

**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY JULY 19, 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:**
 - a. Application #16-20: Request for a Site Plan Modification to install parking at 6 Kirby Road. Elias DiMichele is the Applicant and Luca & Sons Landscaping LLC is the Owner.
 - b. Application # 16-27 Request to modify the Site Plan by installing an Advanced Auto Parts store at 76 Berlin Road (aka Cobblestone Plaza). Catapano Engineering & Architecture P.C. is the Applicant and Cobblestone Associates LLC is the Owner.
 - c. Application #16-30: Request for a Site Plan modification to install hoop houses and grade to install a landscape berm at 600 Main Street. Three Sons Realty LLC (dba Prides Corners Farm, Inc.) is the Applicant and Millane Nurseries in the Owner.
 - d. Application #07-23: Pond View Subdivision Request for Release of Letter of Credit for \$106,617.55. T&M Building Company Inc. is the Applicant and the Owner.
 - e. Application #10-44: 196 Coles Road Resubdivision. Request to Release a portion of the \$2,800 bond. JWV Associates is the Applicant and Owner.
9. **Public Hearing:**
 - a. Application #16-22: Request for a Special Permit to allow for the construction of more than 1000 square feet of garage space at 134 Coles Road. Paul S. Zigmont is the Applicant and the Owner.
 - b. Application #16-29: Request to Re-subdivide 600 Main Street into 2 lots. Prides Corners Farms, Inc. and Garden's Dream Farm, LLC are the Applicants and Millane Nurseries in 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.
10. **Approval of Minutes:**
 - a. June 21, 2016
11. **Commissioner's Comments:**
12. **Adjourn**

RECEIVED FOR FILING
7-12-2016 at 12:58 PM
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Luca Caracciolo Asst.
TOWN CLERK

Memo

To: Planning & Zoning Commission
From: Fred Curtin
Date: July 11, 2016
Re: July 2016 Activity Report

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. Temporary 6 months for storm unit.

196 Coles Road – Violation notice issued to the builder for silt fence failure.

| 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 Achearpong | 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 | Out to Bid |
| 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 | Going to ZBA then P&Z |
| 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 5/9/16 by ZEO | Work in progress |
| 16-18 | Keystone Novelties | 111-113 Berlin Road | Temporary tent for fireworks | Approved by ZEO 6/21/16 | Event over |
| 16-19 | John Vignone | 84 North Road | Garage & shed over 1000 square feet | Approved 6/21/16 | No Activity |
| 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 | Approved 6/21/16 | Complete |
| 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 | Open for Business |
| 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 Sebethe Drive | Resubdivision | PZ approved 3/3/15 | Mylars Submitted |
| 15-06 | Nadeka, LLC | Lot #1 Sebethe 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 |

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: July 12, 2016
Re: Comments for the July 19, 2016 Meeting Agenda

8. New Business:

a. Application #16-20: Request to modify the Site Plan by installing additional parking in the front and side yards at 6 Kirby Road. Elias DiMichele is the Applicant and Luca & Sons Landscaping LLC is the Owner. *The 2,225 square foot house is located on .24 acres in the Highway Business Zone on the side of Kirby Road. The house is being remodeled and the first floor Antique business will become a barber shop and the second floor residence will remain. The applicant is proposing to install parking in the front and side yards. The applicant has applied for a variance to allow for the parking within the front and side yard setback. The application will be heard at the ZBA meeting on July 12, 2016. Attached is a plan of the site and the staff comments.*

b. Application # 16-27 Request to modify the Site Plan by installing an Advanced Auto Parts store at 76 Berlin Road (aka Cobblestone Plaza). Catapano Engineering & Architecture P.C. is the Applicant and Cobblestone Associates LLC is the Owner. *The 4.07 acre site is located in the High Business Zone District on the north side of Berlin Road. The applicant is proposing to modify the existing site plan (an 18,000 square foot retail building with 247 parking spaces) by constructing a 6,889 square foot single story Advanced Auto Parts store with 42 parking spaces. The remainder of the property will be developed at a later date. Please see attached narrative, plans and staff comments.*

c. Application #16-30: Request for a Site Plan modification to install hoop houses and grade to install a landscape berm at 600 Main Street. Three Sons Realty LLC (dba Prides Corners Farm, Inc.) is the Applicant and Millane Nurseries in the Owner. *The applicant is proposing to grade and construct a landscaped berm in the rear of 600 Main Street. The berm will screen the hoop houses in the rear of the property line from the abutting residential properties on Field Road.*

d. Application # 07-23: Pond View Subdivision Request for Release of Letter of Credit for \$106,617.55 and Release of Cash Bond for \$5,611.45. T&M Building Company Inc. is the Applicant and the Owner. *The original letter of credit was for the Performance Bond. The letter of credit has expired but we still need a motion by the Commission to release it. The Town accepted the subdivision roads Robbie Lane and Deming Street in 2016.*

e. Application #10-44: 196 Coles Road Resubdivision. Request to Release a portion of the \$2,800 bond. J WV Associates is the Applicant and Owner. ***The Applicant is requesting to lower the bond amount from \$2,800 to \$1,800. Attached is a letter from the applicant and staff comments.***

9. Public Hearing:

a. Application #16-22: Request for a Special Permit to allow for the construction of more than 1000 square feet of garage space at 134 Coles Road. Paul S. Zigmont is the Applicant and the Owner. ***The 2,540 square foot house is located on .71 acres in the R-25 Residential District Zone on the east side of Coles Road. The applicant is proposing to install a 30' x 38' (1,140 square feet) pre-build garage. The applicant is also requesting to waive the requirement for an A-2 Survey as permitted under Section 8.7. Please see the attached map and letter from Attorney Petrella.***

b. Application #16-29: Request to Re-subdivide 600 Main Street in two lots. Three Sons Realty LLC (dba Prides Corners Farms, Inc.) and Garden's Dream Farm, LLC are the Applicants and Millane Nurseries in the Owner. ***The 40+/- acre lot contains a garden retail center, 2,500 square foot house and nursery related buildings and is located R-25 Residential District Zone on the east side of Main Street. The applicant is requesting to create two lots. One 10+/- acre parcel containing the retail facility and a 30+/- acre parcel containing the nursery. Town staff has reviewed the plans and has had no comments. Please see the attached narrative and plans from the applicant.***

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. Staff has submitted this request so that existing non-conforming commercial use in a residential zone can seek variances to allow for continued commercial use when a new tenant is proposed. The text to be deleted is as follows***

Section 7.1.A.3 (1) (2) Non-Conforming Use and Structures states,

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 Additional Considerations for Use Variances.

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

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: 6 Kirby RD - Parking lot modification
Street Address: 6 Kirby RD
Volume/Page: _____ PIN #: 00C4900

Applicant Name: ELIAS DiMichele
Address: 12 SAVAGE HILL RD
Berlin, CT

Telephone: 860-502-3540 (day) 11 (evening)

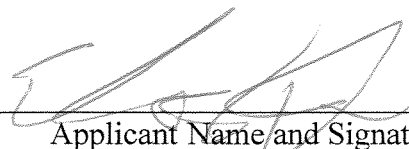
Email Address: DIMICHELESBARBERSHOP.COM

Property Owner Name: Lucia & son's Landscaping LLC
Address: 12 SAVAGE hill RD

- 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 any part of the site within 500' of an adjoining town?* (Yes) (No)
- 2. *Will this project require an Inland Wetlands Agency permit? if yes, have you obtained it?* (Yes) (No)
- 3. *Will this project require a DEP Stormwater Management Permit? if yes, have you applied for it?* (Yes) (No)
- 4. *Will this Project Require an STC Permit? if yes, have you submitted a copy of the plans to the STC?* (Yes) (No)
- 5. *Does the parking comply with the handicapped parking 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.


Applicant Name and Signature

May-23-16
Date

**Engineering Department
Town of Cromwell
Cromwell, CT**

Memorandum

To: Stuart Popper
CC: Planning & Zoning Commission
From: Jon C. Harriman, P.E. 
Date: 7/27/2016
Re: 16-20 – 6 Kirby Road

I have received a reduced scale plan (stamped DRAFT and undated) by John L. Thompson, L.S.

The plans show modifications to the site which includes expansion of the existing parking lot on the east side of the building into the south and west sides. A new curb cut with a separate parking lot is proposed at the southwest corner of the parcel for residential use. I understand a variance has been requested for additional parking in the Town Right-of-Way and front yard setback.

There are no proposed grades and no drainage shown on the plan. The lot coverage will be at least 75% impervious coverage (estimated). It is not clear where the stormwater runoff will go, but note that there is no Town drainage in front of this lot in Kirby Road. I recommend that the commission require a grading and drainage plan as required by section 5.4.A of the Zoning Regulations.

After looking at the 2 parking spaces for the residential use, there does not appear to be room for a vehicle to turn around to exit. The applicant might consider a one way loop around the building with angled parking (assigned if needed) to accommodate parking count requirements and better circulation.

Popper, Stuart

From: Peck, Rich
Sent: Monday, June 27, 2016 3:31 PM
To: Popper, Stuart
Subject: Application #16-20, 6 Kirby Road

Stuart,

Installation of additional parking is not applicable to the sanitary sewers in so far as approval needed. Location of building sewer appears to be underneath the proposed parking. Recommend that applicant investigates that the sewer pipe is bedded in proper material to support traffic weight that was not prevalent when installed.

Sincerely,

Richard A. Peck
Sewer Administrator, CWPCA
Town of Cromwell
860-632-3430
[mail to: rpeck@cromwellct.com](mailto:rpeck@cromwellct.com)

16-27

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:

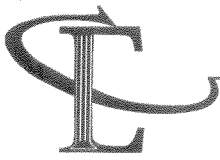
- Application fee.
- Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- 1. *Is any part of the site within 500' of an adjoining town?* (Yes) (No)
- 2. *Will this project require an Inland Wetlands Agency permit?* (Yes) (No)
if yes, have you obtained it? (Yes) (No)
- 3. *Will this project require a DEP Stormwater Management Permit?* (Yes) (No)
if yes, have you applied for it? (Yes) (No)
- 4. *Will this Project Require an STC Permit?* (Yes) (No)
if yes, have you submitted a copy of the plans to the STC? (Yes) (No)
- 5. *Does the parking comply with the handicapped parking 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
Maria C Ceccacci, Project Manager

6/10/16
Date



June 10, 2016

Town of Cromwell
41 West Street
Cromwell, CT 06416
Planning & Development

Re: Advance Auto Parts
76 Berlin Road aka Route 372
Cobblestone Plaza
Cromwell, CT

We are respectfully submitting this site plan modification application on behalf of Advance Auto Parts.

The subject site, 76 Berlin Road aka Route 372, Cromwell, CT, is approximately 176,470 square feet (4.1 acres) and is located on the north side of Berlin Road approximately 500' east of Coles Road. Advance Auto Parts will be leasing approximately 55,128 square feet (1.3 acres) of the lot for its' proposed 6,889 square foot building and parking lot. At this time the remainder of the lot will be left undeveloped, but the landlord intends to develop the remainder of the site as a proposed retail building with a parking lot in the future. The proposed Advance Auto Parts site development will include the installation of new lighting fixtures, landscaping, and a parking area containing 42 stalls. There is one curb cut access to the adjacent parcel and one curb cut access on the subject site along Berlin Road. The proposed building will not require changes to the existing curb cuts along Berlin Road. There are existing utilities in the area and all utilities other than sewer service will be brought into the rear (north side) of the building. The sewer line will be exiting the front (south side) of the building and connecting to an existing sewer line running directly in front of the building. The parcel is currently under the jurisdiction of the Town of Cromwell, Connecticut and is zoned HB-Highway Business. The parcels immediately to the east and west of the site are also zoned HB-Highway Business, but there are numerous sites to the north which are residentially zoned.

The proposed Advance Auto Parts building will be constructed of split face block exterior walls with steel open web bar joists that will support the metal deck and flat built up roofing system. The exterior walls will be 19'-6" high. The color for the bottom portion of the wall will be "Castle Rock" (dark tan), there will be one coarse of block around the entire building that will be "Advance Auto Parts Red", and the top portion of the building will be "Beachcomber" (light tan). There will be one 88 square foot "Advance Auto Parts" sign mounted on the south side of the building as well as one 13.5 square foot "Advance Auto Parts" sign panel that will be installed in the existing Cobblestone Plaza freestanding sign located on the adjacent lot.

The proposed Advance Auto will have approximately 3 - 5 employees in the store at any one time. The store hours of operation will be Monday thru Saturday 7:30 am to 9:00 pm and Sundays 9:00 am to 8:00 pm.

16-30

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Millane Nurseries

Street Address: 600 Main Street

Volume/Page: Vol. 23/Pg. 237 **PIN #:** 00322400

Applicant Name: Three Sons Realty LLC (dba Prides Corner Farms, Inc.) Garden's Dream Farm, LLC

Address: 122 Waterman Road P.O. Box J
Lebanon, CT 06249 Somersville, CT 06072

Telephone: Tel. (860) 468-6025 (207) 542-5227
Fax. (860) 642-2027

Email Address: Christian Joseph Ben Lupien
cjoseph@pridescorner.com ben@gardensdream.com

Property Owner Name: Millane Nurseries, Inc.

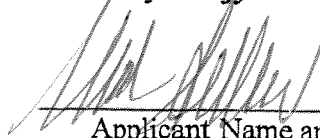
Address: 604 Main Street
Cromwell, CT 06416

Attached:


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

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

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

 Mark Sollow 6/16/16
Applicant Name and Signature PCF Date

 Benjamin Lupien President 6/16/16
GDF

 Michael Millane, Pres. 6/16/16
Michael Millane

Site Plan Application
Millane Nurseries, Inc.
Supplemental Narrative

Prides Corner Farms, Inc. is proposing to regrade a portion of the rear of Lot 2 for purposes of constructing a number of "hoop houses" which will be used for growing and holding of containerized plant material nursery stock. To screen these houses from view of abutting residences along Field Road, primarily Nos. 24, 26, 28 and 30 Field Road and the Tournament Players Club, Prides Corner Farms, Inc. is proposing to construct a landscaped berm along the easterly property line of proposed Lot 2. The proposed berm would measure approximately 480 ft. long, 30 ft. – 35 ft. wide and 6 ft. high. The east side of the proposed landscaped berm will be planted with a mixture of deciduous and coniferous tree species, flowering deciduous trees and deciduous shrubs. The various plant types would be planted in groups, seven total, with each group consisting of seven pine trees, six other coniferous trees, one shade tree, one flowering tree and 10 deciduous shrubs. The plant species for each of the seven plant groups would vary from group to group to create visual diversity of plant materials along the approximately 480-ft. long berm.

Except for land clearing materials such as lumber, wood chips and stumps, there would be no earthen materials leaving the site. There also would be no earthen materials brought onto the site to construct the proposed berm. The general plan is to regrade the site from west to east by filling the existing "gully" and constructing the berm with on-site materials. Final grades may vary based on available on-site materials.

During regrading operations, numerous erosion control products are proposed around the periphery of the berm and regrading area to minimize the migration of soil particles down slope. Erosion control products and methodologies consist of silt fencing, stone check dams and erosion control blankets. The berm would be seeded with a conservation seed mix and mowed sporadically during the growing season.

Popper, Stuart

From: Harriman, Jon
Sent: Tuesday, July 12, 2016 10:16 AM
To: 'wvincenzi@comcast.net'; Popper, Stuart
Subject: RE: 196 Coles Road Subdivision bond reduction request

Stuart, I inspected the trench pavement, and find that it would be acceptable to release that portion of the bond.

Jon Harriman, P.E.
Town Engineer
Town of Cromwell, CT
ph: 860 632-3465
fx: 860 632-3477

From: wvincenzi@comcast.net [<mailto:wvincenzi@comcast.net>]
Sent: Tuesday, July 12, 2016 6:57 AM
To: Popper, Stuart
Cc: Harriman, Jon
Subject: 196 Coles Road Subdivision bond reduction request

Hello Stuart,

Regarding the total bond amount of \$2800 which is being held by the town for the subdivision improvements, we have completed all of the road drainage improvements for the subdivision (which were completed in September of last year), as well as the road paving of the patch where the road underdrain piping and 2 catch basins were installed. Of that total amount of the \$2800 bond being held, \$1800 of it was for the 6 trees and 6 iron pins, and \$1000 of it was withheld for the paving of the road patch. I am requesting to please have Jon Harriman inspect and ok the release for the paving portion of that bond money as soon as possible, which I need for completing other portions of this project...since it has been nearly a year that the paving patch has been completed, inspected and approved.

Please feel free to call or email me with any questions you may have.

Thanks,

Bill Vincenzi
JWV Associates, LLC
cell: 203-257-0819
wvincenzi@comcast.net

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

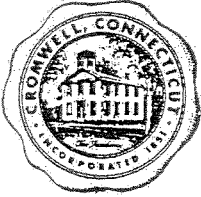
The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday, July 19, 2016 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #16-22: Request for a Special Permit to allow for the construction of more than 1000 square feet of garage space at 134 Coles Road. Paul S. Zigmont is the Applicant and the Owner.
2. Application #16-29: Request to Re-subdivide 600 Main Street in two lots. Three Sons Realty LLC (dba Prides Corners Farms, Inc.) and Garden's Dream Farm, LLC are the Applicants and Millane Nurseries is the Owner.
3. 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.

At this hearing interested persons may appear and be heard and written testimony received. This application is available for public inspection in the office of the Town Planner.

Alice Kelly
Chairman

Dated in Cromwell, Connecticut this 30th day of June 2016.



10-16-22

**Town of Cromwell
Planning and Zoning Commission**

APPLICATION FOR SPECIAL PERMIT

Type of Activity: Construction of an oversized private garage

(Per Section 2.7A4 of the Cromwell Zoning Regulations)

Street Address: 138 Coles Road Zoning District: R-25

Parcel ID #: 00493600 Volume/Page: 1490 / 38

Applicant: Paul S. Zigmont

Address: 19 Grove Road, Cromwell, CT 06416

Telephone Number (daytime): 860 798-3548

Email Address: _____

Property Owner: Paul S. Zigmont

Address: 19 Grove Road, Cromwell, CT 06416

Description of Proposed Activity:

To construct an oversized private garage in the rear yard of
138 Coles Road in Cromwell. The garage will be approximately 1164
square feet. 30' X 38'

"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."

Paul Zigmont
(Signature of Owner or Designated Agent)

May 19, 2016
(date)

Paul S. Zigmont
(printed name of signer)

Law Office of Salvatore J. Petrella, LLC
Attorneys At Law

Salvatore J. Petrella

Julie C. Petrella

Kristen M. Lynn

630 Main Street
Cromwell, CT 06416

www.petrellalaw.com

Tel. (860) 632-8300
Fax (860) 632-7945

May 25, 2016

Planning & Zoning Commission
Town of Cromwell
41 West Street
Cromwell, CT 06416

Dear Commission Members:

**RE: Special Permit Application for Oversized Garage, Land Owned by Paul S. Zigmont,
138 Coles Road, Cromwell, Connecticut 06416**

I represent Paul S. Zigmont, the applicant for a Special Permit to construct an oversized garage on his property at 138 Coles Road in Cromwell. This letter is to address the particular requirements of the Special Permit process and to request a waiver of the site plan requirement which would seem to be onerous in term of expenses for this application.

My client is requesting permission to construct an oversized garage that measures approximately thirty feet (30') by thirty-eight feet (38'), (1140 square feet). The garage is proposed to be located at the rear of the existing home well within all side yard and rear yard set-back distance requirements. Access will be via an existing driveway with an alternate route on the southern side of the residence. This lot is a little less than six-tenths of an acre in size in the R-25 zone.

The purpose for the garage is to store antiques and collectibles and not for primary automobile access or parking. There is a smaller attached garage on the premises in which to park an automobile. A secondary purpose is to eliminate and consolidate several other storage bins into one structure and enhance the appearance of the rear portion of the property, even though it cannot easily be seen from adjoining properties due to the existing vegetation.

Section 8.7.E Special Permit Criteria sets forth the considerations for this type of application.

1. The proposed use of a garage in a residential zone is compatible with the plan of development.
2. The location in a rear yard of an 1140 square foot garage is appropriate for both location and size and would be in harmony with the appropriate and orderly development of this residential district.

3. (1) The design is especially attractive and suitable in relation to the existing residential structures in this neighborhood. Most of the homes in this area were built in the early 1960s.

(2) The height of the garage will not exceed the height limitation in the zoning regulations of 18 feet. The proposed location in the rear yard provides for sufficient screening with the existing vegetation and trees.

(3) The proposed use as a storage area for antiques and collectibles will have no adverse effect upon the neighboring area as there will not be any flashing or colored lights, loudspeakers or other noisemaking devices.

(4) Conversion of existing structure – Not applicable.

4. Suitable Transportation conditions – This is a private garage to be used for storage and no impact is projected on traffic or other transportation issues on the local roads.

5. (1) Adequate Public Utilities – The property is serviced by public utilities which will not be involved in this structure except for electrical service.

(2) Fire & Police protection - The proposed location is accessible for police or fire department personnel and equipment.

6. Environmental Protection - No adverse impact is anticipated on the environment. There are no wetlands on the property and the center of the lot was previously cleared of trees.

7. Long-term viability – The maintenance of this structure will be in conformance with the needs and requirements of the main residence on the property.

Request for Waiver of Certain Requirements under Section 8.7 Application Requirement

Since this Special Permit application is for a fairly conventional garage to be located within a rear yard which is relatively flat, the need for a professionally prepared site plan appears to be an unnecessary and burdensome expense for the applicant. Therefore, a waiver of that requirement is being requested.

A sketch drawn to approximate scale for the existing and proposed structures on the lot is being submitted in lieu of a full site plan.

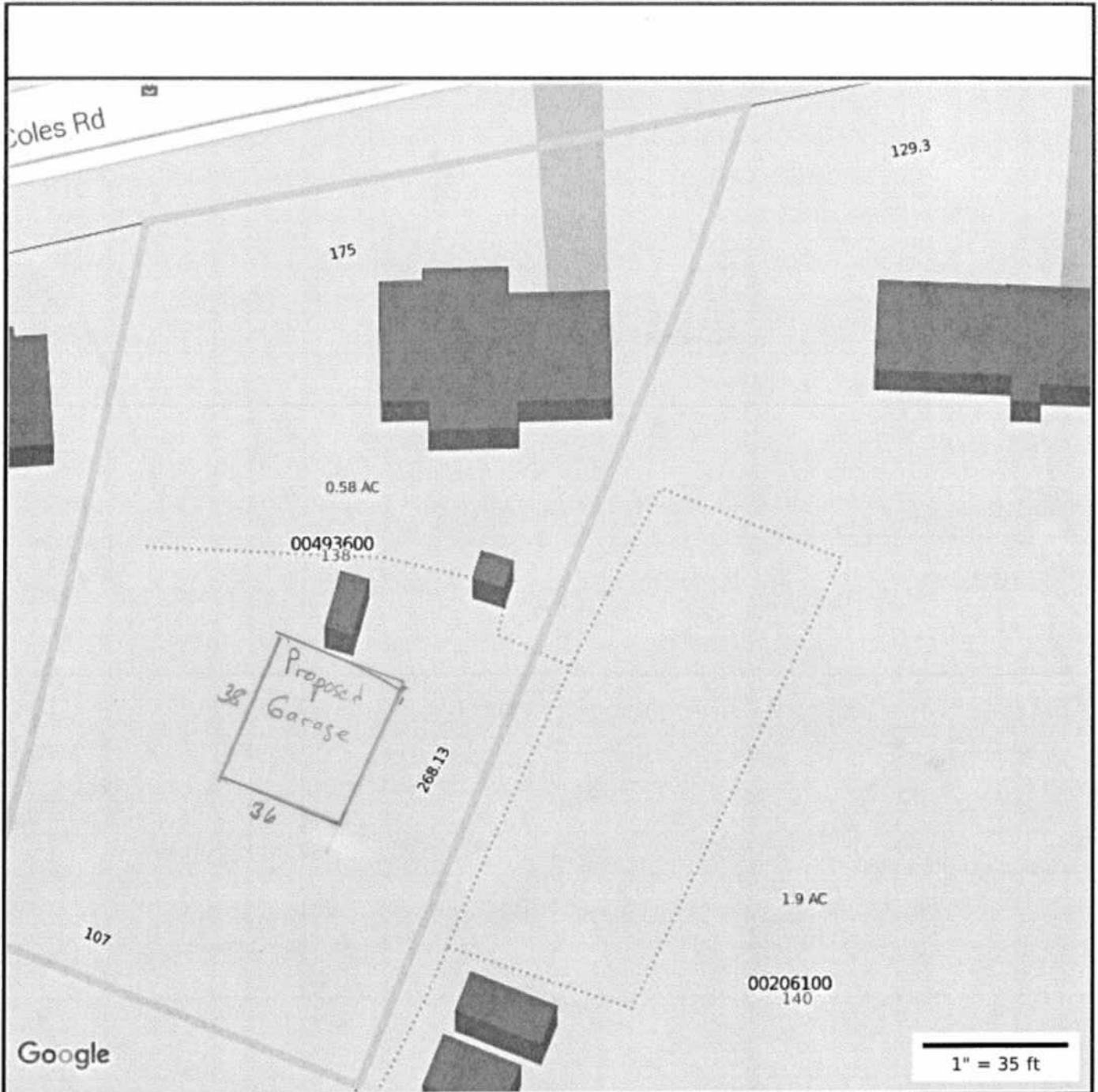
A photograph of the proposed structure is being provided so that the Commission can see that this will be an attractive and positive addition to the neighborhood. The garage will be professionally constructed.

I thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Salvatore J. Petrella". The signature is fluid and cursive, with a prominent initial "S" and a long, sweeping underline.

Salvatore J. Petrella
Attorney for Paul S. Zigmont
Attachments



Property Information

Property ID 00493600
Location 138 COLES ROAD
Owner ZIGMONT PAUL S



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 10/1/2015
 Properties updated daily

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**
RE-
APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision (if applicable): Millane Nurseries

Street Address: 600 Main Street

Volume/Page: Vol. 23/Pg. 237

Zoning District: R15 and R25 **PIN #** 00322400

Applicant's Name: Three Sons Realty LLC (dba
Prides Corner Farms, Inc.) Garden's Dream Farm, LLC

Address: 122 Waterman Road P.O. Box J
Lebanon, CT 06249 Somersville, CT 06072

Telephone: Tel. (860) 468-6025
Fax. (860) 642-2027 Tel. (207) 542-5227

Email Address: Christian Joseph Ben Lupien
cjoseph@pridescorner.com ben@gardensdream.com

Owner's Name: Millane Nurseries, Inc.

Address: 604 Main Street
Cromwell, CT 06416

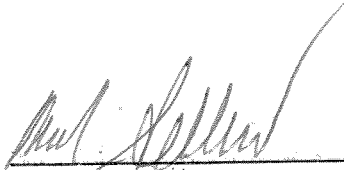
Attached:

- (X) 1. Application fee in the amount of \$ 260.00
- (NA) 2. Copy of Inland Wetlands and Watercourses Agency Permit, if applicable;
- (NA) 3. Evidence of Water Pollution Control Authority approval, if applicable;
- (X) 4. Twenty-five copies of plans prepared in accordance with Article 403 and 404 of the Cromwell Subdivision Regulations.


*Incomplete applications may be rejected at the next scheduled meeting
of the Planning and Zoning Commission*

Please answer the following questions:


- 1. Is any part of the site within 500' of an adjoining town? (Yes) (No)
- 2. Does any part of the site contain wetlands? (Yes) (No)
- 3. If you propose to disturb more than five acres, have you filed a Stormwater Management Plan with DEP? (Yes) (No) Exempt
- 4. If the subdivision will involve more than 100,000 sf of floor area or 199 parking spaces, have you applied for an STC Permit with DOT? (Yes) (No) (N/A)
- 5. Is any portion of the site subject to any Conservation Restriction per Sec. 47-42d of the Connecticut General Statutes? (Yes) (No)


 Applicant Mark Sellow
 PCF

6/16/16
 Date


 Owner Michelle Millane, Pres.
 Millane Nurseries

6/16/16
 Date


Benjamin Lupron
 GDF

6/16/16

Resubdivision Application
Millane Nurseries, Inc.
Supplemental Narrative

The subject parcel located at 600 Main Street is owned by Millane Nurseries, Inc. and is comprised of approximately 47-acres of land. The site currently functions as a plant nursery, wholesale yard operation and retail garden center. The parcel is bounded to the north by Marlon Place, Edgewood Street and residences; to the east by Field Road and residences; to the south by vacant land and residences and to the west by Main Street and residences.

Millane Nurseries, Inc. is proposing to sell the subject property to two existing agricultural businesses who plan on continuing the farming, wholesale and retail plant operations. However, the two buyers are proposing to resubdivide the subject property into two separate parcels.

The first parcel, Lot No. 1, would be purchased by Garden's Dream Farm, LLC and would consist of approximately 8.5 acres of land. Garden's Dream Farm is a retail nursery based in Enfield, CT and currently operates an additional retail location at the subject location. Garden's Dream currently grows most of the annuals, perennials, herbs and vegetables that are retailed at their locations. Garden's Dream also sells garden related goods and shrubs to complement their own grown selections.

The Cromwell location is the only additional retail location of Garden's Dream. As a retail operation, it will be open to the general public. The plan is to grow plants and also to have a retail sales area. Currently, they will be keeping all of the existing structures in place and will not be expanding them. As needed in the future, additional production areas may be built.

They estimate having anywhere from 10 – 25 employees working depending on the time of year and production needs. Hours of operation would be from approximately 7:00 a.m. – 6 p.m., seven days a week. Additionally, hours may be more limited based on the time of year (summer hours 9:00 a.m. – 4:00 p.m.).

The second parcel, Lot No. 2, would be purchased by Three Sons Realty, LLC (d.b.a. Prides Corner Farms, Inc.) and would consist of approximately 38.56 acres of land.

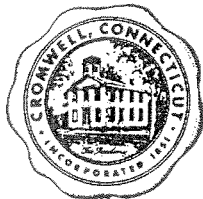
Prides Corner Farms is a wholesale nursery in Lebanon, CT growing more than 2,200 varieties of nursery stock, perennials, roses, trees, herbs and vegetables that has been in business for more than 35 years. Prides Corner supplies plants throughout the Northeast and mid-Atlantic and also grows and supplies a prevegetated green roof product called Live Roof®.

An operation in Cromwell, CT would represent Prides Corner's only satellite facility. As a wholesale operation, it would not be open to the general public. The plan is to grow plants and also to have a wholesale yard with sales staff. They will be keeping all of the existing structures in place and will not be expanding them. The office building will continue to only be used as an office. Any housing would be limited to the existing house that is currently leased out.

They estimate having anywhere from 15 – 25 employees working, depending on the time of year. Hours of operation would be from approximately 7:00 a.m. – 4:00 p.m. (Monday – Friday). Additionally, in the spring (April – mid June) and fall (September – October) the facility would be open from 7:00 a.m. – 1:00 p.m. on Saturdays. There may also be a need for an irrigation person to water during the summer weekends.

Each business would retain the existing access drives and share the common driveway between the two lots.

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: s.poppo@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:

Stuart B. Papp
(applicant)

6/14/16
(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.



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

Minutes and Record of Votes

Present: Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Paul Cordone, David Ftizgerald, Jeremy Floryan, Ken Slade, Ken Rozich, Rich Waters

Absent: Brian Dufresne

Also Present: Director of Planning and Development Stuart Popper, Town Council Liaison Richard Newton

1. **Call to Order** – The meeting was called to order at 7:03pm by Chairman Kelly.
2. **Roll Call** – The presence of the above members was noted.
3. **Seating of Alternates** –

A **motion** was made by Ken Rozich and **seconded** by Michael Cannata 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 Rich Waters to approve with amendments of adding items 8d. 16-20, 8e. 16-29 and 8f. 16-30. *All were in favor; the motion passed.*

Mr. Cannata asked if a permit for application 16-30 was needed. He said he thought loop houses didn't need a permit since they are not permanent. Mr. Popper said they are semi-permanent and are a non-conforming use in a residential zone. He said it is a permitted use and continued use of farming in a historical zone. He said they will show landscaping and buffering on Field Road. Mr. Cannata asked if this was a courtesy approval or was a permit needed and Mr. Popper said he would check.

5. **Public Comments** - none
6. **Development Compliance Officer Report:** Mr. Popper said that Mr. Curtin was not in attendance but would let him know if anyone had any issues to discuss.
7. **Town Planner Report:**

Mr. Popper said that we have a number of new applications. He said the date for the July meeting will be the third Tuesday of July. He said we also don't expect any new applications for August so we will only schedule one meeting for the month of August as well. He said the July 19th applications are pretty straight forward.

Mr. Popper said that One Willowbrook is moving along and the owners of the old X-pect location are hoping for a new tenant soon. Chairman Kelly asked about the Sunoco station. There was a discussion about both stations and Mr. Popper said his understanding is both are selling together.

Mr. Popper said item 8a. is a mistake and shouldn't be on the agenda.

8. New Business: Accept and Schedule Applications:

- a. Section 8-24 Mandatory Referral for the Sale of 2 Wightman Place.

Should not have been on agenda.

- 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.

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to accept and schedule application 16-27 for July 19, 2016. *All were in favor; the motion passed.*

- 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.

Mr. Popper said there are a number of properties that are non-conforming and we need to amend the regulations so when these building sell they can be used for other businesses. He said the regulation change would allow variances to be granted since right now they can't even be granted. Mr. Popper said ZBA needs to be given the option. There was a discussion about the Knights of Columbus building and how other halls or organization would be able to continue the use there.

A **motion** was made by Michael Cannata and **seconded** by Ken Rozich to accept and schedule application 16-28 for July 19, 2016. *All were in favor; the motion passed.*

- d. Application #16-20: Request to for a Site Plan Modification at 6 Kirby Road. The applicant is proposing to modify the site by installing additional parking in the front and side yards.

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to accept and schedule application 16-20 for July 19, 2016. *All were in favor; the motion passed.*

e. Application #16-29: Request to Re-subdivide 600 Main Street in two lots. Prides Corners Farms, Inc. and Garden's Dream Farm, LLC are the Applicants and Millane Nurseries in the Owner. The applicant is requesting to create two lots. One 10+/- acre parcel containing the retail facility and a 30+/- acre parcel containing the nursery.

Mr. Popper said this would be a re-subdivision so a public hearing is necessary.

A **motion** was made by Michael Cannata and **seconded** by Ken Rozich to accept and schedule a public hearing for application 16-29 on July 19, 2016. *All were in favor; the motion passed.*

f. Application #16-30: Request to for a Site Plan Modification to install hoop houses at 600 Main Street. Prides Corners Farms, Inc. and Garden's Dream Farm, LLC are the Applicants and Millane Nurseries in the Owner. The applicant is requesting to construct hoop houses in the rear of the property.

Mr. Cannata said he will make a motion to schedule this application but Mr. Popper is going to research to see if a permit is needed.

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to accept and schedule application 16-30 if necessary for July 19, 2016. *All were in favor; the motion passed.*

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.

Mr. Popper said he couldn't find minutes from last year. He said that they would ask the applicant to call town staff for tent placement and this is OK with the Police Department and Fire Department.

Mr. Cannata said he would like to have an agenda item that discusses the idea of not allowing retail sales in parking lots for businesses that don't brick and mortar in town.

Neal Shaw said he represents Keystone Novelties.

Chairman Kelly asked if the map is accurate on how it will be set up. Mr. Shaw said yes, they are pretty strict about it. Mr. Cambareri asked if someone stays in the trailer and Mr. Neal said there is 24 hour security and the tent sides come down.

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to approve application 16-18 this year pending final staff review. *All were in favor; the motion passed.*

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.

Mr. Popper said we did receive comments from the Fire Department and the Police Department and they have no comments and signed off on the application.

Steven Taylor from Paraco said they want to put this on the back of the building where the drive thru area was constructed some time ago. He said it is a typical propane exchange location with a 36 unit cage. He said the cage needs to be 10 feet from any ignition source. Chairman Kelly has pictures she took of the building. Mr. Cambareri asked if this was a temporary or permanent use. Mr. Taylor said a permanent use.

Mr. Cannata said there are businesses and a building behind the building and Mr. Cambareri asked if they could require future screening. Mr. Popper said any future owner could put up screening of his own. Chairman Kelly said the gas station building is less than pristine.

Mr. Taylor said he is the local rep out of Essex and this is about a \$2,000 investment for the company so they take care of it. He explained the theft resistance locks.

A **motion** was made by Michael Cannata and **seconded** by David Fitzgerald to approve application 16-23. *All were in favor; the motion passed.*

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.

Mr. Popper said this is to construct a 336 square foot shed. He said staff had no comments.

John Vignone passed out pictures of the shed. He said the shed would be 24 x 14 and that would put him over the allowable 1000 square feet of garage space since I already have a 3 car garage. He said the shed would have a walk up attic and the shed would be 16 feet high. He said it will be placed on a bed of rocks. He showed a picture of where it would go on the property. He said he plans to put electricity there eventually but no plumbing or water.

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to open the public hearing for application 16-19. *All were in favor; the motion passed.*

Chairman Kelly asked for any members of the public who wanted to speak regarding application 16-19.

Sal Lisitano, 22 Jennifer Lane said he doesn't have a problem with the structure but is it a shed or a barn. He asked if they had any plans for farm animals. He said your wife told my wife that you were going to have chickens.

Mr. Vignone said yes, possibly. Mr. Popper said it is a right in Cromwell to keep chickens we just ask for the coup to be closer to your home than to your neighbors. Mr. Lisitano said my only concern is the animals.

Mr. Popper said the shed would have to be 5 feet away from your property line and this is 55 feet from the property line. He said that the applicant would meet those requirements. He said the coup would have to be 10 feet from the property line so he couldn't put them in the shed. Mr. Cannata suggested not clearing the property line and to keep the existing shrubbery there now. Mr. Vignone said he would move the shed 100 feet away from the property line.

Mr. Popper clarified that a special permit is needed to construct up to 1,600 square feet of total garage.

A **motion** was made by Michael Cannata and **seconded** by Ken Rozich to close the public hearing for application 16-19. *All were in favor; the motion passed.*

Mr. Lisitano asked if they were going to approve chicken now. Mr. Cannata said no, the permit is for the shed but they would approve with a revised plot plan to move the shed further away from the property line.

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to approve application 16-19 with the caveat to allow the applicant to move the shed further away from 22 Jennifer Lane with staff level approval. *All were in favor; the motion passed.*

11. Approval of Minutes:
a. June 7, 2016

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to approve the minutes with the correction of changing the date on page 2 for application 16-18 from a meeting date of June 19th to June 21, 2016. *All were in favor; the motion passed.*

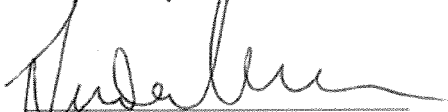
12. Commissioner's Comments:

Mr. Popper clarified that the Andover gas infusion project application was withdrawn and will be re-submitted with a new plan showing a second exit. He said the Board of Selectman voted against and urged the Planning and Zoning Commission to deny.

13. Adjourn

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to adjourn at 7:59pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read 'Linda Imme', written over a horizontal line.

Linda Imme
Recording Clerk