

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
SPECIAL MEETING**

**7:00 PM TUESDAY AUGUST 7, 2018
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

RECEIVED FOR RECORD
Aug 10, 2018 08:52A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Chris Cambareri, Ken Slade, Ken Rozich, Brian Dufresne, Paul Cordone, David Fitzgerald (alternate)

Absent: Nicholas Demetriades, John Keithan (alternate)

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Council Liaison James Demetriades

1. Call To Order

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

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Michael Cannata made a motion to seat David Fitzgerald; Seconded by Paul Cordone.
All in favor; motion passed.

4. Approval of Agenda

Michael Cannata made a motion to accept the amended agenda as presented; Seconded by Jeremy Floryan. *All in favor; motion passed.*

5. Public Comments

There were no public comments.

6. Development Compliance Officer

Mr. Driska referenced his report in the Commissioners' packets and asked if there were any questions or comments. He said that work at 120 County Line Drive was progressing, specifically the installation of infrastructure, stormwater management and stabilization mats. He said that work at 11 Progress Drive was progressing, as was construction at ShopRite. He said that the TPC project remained on schedule.

7. Town Planner Report:

Mr. Popper told the Commission that there were many new applications to accept and schedule. He said that the Wetlands Agency had approved the plan to rebuild Hoffman Pond as well as the application to relocate and expand the detention basin at Cromwell

Commons for the purposes of constructing a new Starbucks between Baci Grill and Burger King.

There was a brief discussion regarding whether sidewalks would be extended along Willowbrook Road as part of the pond project. Chris Cambareri and Chairman Kelly cited the need for them, saying it was a safety issue. Mr. Popper said they were looking for funding sources and Chairman Kelly said she had brought the issue to the Town Manager's attention.

Mr. Popper said that Covenant Village was continuing to work on modifying their master plan and he thought they might present an application to the Commission in September.

8. New Business: Accept and Schedule New Applications:

- a. Application #18-49: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to permit private garage facilities greater than 1000 square feet at 27 Fawn Run. Bryan Zerio is the Applicant and Elaine M. Zerio is the Owner.

Michael Cannata made a motion to accept Application #18-49 and schedule it for a public hearing on September 4, 2018; Seconded by Paul Cordone. *All in favor; motion passed.*

- b. Application #18-51: Request for a Special Permit under Section 3.3.C.4 and 6.11 of the Zoning Regulations to permit the operation of Marijuana Dispensary at 4 Willowbrook Road. Curaleaf is the Applicant and Willowbrook Plaza LTD Partnership is the Owner.

Chris Cambareri recused himself from considering Application #18-51.

Michael Cannata made a motion to accept Application #18-51 and schedule it for a public hearing on August 21, 2018; Seconded by Jeremy Floryan. *All in favor; motion passed (Chris Cambareri abstained).*

- c. Application #18-52: Request for a Resubdivision at 113 Berlin Road. Ganesha Hospitality LLC is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-52 and schedule it for a public hearing on September 18, 2018; Seconded by Jeremy Floryan. *All in favor; motion passed.*

- d. Application #18-53: Request to modify the Site Plan to add a Temporary construction office trailer, storage trailers and dumpsters at 161 Berlin Road. G.M. Crisalli & Associates is the Applicant and Infinity Cromwell Properties Limited Partnership is the Owners.

Michael Cannata made a motion to accept Application #18-53 and to consider it as a business item at tonight's meeting; Seconded by Ken Slade. *All in favor; motion passed.*

- e. Application #18-54: Request for a Special Permit under Section 3.3.C.4 Zoning Regulations to permit the construction of a 125 room hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.

Michael Cannata made a motion to accept Application #18-54 and schedule it for a public hearing on September 18, 2018; Seconded by Paul Cordone. *All in favor; motion passed.*

- f. Application #18-55: Request for a Site Plan approval for the construction of a 125 room hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.

Michael Cannata made a motion to accept Application #18-55 as a business item to be considered on September 18, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

- g. Application #18-56: Request to modify the existing Subdivision at Shady Lane. Shady Lane Farm LLC is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-56 as a business item to be considered on September 18, 2018; Seconded by Chris Cambareri. *All in favor; motion passed.*

9. New Business:

- a. Application #18-41: Request to modify the Site Plan to add additional parking spaces at 135 Berlin Road (the Cromwell Diner). Christopher Plummer is the Applicant and SAAD Associates LLC is the Owner.

Mr. Popper asked the Commission to table Application #18-41 as he expected revised plans to be submitted in response to the Town Engineer's comments. He said the application would be considered on August 21, 2018 if the applicant was ready to proceed.

Michael Cannata made a motion to table Application #18-41; Seconded by Chris Cambareri. *All in favor; motion passed.*

- b. Application #18-53: Request to modify the Site Plan to add a Temporary construction office trailer, storage trailers and dumpsters at 161 Berlin Road. G.M. Crisalli & Associates is the Applicant and Infinity Cromwell Properties Limited Partnership is the Owners.

Todd Gerbsch, G. M. Crisalli & Associates, Inc., presented the application. He said that they were seeking approval to place storage trailers and a dumpster enclosure at the Wal-Mart property for use during the renovation. They were planning to remove the VCT flooring and then grind and polish the concrete. The dumpster area would have green screening around it. An office trailer would be located up against the garden center in order to supply power to it. He said that the work hours would be between 9 p.m. and 7 a.m. and would begin on August 19, 2018 and proceed for twelve weeks until November 8, 2018. The grand re-opening was slated for November 9, 2018.

Michael Cannata asked about the potential noise involved in dumping the construction debris, citing the abutting residential neighborhood to the rear. He said that a condition of approval should be authorizing town staff to address any noise complaints by modifying work hours as necessary. Mr. Gerbsch said debris would be removed from the store around 6 a.m. and showed the location of the dumpster, which was to the front of the building towards Berlin Road. He said the work was being done as part of the rebranding and re-signing of the store.

Mr. Popper said that the application for site plan modification allowed for enforcement in the event of problems via fines for violations. Mr. Driska said that the two Conex storage boxes by the Garden Center needed to be removed prior to beginning work, as a condition of approval. He also reviewed the parking schedule contained in his August 7, 2018 memorandum.

Michael Cannata made a motion to approve Application #18-53: Request to modify the Site Plan to add a Temporary construction office trailer, storage trailers and dumpsters at 161 Berlin Road, with the condition that work be completed and items removed by November 10, 2018, and that the two Conex boxes be removed prior to beginning work; Seconded by Chris Cambareri. *All in favor; motion passed.*

10. Public Hearings:

Chairman Kelly read the legal notice.

- a. Application #18-42: Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to permit a restaurant with the accessory sales of alcoholic beverages at 51 Shunpike Road. David Trembly is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner.

Mr. Popper said that the hearing would be rescheduled and re-noticed for August 21, 2018. No action taken.

- b. Application #18-48: Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to permit a restaurant with the accessory sales of alcoholic beverages at 136 Berlin Road. William Chen is the Applicant and TNO Cromwell LLC is the Owner.

Michael Cannata made a motion to open the public hearing; Seconded by Jeremy Floryan. *All in favor; motion passed.*

William Chen presented the application for his new restaurant, Mizzu Asian Bistro and Hibachi, which was being located at the site of the former Oyama. The restaurant would feature Chinese, Japanese, and Thai cuisine. He said that he had restaurants in Connecticut and Massachusetts, two of which were in Wethersfield on the Silas Deane Highway. He was requesting a full liquor license. He planned some renovations to the interior and said the bar would be a separate from the dining room. The hours would be 11:30 a.m. to 10 p.m. Sunday through Thursday and 11:30 a.m. to 11 p.m. Friday and Saturday. He planned to open in mid September.

Mr. Popper said that Commission approval was needed before Mr. Chen could apply to the state for a liquor permit. He said that Mr. Chen's restaurant group was well known. Mr. Popper asked about signage and Mr. Chen said that the sign would be the same size and in the same location as the current sign, but he was not using the existing sign frame.

There were no public comments.

Michael Cannata complimented Mr. Chen's restaurant in Wethersfield.

Michael Cannata made a motion to close the public hearing; Seconded by Ken Rozich. *All in favor; motion passed.*

Michael Cannata made a motion to approve Application #18-48: Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to permit a restaurant with the accessory sale of alcoholic beverages at 136 Berlin Road; Seconded by Ken Rozich. *All in favor; motion passed.*

11. Approval of Minutes:

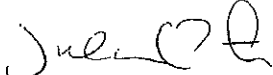
- a. April 3, 2018: Michael Cannata made a motion to accept the minutes as presented; Seconded by Brian Dufresne. In favor: Michael Cannata; Chris Cambareri, Jeremy Floryan, Paul Cordone, Brian Dufresne, David Fitzgerald. Abstained: Chairman Kelly, Ken Rozich. *Motion passed.*
- b. June 5, 2018: Michael Cannata made a motion to accept the minutes as presented; Seconded by Jeremy Floryan. In favor: Michael Cannata, Chris Cambareri, Jeremy Floryan, Ken Slade, David Fitzgerald. Abstained: Chairman Kelly, Ken Rozich, Brian Dufresne, Paul Cordone. *Motion passed.*

- c. June 19, 2018: Michael Cannata made a motion to accept the minutes as presented; Seconded by Brian Dufresne. In favor: Chairman Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Ken Slade. Abstained: Ken Rozich, Brian Dufresne, Paul Cordone, David Fitzgerald. *Motion passed.*
- d. July 17, 2018: Michael Cannata made a motion to accept the minutes as presented; Seconded by Jeremy Floryan. In favor: Chairman Kelly, Michael Cannata, Jeremy Floryan, Brian Dufresne, Paul Cordone, David Fitzgerald. Abstained: Chris Cambareri, Ken Slade, Ken Rozich. *Motion passed.*

12. Commissioner's Comments: Chris Cambareri complimented town staff as he had been told by various businesspeople that the Cromwell Planning and Development office was easy to work with. Chairman Kelly, Michael Cannata and Brian Dufresne said they had heard similar sentiments.

13. Adjourn: A motion to adjourn was made by Michael Cannata. Meeting adjourned at 7:51 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk