

## Town of Cromwell Planning and Zoning Commission

*REGULAR MEETING*  
*7:00 P.M. TUESDAY JUNE 21, 2016*  
*ROOM 224 CROMWELL TOWN HALL 41 WEST STREET*

### AGENDA

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of Agenda
5. Public Comments
6. Development Compliance Officer Report:
7. Town Planner Report:
8. **New Business: Accept and Schedule Applications:**
  - a. Section 8-24 Mandatory Referral for the Sale of 2 Wightman Place.
  - b. Application # 16-27 Request for Site Plan Modification at 76 Berlin Road (aka Cobblestone Plaza). Catapano Engineering & Architecture P.C. is the Applicant and Cobblestone Associates LLC is the Owner.
  - c. Application # 16-28 Request to Amend Section 7.1.A.3 (1) (2) Non-Conforming Use and Structures and Section 10.4.E.2 Variance Procedures of the Zoning Regulations. The Town of Cromwell Planning and Zoning Commission is the Applicant.
9. **New Business:**
  - a. Application #16-18: Request for Temporary Event Permit to sell Fireworks at 113 Berlin Road. Keystone Novelties Distributors is the Applicant and Ganesha Hospitality LLC is the Owner.
  - b. Application #16-23: Request for Site Plan Modification to add a Propane Tank Retail unit to 538 Main Street. Paraco Gas is the Applicant and Five Thirty Eight Main Street LLC is the Owner.
10. **Public Hearing:**
  - a. Application #16-19: Request for a Special Permit to allow for the construction of more than 1000 square feet of garage space at 84 North Road. John L. Vignone is the Applicant and Regina and John L. Vignone is the Owner.
11. **Approval of Minutes:**
  - a. June 7, 2016
12. **Commissioner's Comments:**
13. **Adjourn**

RECEIVED FOR FILING  
6-14 2016 at 1:57 P.M.  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

*Lee Conroy*  
TOWN CLERK

# Memo

To: Planning & Zoning commission

From: Fred Curtin

Date: June 14, 2016

Re: June 2016 Activity Report

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6 Kirby Road – They have restored the front yard back to lawn. Parking lot improved pending ZBA, then P&Z.

123 Evergreen Road – I have received a response from the property owner. I'm reviewing the response.

36 Court Street – A Notice of Violation has been issued for the camper in the front yard.

## P & Z Permits 2016

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-01	Town of Cromwell	9 Capt. James Mann Memorial Drive	Watrous Park Splash Pad	Approved with conditions 1/5/16	Complete
16-02	Frank Acheampong	538 Main Street	Clothing Bin for Non Profit	Withdrawn	Withdrawn
16-03	Meghan Burt	199 Shunpike Road	Next Level Fitness Personal Training	Approved by ZEO 1/25/16	Open for business
16-04	Merritt Construction LLC	136 Berlin Road	Center for Vein Restoration	Approved by ZEO 1/25/16	Complete
16-05	Premier Partners Assoc.	192 Shunpike Road	Subdivision	Approved 4/19/16	
16-06	Applicant did not need to go to P&Z therefore # not used				
16-07	Town of Cromwell	9 Capt. James Mann Memorial Drive	Raymond Place area-improvements to Town Rds.		No Start Date
16-08	Use #16-13 instead				
16-09	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Championship	Approved with conditions 4/19/16	August start date
16-10	Pinewood Landscaping, LLC	302 Main Street	Site Plan Modification	Approved 4/19/16	Sign Base complete
16-11	Christian Plummer Plummer All Season Landscaping	224 Shunpike Road	Landscaping/Retail Sales	Approved 4/19/16	Open for Business
16-12	Michael Salonia Cromwell Fire Department	105 Coles Road	Flower sale for Mother's Day and Christmas Trees	Approved 4/19/16	Event over

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-13	Town of Cromwell	Raymond Place Neighborhood	Roadway and Drainage Improvements	Approved 4/19/16	No Activity
16-14	Town of Cromwell	41 West Street	Modify Site Plan for Parking Lot Expansion	Approved 4/19/16	No Activity
16-15	Luca DiMichele	6 Kirby Road	Barbershop & Emporium	Approved by ZEO 4/07/2016	Zoning Violations
16-16	National Sign	4 Sebethe Road	Chili Signage	Approved 5/03/16	No Activity
16-17	Dana Woods	11 Applewood Road	Add fill to yard	Approved 5/09/16	Work in progress
16-18	Keystone Novelities	111-113 Berlin Road	Temporary tent for fireworks	Approved by ZEO 6/21/16	Pending
16-19	John Vignone	84 North Road	Garage & shed over 1000 square feet	Ph 6/21/16	Pending
16-20	Elias DiMichele	6 Kirby Road	Parking lot modification		Pending
16-21	Tatiana DeJesus	45 Shunpike Road	Sale of Fireworks	Approved by ZEO 5/24/16	June/July Sales
16-22	Paul Zigmont	138 Coles Road	Construct oversized garage	Ph July mtg.	Pending
16-23	Paraco Gas	538 Main Street	BBQ - Exchange	June 21 mtg.	Pending
16-24	Town of Cromwell	Prospect Hill Road	Valor Green Improvements	Approved 6/7/16	No Activity
16-25	Town of Cromwell	85 Coles Road	Walking Trail	Approved 6/7/16	No Activity
16-26	Paraco Gas/S. Taylor	72 West Street	Propane Exchange Program		Pending

## P & Z Permits

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
15-01	West St. Commons	Mystique Lane	Site plan modification	PZ approved 1/20/15	Removed walking trail
15-02	JKE Property, LLC	1 Willowbrook Road	Site plan modification	PZ approved 2/17/15	Work in progress
15-04	National Sign Corp.	136 Berlin Road	Site plan modification	PZ approved 2/3/15	Signs installed - Burger King
15-05	Nadeka, LLC	40 Sebetha Drive	Resubdivision	PZ approved 3/3/15	Mylars Submitted
15-06	Nadeka, LLC	Lot #1 Sebetha Drive	Proposed office bldg.	PZ approved 3/3/15	No Activity-Drainage easement issues
15-07	The Sign Center	48 Berlin Road	Site plan modification	PZ approved 3/3/15	Sign installed - Friendly's
15-11	Baseline Surveying LLC	198 Evergreen Road	Create a rear lot	PZ approved 4/21/15	Filed Mylars
15-12	Baseline Surveying	198 Evergreen Road	Create two lot sub	PZ approved 4/21/15	Filed Mylars
15-13	Town of Cromwell	Pierson Park	Install splash pad	PZ approved 4/7/15	Withdrawn
15-14	Town of Cromwell	County Line Drive	E&S Control plan for reconstruction of road	PZ approved 4/17/15	Work in progress
15-15	Mattabeset Realty	24 Shunpike Road	Add parking space - Dunkin Donuts	PZ approved 8/4/15	Work in progress
15-16	Lighthouse Signs	136 Berlin Road	Signs for Pet Sense	PZ approved 4/21/15	Signs installed
15-20	Reed Builders	Thomas Court	Accept as Town Road	Approved 10/20/15	

**P & Z Permits**

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
15-21	Sign Pro	1 West Street	New sign at firehouse	PZ approved 5/19/15	Sign installed
15-22	Sign Pro	82 Court Street	New sign at firehouse	PZ approved 5/19/15	Sign installed
15-23	Chris Cook	111-113 Berlin Road	Temp Fireworks Sale	ZEO approved 5/28/15	Event over
15-24	Ignacio Artaiz	179 Shunpike Road	Public Safety Antenna	Withdrawn	
15-25	Diane Whitney	Zoning Text Amendment	Planned residential multi-family district	PZ approved 8/18/15	
15-26	PZC	Zoning Text Amendment	Allow housing in Downtown district	Approved 8/4/15	
15--29	Plummer All Season Landscaping, LLC	224 Shunpike Road	Site plan modification for storage bins	PZ approved 7/7/15	Business is open
15-30	PGA Tour Design	1 Golf Club Road	Golf course maintenance and enhancement	PZ approve 8/4/15	Complete
15-31	GKN Aerospace	14 Hillside Road	Parking lot expansion	PZ approved 7/14/15	Complete
15-33	Town of Cromwell	Valor Green	Improvements parking area only	PZ approved 8/4/15	Parking completed
15-35	Wal-Mart	161 Berlin Road	Outside Storage	Approved 10/20/15	Storage bins in place - West side
15-36	Jeffrey Gilligan	678 Main Street	Rear Lot	Approved 10/20/15	No Activity Lots 4 sale
15-37	Jeffrey Gilligan	678 Main Street	3 Lot Subdivision	Approved 10/20/15	No Activity Lots 4 sale



CURRENT OWNER		UTILITIES		STRT./ROAD		LOCATION	
1	Level	2	Public Water	1	Public		
		3	Public Sewer				
SUPPLEMENTAL DATA							
Census Tr.		DV Map #		DV Lot #		Callback	
Prior Zoning		A-15		GRAY		ISE Penalty	
100 Yr Flood		00305300		ASSOC PID# 54/ 64/ 18/ /		BAA	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		SALE PRICE		V.C.	
OMWELL TOWN OF		1556/ 73		05/16/2016		155,542		0	
ARSH NANCY BATTISTINI		119/ 178		07/10/1974					

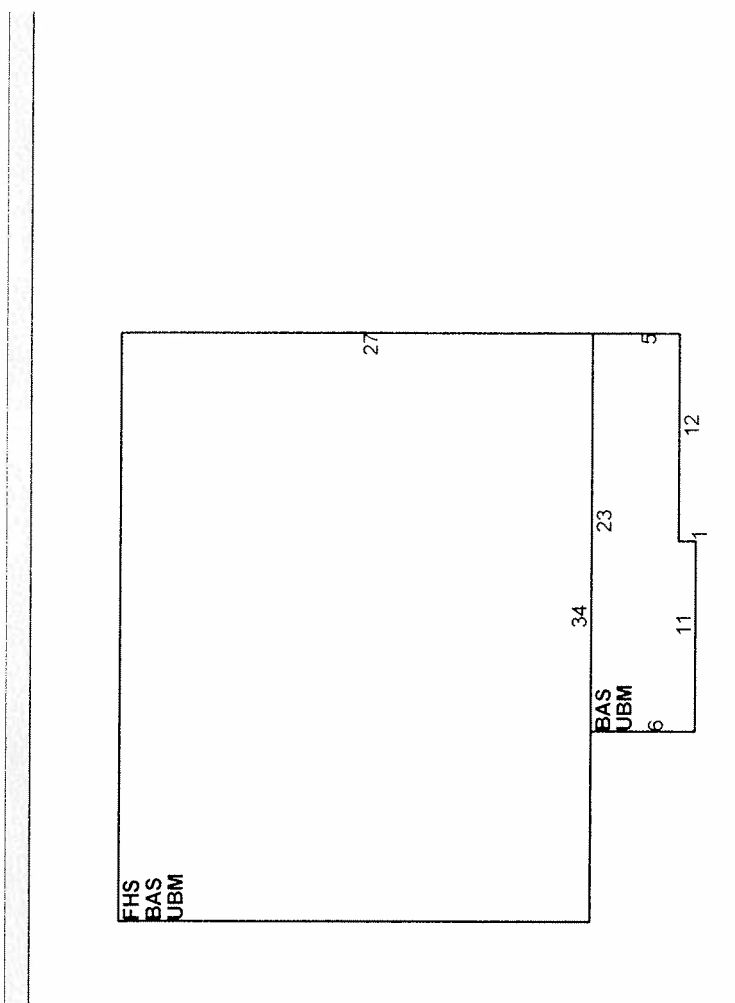
CURRENT ASSESSMENT		Assessed Value	
Code	Appraised Value	Code	Assessed Value
1-1	102,490	1-1	71,740
1-3	90,780	1-3	63,550
<b>Total</b>		<b>135,290</b>	

PREVIOUS ASSESSMENTS (HISTORY)		Yr.		Code		Assessed Value	
2015	1-1	71,740	2014	1-1	71,740	2013	71,740
2015	1-3	63,550	2014	1-3	63,550	2013	63,550
<b>Total:</b>		<b>135,290</b>		<b>Total:</b>		<b>181,3</b>	

<p><b>VISION</b></p>															
<p>6033 CROMWELL, CT</p>															
<p><b>APPRAISED VALUE SUMMARY 10-01-2012</b></p>															
<p>Appraised Bldg. Value (Card) 90,78</p> <p>Appraised XF (B) Value (Bldg)</p> <p>Appraised OB (L) Value (Bldg)</p> <p>Appraised Land Value (Bldg) 102,49</p> <p>Special Land Value</p> <p>Total Appraised Parcel Value 193,27</p> <p>Valuation Method:</p> <p>Adjustment:</p> <p><b>Net Total Appraised Parcel Value 193,270</b></p>															
<p><b>BUILDING PERMIT RECORD</b></p>															
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Of CO								
15277	05/11/2005	EL	Electric	0	10/31/2006	101									
<p>install new 100 amp service</p>															
<p><b>LAND LINE VALUATION SECTION</b></p>															
Use Code	Use Description	Zone	D	Frontage	Depth	Units	I. Factor	S.A.	Acres	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing	Land Value
101	Single Family	R-15				13,939	SF	1.0000	5	1.0000	1.00	4775	1.00		102,4
<p>Parcel Total Land Area: 0.32 AC</p>															
<p>Total Land Value: 102,4</p>															

This signature acknowledges a visit by a Data Collector or Assessor



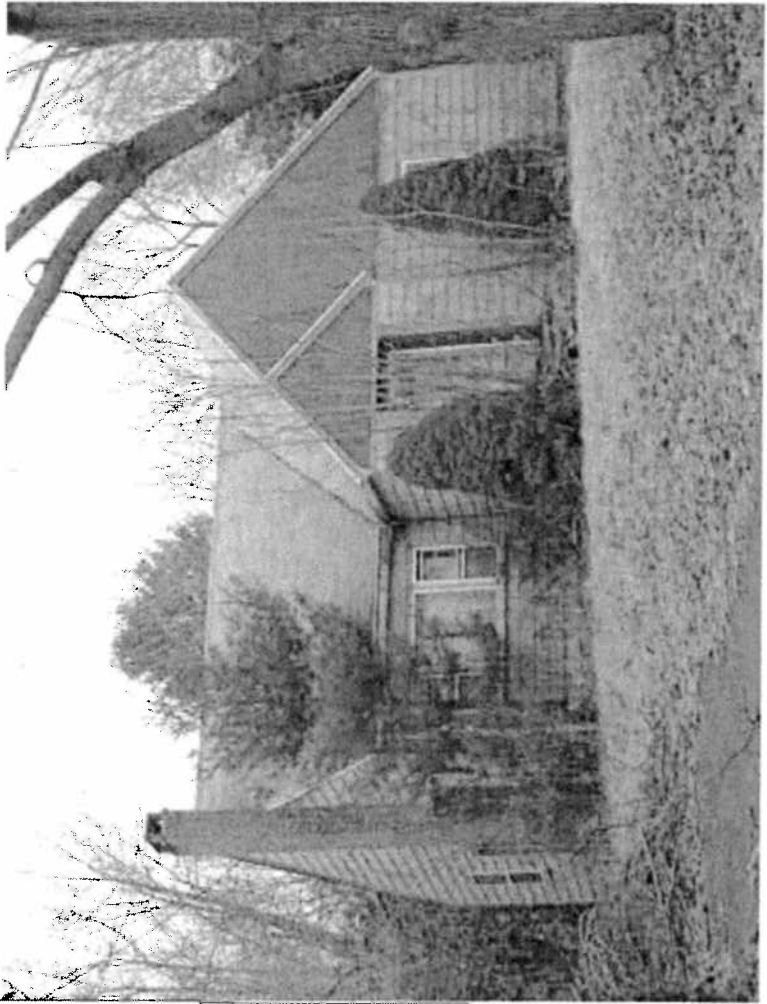


CONSTRUCTION DETAIL		MIXED USE	
Element	Description	Code	Percentage
Cape Cod		101	100
Attributes		Single Family	
Total Rooms	8		
Bedrooms	04		
Full Baths	2		
Half Baths	0		
Jet Tub			
Full Baths below	0		1952
Half Baths below	2.0		P
Total # Baths			
Fireplace	1		
Fireplace D/d.			
Gas Fireplace			42
Fin Bsmt %	38		
Fin Bsmt Qual	4		
Bsmt. Garages	0		58
Building Appraised Value			90,780

BUILDING PERMIT INFO		
Issue Date	Type	Comments
5/11/2005	EL 101	install new 100 amp service

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Description	L/B Units	Unit Price	Yr	Gde	Upr Rt	Cnd	%Cnd	Apr Value

VISIT/CHANGE HISTORY			BUILDING SUB-AREA SUMMARY SECTION			
Date	ID	Purpose/Result	Code	Description	Living Area	Gross Area
7/15/2014	SB	Change - Value Change Town	BAS	First Floor	1,044	1,044
8/22/2012	AJ	Change - Field Review	FHS	Finished Half Story	597	918
0/31/2006	ES	Vacant/New Bidg	UBM	Basement	0	1,044
8/26/1997	MB	Meas. and List				



TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL MODIFICATION

Name of Project: Advance Auto Parts - Cobblestone Plaza

Street Address: 76 Berlin Road aka Route 372, Cromwell, CT

Volume/Page: \_\_\_\_\_ PIN #: \_\_\_\_\_

Applicant Name: Maria C Ceccacci as Agent for Advance Auto Parts

Address: c/o Catapano Engineering & Architecture, PC

585 Broadhollow Road, Melville, NY 11747

Telephone: 631-694-9696 (day) \_\_\_\_\_ (evening)

Email Address: mceccacci@catapano.com

Property

Owner Name: Cobblestone Associates, LLC

Address: 40 S. Olmstead Lane

Ridgefield, Ct 06877

Attached:

- Application fee.
- Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- |   |       |      |
|---|-------|------|
| 1. Is <u>any part</u> of the site within 500' of an adjoining town?   | (Yes) | (No) |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ?  | (Yes) | (No) |
| if yes, have you obtained it?   | (Yes) | (No) |
| 3. Will this project require a DEP <u>Stormwater Management Permit</u> ?  | (Yes) | (No) |
| if yes, have you applied for it?  | (Yes) | (No) |
| 4. Will this Project Require an <u>STC Permit</u> ?   | (Yes) | (No) |
| if yes, have you submitted a copy of the plans to the STC?  | (Yes) | (No) |
| 5. Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code? | (Yes) | (No) |

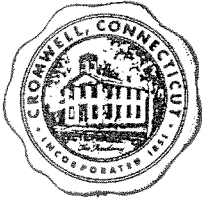
I hereby certify that the information presented above is correct to the best of my knowledge.

Maria C Ceccacci  
Applicant Name and Signature

6/10/16  
Date

Maria C Ceccacci, Project Manager

16-28



**Town of Cromwell  
Planning and Zoning Commission**

**APPLICATION TO AMEND THE ZONING REGULATIONS**

Name: Planning and Zoning Commission  
Address: 41 West Street  
Cromwell, CT 06416  
Telephone: 860-632-3422 Email: spoppo@cromwellct.com

**A. Request to Change an Existing Regulation:**

1. Current Article Number: sections 7.1.A.3(1)(2) and 10.4.E.2
2. Current Regulation wording (attach if necessary):  
(see attached text)
3. Proposed Change wording (attach if necessary):  
Delete the above referenced sections.

**B. Request to Create a New Regulation:**

1. Suggested Article Number: \_\_\_\_\_
2. Zoning District(s) to be Affected by New Regulation: \_\_\_\_\_
3. New Regulation wording (attach if necessary):  
\_\_\_\_\_  
\_\_\_\_\_

**C. Reason for Proposed Change or New Regulation:**

\_\_\_\_\_  
\_\_\_\_\_

Arthur B. Pappas \_\_\_\_\_ 6/14/16  
(applicant) (date)

Application # 16-28 Request to Amend Sections 7.1.A.3 (1) (2) Non-Conforming Use and Structures and Section 10.4.E.2 Variance Procedures Additional Considerations for Use Variances by deleting the following text:

**Section 7.1.A Non-Conforming Uses and Structures**

3. No non-conforming use or structure shall be:
  - (1) Extended or enlarged.
  - (2) Moved to another location where such use continues to be non-conforming.

**Section 10.4.E.2 Variance Procedures Additional Considerations for Use Variances**

2. No use variance shall be granted for a business or industrial use shall be granted in a Residential Zone.



16-18

Town of Cromwell  
Planning and Zoning Commission

APPLICATION FOR  
TEMPORARY EVENT PERMIT

Date Submitted: 4/28/2016 Zoning District: HB

Location (street name and number): 111-113 Berlin Road Cromwell, CT

Name of Business (if applicable): Keystone Novelties Distributors, LLC

Description of Proposed Activity: Temporary tent sale of CT legal Sparkler products in Parking Lot from 6/24/2016 through 7/5/2016

Applicant's Name: Chris Cook (Keystone Novelties Distributors, LLC)

Applicant's Mailing Address: 201 Seymour Street Lancaster PA 17603

Applicant's Email Address: ccook@keystonenovelties.com

Applicant's Telephone Number: 717-394-1078 (daytime) 717-394-1078 (evening)

Property Owner's Name: Ganesh Hospitality, LLC dba Quality Inn

Property Owner's Address: 111 Berlin Road Cromwell CT 06416

Chris Cook  
(circle one: owner applicant agent)

4/28/2016  
date

Chris Cook  
(printed name of signer)



# Keystone Fireworks

201 Seymour Street, Lancaster, PA 17603  
(800) 390-0844 Fax (717) 290-7774  
www.keystonefireworks.com

THIS AGREEMENT IS MADE BETWEEN **Ganesha Hospitality, LLC dba Quality Inn** as Lessor with Keystone Novelties Distributors, LLC as Lessee, for the purpose of allowing the retail sale of approved fireworks from the premises: (hereafter the "Location").

Address: Adjacent vacant lot  
111-113 Berlin Road  
Cromwell, CT 06416

Cross Streets: \_\_\_\_\_  
Location Name: CROMWELL  
Municipality: Town of Cromwell

1. Lessor represents that the parking lot or commonly occupied Location listed above is owned and/or controlled by the Lessor and that the Lessor grants Lessee the exclusive right to operate a Retail Fireworks Tent or outlet on the premises during the term of this agreement. The term of this agreement shall include setting the tent no sooner than June 19 and removal no later than July 10. The actual dates for the sale will not exceed: **June 23, 2016 through July 5, 2016**
2. Following the term, this lease will automatically be renewed under the same terms and conditions as set forth above and below, for each season through **2016**.
3. Following the term, the Lessor hereby grants the Lessee First Rights of Refusal to match any bona fide offer to lease the location for fireworks sales during the forthcoming renewal year.
4. Lessor will have the right to void this lease if the above described property is sold or developed for any purpose other than the sale of fireworks by providing 90 days written notice.
5. ~~Lessor shall provide access to electricity for the tent if it is available on the property.~~

In return, Lessee agrees to the following terms and conditions:

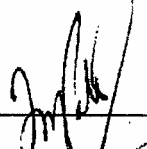
1. Keystone Novelties Distributors, LLC shall pay to Lessor rent in the amount of \_\_\_\_\_ in or before June 20 of each year. A W9 must be on file unless check is written out to a business name.
2. Lessee shall provide liability insurance coverage and post with Lessor, prior to occupancy, a certificate of insurance evidencing liability insurance in force covering the operation on the retail outlet. Lessor shall be held harmless from any claims arising from the maintenance or operation of the outlet. Insurance coverage will be in an amount not less than \$1,000,000.00.
3. Lessee guarantees that the premises will be returned to its original condition including the patching of any stake holes and removal of trash and supplies.
4. This Lease Agreement shall be assignable by Lessee and is contingent upon Lessee securing any local and state permits or licenses that may be required by law. If the sale of fireworks is prohibited by public authority or if required permits or licenses cannot be obtained prior to the commencement of the selling season, then this lease agreement automatically becomes null and void. If the local municipality having proper jurisdiction over this outlet limits the sale of fireworks or implements policies inconsistent with state statutes, then this Lease Agreement is subject to revision.
5. Lessee shall have the right to void this agreement up to 90 days prior the commencement of the selling period each year.

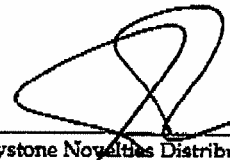
**LESSOR INFORMATION (Please Update as Needed)**

Ganesha Hospitality, LLC dba Quality Inn  
111 Berlin Road  
Cromwell, CT 06416  
Phone: 860-635-4100 Fax: 860-632-  
Email: hotelqic@gmail.com

**ADDITIONAL INSURED INFORMATION**

Quality Inn  
111 Berlin Road  
Cromwell, CT 08416

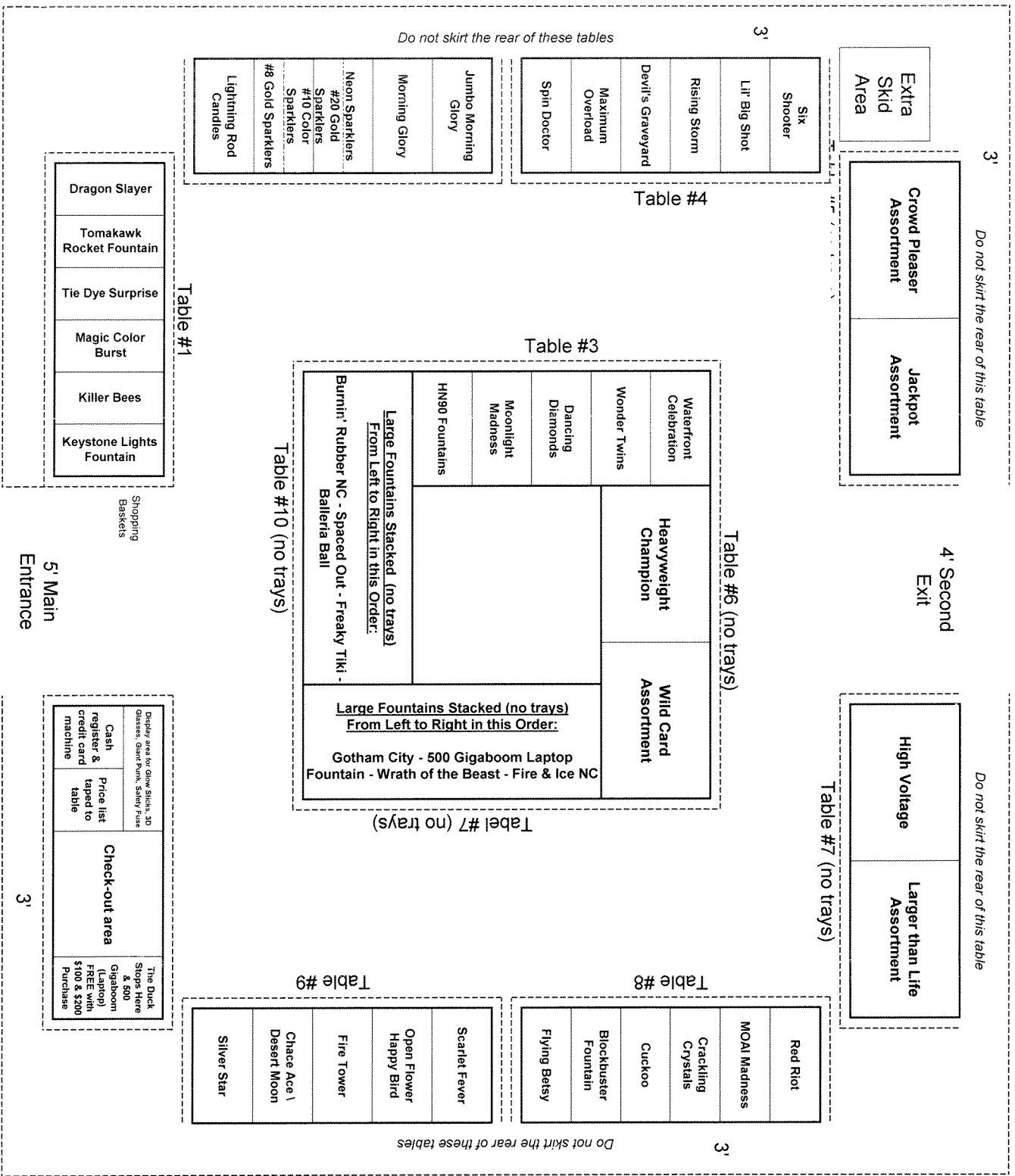
  
\_\_\_\_\_  
Lessor Date 4/25/16

  
\_\_\_\_\_  
Keystone Novelties Distributors, LLC Date 4-25-16

<b>For Office Use Only</b>				
_____ \$1.25 LL Cert	_____ \$75 LL Cert	_____ \$50 LL Cert	_____ \$150 + \$125 each year Cert	_____ None



CT 30 x 30 Tent Layout, 2 Exits



Extra Skid Area

Crowd Pleaser Assortment

Jackpot Assortment

High Voltage

Larger than Life Assortment

Six Shooter  
Lil' Big Shot  
Rising Storm  
Devil's Graveyard  
Maximum Overload  
Spin Doctor

Table #4

Waterfront Celebration  
Wonder Twins  
Dancing Diamonds  
Moonlight Madness  
HN90 Fountains  
Heavyweight Champion  
Wild Card Assortment  
Large Fountains Stacked (no trays)  
From Left to Right in this Order:  
Gotham City - 500 Gigaboom Laptop Fountain - Wrath of the Beast - Fire & Ice NC

Table #6 (no trays)

Table #8  
Red Riot  
MOAI Madness  
Crackling Crystals  
Cuckoo  
Blockbuster Fountain  
Flying Betsy

Jumbo Morning Glory  
Morning Glory  
Neon Sparklers #20 Gold Sparklers #10 Color Sparklers  
#8 Gold Sparklers  
Lightning Rod Candies

Table #3

Burnin' Rubber NC - Spaced Out - Freaky Tik - Ballena Ball  
Large Fountains Stacked (no trays)  
From Left to Right in this Order:

Table #7 (no trays)

Table #9  
Scarlet Fever  
Open Flower Happy Bird  
Fire Tower  
Chace Ace \ Desert Moon  
Silver Star

Dragon Slayer  
Tomakawk Rocket Fountain  
Tie Dye Surprise  
Magic Color Burst  
Killer Bees  
Keystone Lights Fountain

Table #1

Cash register & credit card machine  
Price list taped to table

Check-out area  
The Duck Stops Here & 500 Gigaboom (Laptop) FREE with \$100 & \$200 Purchase

Do not skirt the rear of this table

Do not skirt the rear of this table

Do not skirt the rear of these tables

Do not skirt the rear of these tables

4' Second Exit

5' Main Entrance

Shopping Baskets

3'

3'

3'

3'

3'

3'

3'



**Keystone Novelties Distributors, LLC  
Temporary Signs**

*(4' x 6')*



*(4' x 6')*



*(4' x 6')*



*(3' x 5')*



*(3' x 10')*



4/60<sup>a</sup>  
16-23

~~500~~

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: PROPANE - BBQ EXCHANGE  
Street Address: 538 MAIN ST.  
Volume/Page: 1339-143 PIN #: 00475000

Applicant Name: PARALO GAS  
Address: 800 WESTCHESTER AVE  
RYE BEAK NY 10573  
Telephone: 860-876-3227 (day) \_\_\_\_\_ (evening)  
Email Address: STAYLOR@PARALOGAS.COM

Property Owner Name: CROMWELL GULF - ARBID, LLC  
Address: 538 MAIN ST  
CROMWELL CT 06416

Attached:

- Application fee.
- Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- |  |  |                                       |
|--|--|---------------------------------------|
| 1. <i>Is any part of the site within 500' of an adjoining town?</i>  | (Yes)                                  | <input checked="" type="radio"/> (No) |
| 2. <i>Will this project require an <u>Inland Wetlands Agency permit</u>?</i>   | (Yes)                                  | <input checked="" type="radio"/> (No) |
| <i>if yes, have you obtained it?</i>   | (Yes)                                  | <input checked="" type="radio"/> (No) |
| 3. <i>Will this project require a <u>DEP Stormwater Management Permit</u>?</i>   | (Yes)                                  | <input checked="" type="radio"/> (No) |
| <i>if yes, have you applied for it?</i>  | (Yes)                                  | <input checked="" type="radio"/> (No) |
| 4. <i>Will this Project Require an <u>STC Permit</u>?</i>  | (Yes)                                  | <input checked="" type="radio"/> (No) |
| <i>if yes, have you submitted a copy of the plans to the STC?</i>  | (Yes)                                  | <input checked="" type="radio"/> (No) |
| 5. <i>Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code?</i> | <input checked="" type="radio"/> (Yes) | <input type="radio"/> (No)            |

*I hereby certify that the information presented above is correct to the best of my knowledge.*

STEPHEN TAYLOR  
Applicant Name and Signature

5.27.16  
Date



**Town of Cromwell  
Planning and Zoning Commission**

**APPLICATION FOR SPECIAL PERMIT**

Type of Activity: Garage and Shed over 1000 sq. ft.  
(Per Section 2.7.A.4 of the Cromwell Zoning Regulations)  
Street Address: 84 North Road Zoning District: R-40  
Parcel ID #: 11400200 Volume/Page: 1549/184

Applicant: John Vignone  
Address: 84 North Rd Cromwell CT 06416  
Telephone Number (daytime): (860) 729-3374  
Email Address: jlvignone@gmail.com

Property Owner: John Vignone  
Address: 84 North Rd Cromwell CT 06416

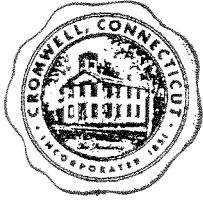
Description of Proposed Activity:  
Install a shed create over 1000 sq. ft.  
of garage space

"I have read and I am familiar with the Cromwell Zoning Regulations Article 8.7 ("Special Permit Application Procedures"), Article 8.10.G ("Notification of Abutting Property Owners") and Article 8.10.H ("Public Hearing Sign Posting Requirements"). An "Impact Statement" per Section 9.4.A is attached."

[Signature]  
(Signature of Owner or Designated Agent)

\_\_\_\_\_  
(date)

John Vignone  
(printed name of signer)



**Town of Cromwell  
Planning and Zoning Commission**

*Luis Caracoglia, Asst*  
TOWN CLERK

**REGULAR MEETING  
7:00 P.M. TUESDAY JUNE 7, 2016  
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET  
Minutes and Record of Votes**

**Present:** Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Paul Cordone  
David Fitzgerald, Jeremy Floryan, Ken Slade

**Absent:** Brian Dufresne, Ken Rozich and Rich Waters

**Other Present:** Town Planner Stuart Popper, Town Engineer Jon Harriman, Zoning  
Enforcement Officer Fred Curtin,

**1. Call to Order**

The meeting was called to order by Chairman Kelly at 7:02 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 Jeremy Floryan to seat David Fitzgerald as an alternate. *All were in favor; the motion passed.*

**4 Approval of Agenda**

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floyran to approve the agenda. *All were in favor; the motion passed.*

**5. Public Comments**

Chairman Kelly explained to those members of the public present that there will be no discussion of item number "9. Proposed Gas Infusion Project" this evening. She stated that we have not received any comments back from the Town Attorney so there is nothing to discuss. Chairman Kelly explained that there is no application pending and to discuss any issues/concerns related to a possible future application at this time could undermine the Commission's standing in court if it ever came to that. Michael Cannata agreed and noted that if we were to discuss issues/concerns related to this item tonight a future applicant could claim a bias by the

Commission created by this discussion.

Mrs. Suzanne Niedbala of 8 Ronald Lane asked about the status of Citgo Station on the south end of Main Street. Mr. Popper said the property was purchased last year by a local business and that they were working on bringing another gas station to the site. Mrs. Niedbala said she was very concerned about the condition of the road surface on Ronald Drive and noted that years ago when the sewers were installed the Sewer Department said it was going to be repaved. Mike Cannata said that the road paving is not the responsibility of the Planning and Zoning Commission and he suggested that she contact the Public Works Department.

#### **6. Development Compliance Officer Report:**

Fred Curtin, Zoning Enforcement Officer summarized his report to the Commission. He then answered questions from the Commissioners regarding a number of items on his report.

#### **7. Town Planner Report:**

Mr. Popper summarized his Economic Development Coordinator's report for June. He discussed the Coles Road LOTCIP Application and the business visitations to Tel Serv on Progress Drive and Dream Garden's Dream Farm on Main Street.

#### **8. New Business: Accept and Schedule:**

a. Application #16-18: Request for Temporary Event Permit to sell Fireworks at 113 Berlin Road. Keystone Novelties Distributors is the Applicant and Ganesha Hospitality LLC is the Owner.

Mike Cannata asked Mr. Popper to review the meeting minutes from last year to see if the Commission made a motion not to allow any more pop-up businesses unless they were connected to a local brick and mortar business.

A motion was made by Michael Cannata and seconded by Ken Slade to accept application 16-18 and schedule it for the June 19, 2016 meeting. All were in favor; the motion passed.

b. Application #16-19: Request for a Special Permit to allow for the construction of more than 1000 square feet of garage space at 84 North Road. John L. Vignone is the Applicant and Regina and John L. Vignone is the Owner.

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to accept application 16-19 and schedule it to be heard at a public hearing on June 21, 2016. All were in favor; the motion passed.

c. Application #16-22: Request for a Special Permit to allow for the construction of more than 1000 square feet of garage space at 138 Coles Road. Paul S. Zigmont is the Applicant

and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to accept application 16-22 and schedule it to be heard at a public hearing on July 19, 2016. All were in favor; the motion passed.

d. Application #16-23: Request for Site Plan Modification to add a Propane Tank Retail unit to 538 Main Street. Paraco Gas is the Applicant and Five Thirty Eight Main Street LLC is the Owner.

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to accept application 16-23 and schedule it for the June 19, 2016 meeting. All were in favor; the motion passed.

e. Section 8-24 Mandatory Referral for proposed Improvements to Valor Green Park (aka Parcel ID# 0113400).

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to accept the Section 8-24 Referral and consider it this evening. All were in favor; the motion passed.

f. Application #16-24: Request for Site Plan Modification to allow for Improvements to Valor Green Park (aka Parcel ID# 0113400). The Town of Cromwell is the Applicant and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to accept application 16-24 and consider it this evening. All were in favor; the motion passed.

g. Section 8-24 Mandatory Referral to Construct a Walking path at Hoffman Farm. The Town of Cromwell is the Applicant and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to accept the Section 8-24 Referral and consider it this evening. All were in favor; the motion passed.

h. Application #16-25: Request for Site Plan Modification to allow for construction of a Walking path at Evergreen Park. The Town of Cromwell is the Applicant and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to accept application 16-25 and consider it this evening. All were in favor; the motion passed.

e. Section 8-24 Mandatory Referral for proposed Improvements to Valor Green Park (aka Parcel ID# 0113400).

f. Application #16-24: Request for Site Plan Modification to allow for Improvements to Valor Green Park (aka Parcel ID# 0113400). The Town of Cromwell is the Applicant and the Owner.

Jon Harriman, Town Engineer described the proposed improvements, the locations and the site work necessary to construct the wall and the memorial and the walk way. Mr. Lou Gagnon of the American Legion discussed in detail the proposed stone wall, the memorial, the flag posts and the walk way. The Commission members discussed the plans and Mike Cannata asked Jon Harriman to look at some drainage issues in the south west corner of the park.

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to issue a favorable 8-24 referral for the Valor Green improvements. *All were in favor; the motion passed.*

f. Application #16-24: Request for Site Plan Modification to allow for Improvements to Valor Green Park (aka Parcel ID# 0113400). The Town of Cromwell is the Applicant and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to approve application 16-24. *All were in favor; the motion passed.*

g. Section 8-24 Mandatory Referral to Construct a Walking path at Evergreen Park. The Town of Cromwell is the Applicant and the Owner.

h. Application #16-25: Request for Site Plan Modification to allow for construction of a Walking path at Evergreen Park. The Town of Cromwell is the Applicant and the Owner.

Jon Harriman, Town Engineer described the location of the walkway and the site work necessary to construct it. The Commission members discussed the walk way and the history of the park and restrictions placed upon by the DEEP grant.

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to issue a favorable 8-24 referral for the walking path at Evergreen Park. *All were in favor; the motion passed.*

h. Application #16-25: Request for Site Plan Modification to allow for construction of a Walking path at Evergreen Park. The Town of Cromwell is the Applicant and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to approve application 16-25. *All were in favor; the motion passed.*

## **9. Old Business:**

a. Discussion of Proposed Gas Infusion Project

The Commission received no new information so there was no discussion.

## **11. Approval of Minutes:**

a. April 19, 2016

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to approve the minutes of April 19, 2016. *All were in favor; the motion passed.*

b. May 3, 2016

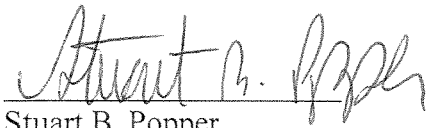
A **motion** was made by Michael Cannata and **seconded** by Ken Slade to approve the minutes of April 19, 2016. All were in favor; the motion passed.

**12. Commissioner's Comments:**

**13. Adjourn**

A **motion** was made by Michael Cannata and **seconded** by Paul Cordone to adjourn at 8:10 pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Stuart B. Popper", written over a horizontal line.

Stuart B. Popper  
Acting Recording Clerk