgerald and John Keithan as alternates. *All were in favor; the motion passed.*

4. Approval of Agenda

Chairman Kelly asked Mr. Popper if there were any changes to the agenda. Mr. Popper asked the Commission to add the acceptance of Application #18-01 Request for a Special Permit to allow for the Manufacture of Beer at 14 Alcap Ridge. Coles Road Brewery LLC is the Applicant and Fourteen Alcap Ridge LLC is the Owner. A **motion** was made by Michael Cannata and **seconded** by Ken Rozich to approve the agenda as amended. *All were in favor; the motion passed*

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer Report

Mr. Driska presented his report and answered questions from the Commission.

7. Town Planner Report

Mr. Popper presented his report and answered questions from the Commission.

8. New Business Accept and Schedule New Applications:

- a. Application #17-59: Request to modify the Site Plan Approval at River Highlands Golf Club Road to remove sidewalks on Thistledown and Priorwood Garden. White & Katzman,

Management is the Applicant and River Highlands Home Owners Association is the Owner. A **motion** was made by Michael Cannata and **seconded** by Nicholas Demetriades to accept the application and schedule it to be heard at the February 6, 2018 meeting. *All were in favor; the motion passed*

The Commission members requested: 1) Copies of the original approval motion/letter for the River Highlands Development; 2) Copies of the Home Owners Association By-laws; 3) Staff research the status of the request to waive the installation of sidewalks in the last phase of the development and 4) Staff check on the status of any bonds for sidewalks.

b. Application #18-01: Request for a Special Permit to allow for the Manufacture of Beer at 14 Alcap Ridge. Coles Road Brewery LLC is the Applicant and Fourteen Alcap Ridge LLC is the Owner. A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to accept the application and schedule it to be heard at the February 6, 2018 meeting. *All were in favor; the motion passed*

9. New Business:

a. Application #17-54: Request to modify the Site Plan Approval at 11 Progress Drive to construct a building addition and additional parking spaces. Snyder Civil is the Applicant and Yedem Properties LLC is the Owner. Mr. Don Snyder of Snyder Civil Engineering LLC located at 150 Marlborough Street Portland, CT presented the application and described the proposed work at the site and the proposed building addition. He said the design of the retaining wall has been a complicated process and thanked the staff for their assistance and patience on this project.

Chairman Kelly asked Mr. Snyder if there was any other work he would like to tell the Commission about. Mr. Madey of 151 Blue Ridge Road Kensington CT addressed the Commission. He explained that he is the President and owner of Central Mechanical Services. He apologized to the Commission and said that the work had begun under his direction by mistake.

Mr. Driska noted that the work had begun without the appropriate permits and he and Mr. Popper had discovered this and that a Cease and Desist Order had been issued. Mr. Popper noted that all the appropriate steps had been taken by the applicant to address all the issues raised by the Cease and Desist order. Mr. Popper thanked the applicant for all his efforts in correcting this mistake.

Mr. Popper noted that if the Commission were to act favorably on the application this evening it should be with the conditions contained in Town Engineer Jon Harriman's memo of December 29, 2017 and Zoning Enforcement Officer Bruce Driska's memo of December 5, 2017 and with the requirement that there will be on site storage of erosion control materials for emergency purposes

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to

approve the application with the conditions contained in Jon Harriman's memo of December 29, 2017 and Bruce Driska's memo of December 5, 2017 and with the requirement that there will be on site storage of erosion control materials for emergency purposes. *All were in favor; the motion passed*

b. Application #17-55: Request to modify the Site Plan Approval at 153 West Street and 50 Mystique Lane to construct a building addition and more parking spaces. Orlando Cardenas is the Applicant and is the Owner.

Mr. Charles Sheehan Engineer with PMPCA LLC at 44 Cove Road Stonington CT presented the application and described the proposed work at the site and the proposed building addition. Mr. Sheehan noted that the site plan for the Beauty Salon and Spa had been previously approved for 50 Mystique Lane. He explained that since that time the family had opened the Beauty Salon and Spa at the shopping center at 34 Shunpike Road. Mr. Sheehan noted that this application would allow for the salon to be relocated until such time as they build the approved building at 50 Mystique Lane.

Mr. Popper explained that the staff had reviewed the plans and the only comment was to add the proposed signage to the plans which the applicant has done with the revised plan presented this evening.

Mr. Cardenas was present and the Commission members thanked him for keeping his business in Cromwell.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to approve the application. *All were in favor; the motion passed.*

c. Application #17-56: Request to modify the Site Plan Approval at 23 Shunpike Road to remove the existing self-serve bays and replace with more vacuums. Splash Car Wash is the Applicant and Vincent Vento is the Owner. Mr. Jason Frank described the proposed site plan modifications. Mr. Van Hopson, Engineer with Milone and MacBroom summarized the technical aspects of the application.

The Commission members and the applicant's engineer discussed the proposed site plan modifications.

A **motion** was made by Michael Cannata and **seconded** by Nicholas Demetriades to approve the application with the conditions contained in Town Engineer Jon Harriman's memo dated January 2, 2018. *All were in favor; the motion passed.*

d. Application #17-57: Request to modify the Site Plan Approval at 95 Berlin Road to install new sign signs. 95 Berlin Road LLC is the Applicant and the Owner.

Victor Porzio of 95 Berlin Road LLC described the proposed signs and their locations on the site and building to the Commission. Attorney Thomas Porzio assisted in the presentation. The Commission members and the applicant discussed the location and color of the signs.

Mr. Popper mentioned that there was a question as to whether or not the proposed vacuums were shown on the approved site plan and if the design of the vacuums was ever presented to the Commission at the public hearing. Mr. Popper said the location of the vacuums is shown on the approved site plan and that a manufacturer's cut of the proposed vacuums was handed out at the public hearing. He pointed out that there is a question as to the color of the vacuums. Attorney Porzio pointed that the vacuums are the same color (red) as the corporate color of the building trim. The Commission members and Attorney Porzio and Mr. Porzio discussed the color of the vacuums.

A **motion** was made by Michael Cannata and **seconded** by to Ken Rozich approve the application. *All were in favor; the motion passed.*

10. Commissioner's Comments :

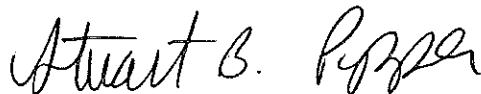
11. Approval of Minutes:

a. December 12, 2017: A **motion** to approve the minutes was made by Michael Cannata; **seconded** by Nicolas Demetriades. All in favor; motion passed.

12. Adjourn

Michael Cannata **moved** to adjourn the meeting at 8:13 pm, Nicholas Demetriades Nicholas - **seconded** the motion. *All were in favor; the motion passed.*

Respectfully Submitted,



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