



**Town of Cromwell
Planning and Zoning Commission**

RECEIVED FOR RECORD
Apr 09, 2019 02:32P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT *JA*

**REGULAR MEETING
7:00 P.M. TUESDAY APRIL 16, 2019
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 New Applications:**
 - a. Application #19-19: Request for Special Permit under Section 7.5.B.1 of the Zoning Regulations to permit the sale of beer in a retail grocery store exceeding 50,000 square feet at 51 Shunpike Road. Shop Rite of Cromwell is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner.
 - b. Application #17-56: Request to modify the Site Plan at 23 Shunpike Road to remove the existing self-serve bays and replace with more vacuums (modify approved vacuum type). Splash Car Wash is the Applicant and Vincent Vento is the Owner.
9. **New Business:**
 - a. Application #19-18: Request for Site Plan Modification to relocate the transfer station at 100 County Line Drive. The Town of Cromwell is the Applicant and the Owner.
10. **Public Hearing:**
 - a. Application #19-13: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.
11. **Commissioner's Comments:**
12. **Approval of Minutes:**

April 2, 2019
13. **Adjourn:**

	P&Z 2019 Permit Report				
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
19-01	Danielle Buggie	2 Willowbrook Road	Hair Salon	Approved by staff 12/31/18	Operational
19-02	Linh Truong	200 West Street	Restaurant	Approved 3/19/19	Awaiting construction
19-03	Covenant Homes, Inc.	52 Missionary Road	Loop Road & D-Wing Demolition	Approved 2/19/19	Awaiting construction
19-04	Ready Imaging, Inc.	176 West Street	Reface existing pylon sign cabinets with LED faces	Approved 3/5/19	Digital fuel sign installed 3/15
19-05	Salvatore Petrella	560 Main Street	Renew SPA for commercial building	Approved 2/19/19	Approved
19-06	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Golf Tournament	Approved 3/5/19	Awaiting Event
19-07	P&Z Commission	Town wide	Zoning regulation amendment to allow retail sale of beer in large supermarkets	Approved 3/19/2019	Approved
19-08	William Mutraji	136 Berlin Road	Gyro Love Restaurant	Approved by staff 2/25/19	Operational
19-09	Joe Stefano	1 Willowbrook Road	Central CT Dermatology	Approved by staff 2/25/19	Awaiting Opening

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
19-10	Kevin Scarrozzo	1 Wall Street	Rail 99 Tavern	Approved by staff 2/27/2019	Business open
19-11	AVA Group	76 Berlin Road	SPM - Springhill Suites - Marriott	Approved 3/19/2019	Awaiting construction
19-12	Raymond Ranno	229 Shunpike Road	Cromwell Granite & Tile	Approved by staff 3/11/2019	Awaiting opening
19-13	Omar Islamic Center	573 Main Street	Mosque	Scheduled for 4/16/2019	Meeting pending
19-14	TNO Cromwell, LLC	136 Berlin Rd. Starbucks	Coffee shop with drive thru window	Approved 4/2/2019	Awaiting construction
19-15	Heather Polke	1 River Road	Farmer's Market	Approved by staff 3/25/19	Awaiting Event
19-16	Kenneth Jarvis	51 Shunpike Road	Great Clips Hair Salon	Approved by staff 3/28/19	Awaiting opening
19-17	Albion Kallogjeri	199 Shunpike Road	Giulia Pizza Restaurant	Scheduled for 5/7/19	Business Open
19-18	Town of Cromwell	100 County Line Drive	Relocation of Transfer Station	Scheduled for 4/16/19	Awaiting construction
19-19	Shoprite of Cromwell Trolino	45 Shunpike Road	Beer Permit	Scheduled for 4/16/19	Awaiting opening

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: April 9, 2019
Re: Comments for the April 16, 2019 Meeting Agenda

8. New Business: Accept and Schedule New Applications:

a. Application #19-19: Request for Special Permit under Section 7.5.B.1 of the Zoning Regulations to permit the sale of beer in a retail grocery store exceeding 50,000 square feet at 51 Shunpike Road. Shop Rite of Cromwell is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner. *Staff is requesting the Commission accept the application this evening and schedule it to be heard as a public hearing item at the May 7, 2019 meeting.*

b. Application #17-56: Request to modify the Site Plan at 23 Shunpike Road to remove the existing self-serve bays and replace with more vacuums (modify approved vacuum type). Splash Car Wash is the Applicant and Vincent Vento is the Owner. *The applicant is proposing to change the vacuum type. Please see enclosed plans with new vacuum type. Staff is requesting the Commission consider this modification at the April 19, 2019 meeting.*

9. New Business:

a. Application #19-18: Request for Site Plan Modification to relocate the transfer station at 100 County Line Drive. The Town of Cromwell is the Applicant and the Owner.

The 13.58 acre site is located in the Industrial Zone District on the south side of County Line Drive and contains the existing town transfer station. The Town of Cromwell is proposing to relocate the transfer station to facilitate the construction of the new Public Works/Sewer Department facility. Attached is a map of the site showing the new location of the transfer station.

10. Public Hearing:

a. Application #19-13: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.

The 13,932 square foot site contains the existing single story 3,703 square foot Knights of Columbus building. It is located in the R-15 Zone District at the corner of Oakwood Manor and Main Street. The Applicant is requesting a waiver of the required A-2 Survey per. The site contains 16 parking spaces onsite and an additional 8 parking spaces leased for 99 years from the adjacent property at 569 Main Street. Attached is a copy of the application, the site plan, the required special permit materials and the staff comments received to date.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Sale of Beer at Retail Grocery Outlet
(Per Section 3.3.C.4 of the Cromwell Zoning Regulations)
Street Address: 51 Shunpike Rd Zoning District: AB
Assessor's Parcel ID #: 00107900 Volume/Page: 1613-209

Applicant's Name: ShopRite of Cromwell
Address: 935 Boston Post Rd, Milford CT 06460
45 Shunpike Rd, Cromwell, CT 06414
Telephone Number (daytime): (203) 230-5000 x426 (203) 444-7074
Email Address: Anna.Troiano@wakefern.com

Property Owner's Name: AB Nitkin
Address: 230 Mason Street
Greenwich, CT 06830

Description of Proposed Activity:
Beer Permit

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting).*

Anna Troiano
(applicant)

4/8/19
(date)

19-18

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN MODIFICATION

Name of Project: Relocation of Cromwell Transfer Station
Street Address: 100 County Line Drive
Volume/Page: 1616-218 PIN #: 0114100

Applicant Name: Town of Cromwell
Address: 41 West Street

Telephone: 8606323465 (day) _____ (evening)
Email Address: jharriman@cromwellet.com

Property Owner Name: same
Address: _____

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

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

Jon Jamin
Applicant Name and Signature

4/3/2019
Date

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday April 16, 2019 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #19-13: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.

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 the 2nd day of April 2019.

19-13

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Place of worship
(Per Section 2.2.C.4 of the Cromwell Zoning Regulations)
Street Address: 573 MAIN STREET Zoning District: R-15
Assessor's Parcel ID #: 00260/00 Volume/Page: 32-214

✓ Applicant's Name: OMAR ISLAMIC CENTER
Address: P.O. BOX 2772 MEDDUE TOWN CT 06457
Telephone Number (daytime): 860 559 45 21
Email Address: INFO @ OICCT.ORG

Property Owner's Name: KNIGHTS OF COLUMBUS BLDG. ASSN MC
Address: 505 MAIN STREET CROMWELL, CT 06416

Description of Proposed Activity:
REQUEST FOR SPECIAL PERMIT FOR PLACE
OF WORSHIP

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, and with Section 13.2.d. (Sign Posting).

AHMED BENIR
(applicant)

03/11/2019
(date)



March 11, 2019

Re: Cromwell Planning Commission

573 Main St, Cromwell, CT

Omar Islamic Center, Inc. ('OIC), a non-stock non-profit religious organization registered with the Internal Revenue Service as a 501 (c)(3) organization. OIC is seeking a special permit to allow for a house of worship at 573 Main St in Cromwell, CT.

USE STATEMENT

The intended use for the property is to establish a house of worship (mosque). The activities contemplated include the following:

1. Saturday community dinners on a monthly basis
2. Friday afternoon prayer service
3. Sunday school
4. Regular prayers

Current congregation: 20-25 families.

No changes to the site plan or construction is contemplated at this time.

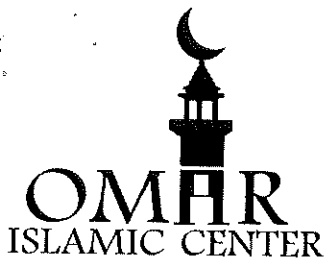
Sincerely,

Omar Islamic Center

President

Ahmed Bedir

OMAR ISLAMIC CENTER, INC
324 MAIN ST 2ND FLR, MIDDLETOWN, CT 06457
PHONE: 860-559-4521
EMAIL: INFO@OICCT.ORG



March 11, 2019

Re: Omar Islamic Center, Inc. Narrative

Cromwell Planning Commission Application for Special Permit

573 Main St, Cromwell, CT

Current Use:

The property at 573 Main Street, Cromwell, CT comprises a single story commercial type structure located at the corner of Main Street and Oakwood Manor. Access to parking is on both sides of the building and from each respective street. The total parking spaces on premises is seventeen, not including available off-site parking. The site plan submitted shows handicapped access by way of handicapped parking spaces and a ramp for entry.

The building covers 3,796 square feet. The property is currently used as a large event hall for the Knights of Columbus. It is currently rented for parties and events, which results in haphazard parking, noise and disruption to the neighboring properties. In some cases, the renters serve liquor and hold events late at night, which increases the risk to the safety and welfare of the surrounding community.

The property is located on Route 99 (Main Street), which is a State Highway. The current use has limited impact on traffic due to the high vehicle count at most times of the day and night.

The property is located in the R-15 residential zone, but in close proximity to the LB Local Business zone. There are several businesses in the immediate area along Route 99. An examination of the Field Card suggests that the current use as a club/lodge has been grandfathered in.

Additional Parking Area:

The applicant has entered into a written lease agreement with the owner of the adjacent property, located at 569 Main Street, Cromwell, Connecticut for additional parking for congregants. The adjacent property accommodates up to eleven vehicles. The total available parking from both properties is twenty-eight (28) parking spaces.

OMAR ISLAMIC CENTER, INC
324 MAIN ST 2ND FLR, MIDDLETOWN, CT 06457
PHONE: 860-559-4521
EMAIL: INFO@OICCT.ORG



The Proposed Use:

Omar Islamic Center, Inc. ('OIC), a non-stock non-profit religious organization registered with the Internal Revenue Service as a 501 (c)(3) organization. OIC is seeking a special permit to allow for a place of worship at 573 Main St in Cromwell, CT.

The intended use for the property is to establish a place of worship (mosque). The activities contemplated include the following:

1. Saturday community dinners on a monthly basis
2. Friday afternoon prayer service
3. Sunday school
4. Regular prayers

Schedule of Activities:

Activity:	Anticipated Timing:
Saturday Dinners	6pm to 8pm
Friday Service	1pm to 2pm
Sunday School	10am to 2pm
Regular Prayer	Mostly evening

Congregation:

The congregation consists of 20-25 families. A typical program has about 40 to 50 people, arriving in about 15 vehicles.

Layout:

The first floor is an event hall that can accommodate prayer services and educational activities. The basement area would best be used for offices and Sunday school classes.

- No changes to the site plan or construction is contemplated at this time.



Activity:	Attendance (Person/Vehicle):
Saturday Dinners	40/8
Friday Service	50/15
Sunday School	40/10
Regular Prayer	20/10

Special Permit Criteria:

1. Compatibility with the Plan of Conservation and Development

The Plan of Conservation and Development recommends that Cromwell update its Zoning Code to create new districts to allow for mixed use projects. The Proposed Use is the best use of a property that otherwise would continue to deteriorate and cause disturbances to the neighbors.

2. Suitable Location for Use

The location is ideal for a place of worship as it has easy highway access and it is right on Main street (State Highway 99). Because the Property is on the main road, the small number of congregants would have no impact on traffic. Use as a place of worship is in harmony with the orderly development of the area because it reduces disruptions from the current commercial type use and allows for a use more in harmony with the surrounding residential neighborhood.

3. Appropriate Improvements

- 1- Plan to improve the look of the building by fixing all the broken gutters, back fence, side rails and doorstep rails to enhance the character of the neighborhood
- 2- Will improve the landscaping around the building with small plants and flowers to make it more attractive and in harmony with the neighboring properties
- 3- Anticipated to increase commercial and residential property values (see data regarding surrounding mosques). Also, there will be no signs with lights and we do not play any music in our mosques.
- 4- Improves the neighborhood and community
- 5- No change to neighborhood since no changes to the site plan



4. Suitable Transportation Conditions

- 1- Mosques operation will not affect the safety in the streets nor unreasonably increase the traffic in the area as our services are during different hours and the main service of the week is on Friday between noon and 2pm which is not close to rush hours.
- 2- There are enough parking spots around the building and we have made an agreement with next door neighbor to use their parking lot as well. Please see parking lot rental agreement and site plan.
- 3- No anticipation of any additional traffic than the current use and the building is located on main street where it can accommodate the current and anticipated traffic.

5. Adequate Public Utilities and Services

- 1- The Property is served by public water and public sewer.
- 2- Current water supply, sewage disposal, and storm water drainage is sufficient for the proposed use.
- 3- No changes to site plan

6. Environmental Protection and Conservation

- 1- Plan to improve the look of the building by fixing all the broken gutters, back fence, side rails and doorstep rails to enhance the character of the neighborhood
- 2- Will improve the landscaping around the building with small plants and flowers to make it more attractive and in harmony with the neighboring properties

7. Long-term Viability.

The propose use would incorporate a long term plan for improving the exterior appearance by taking the steps outlined in Paragraph 6.

Ahmed Bedir, President

OMAR ISLAMIC CENTER, INC
324 MAIN ST 2ND FLR, MIDDLETOWN, CT 06457
PHONE: 860-559-4521
EMAIL: INFO@OICCT.ORG

Popper, Stuart

From: zmahiaoui <zmahiaoui@yahoo.com>
Sent: Thursday, March 14, 2019 9:01 AM
To: Popper, Stuart
Cc: Ahmed Bedir; refai@rarefinlaw.com
Subject: A2-Survey

Hi Stuart,

Please provide us a waiver for the requirement of A-2 Survey for the property at 573 Main street.

Thank you.
Zouhir Mahiaoui
860 922 8753

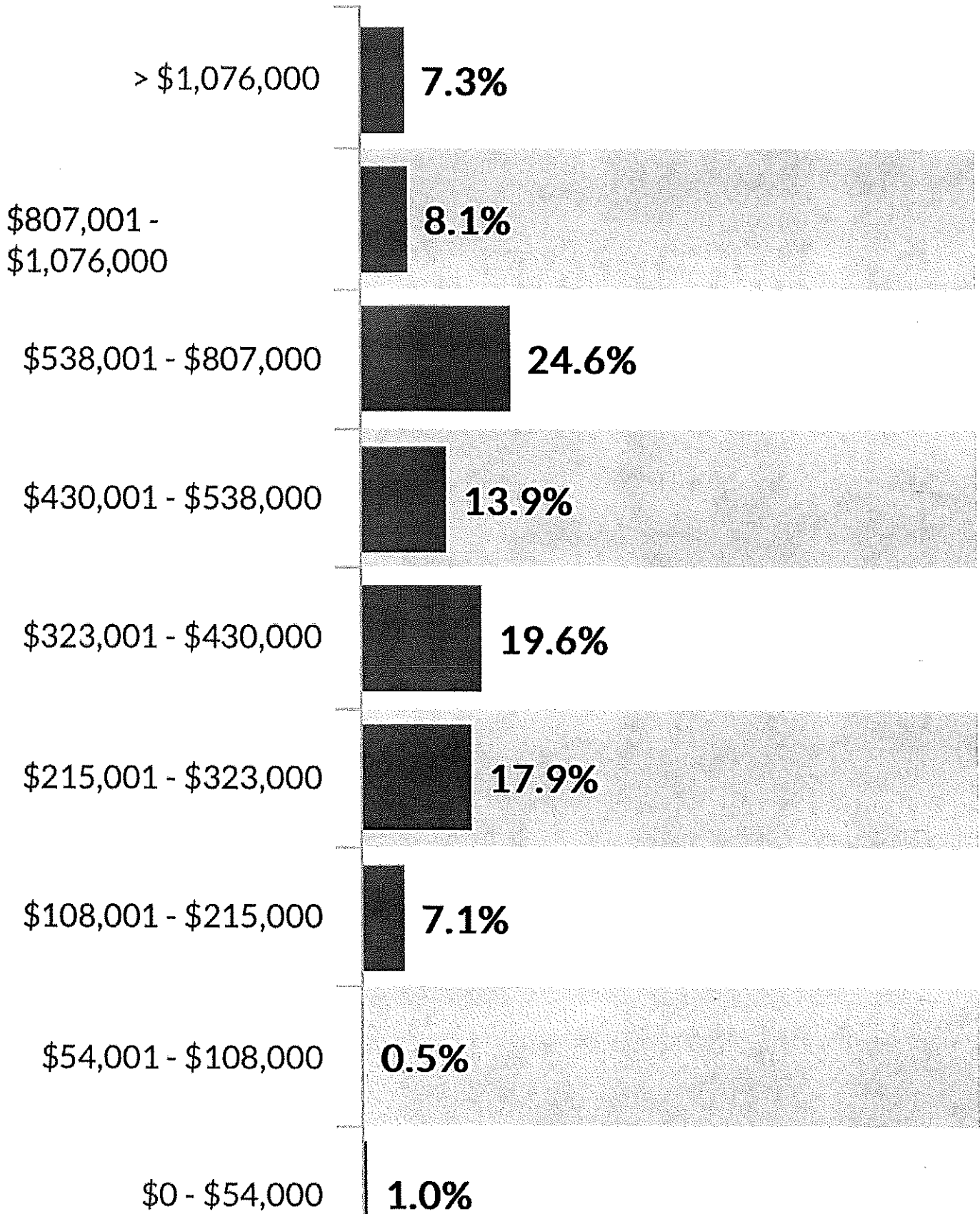
Sent from my Samsung Galaxy smartphone.

Ahmed Bedir

From: Amir <amirbadr@gmail.com>
Sent: Tuesday, January 22, 2019 11:05 PM
To: Ahmed Bader
Subject: ICCNY

ICCNY
1558 Washington Blvd., Stamford, CT 06902 As For my research of the property at 1558 Washington Blvd., Stamford, CT 06902 Within 1/2 mile distance from the Mosque Starting at the year 2009 up to date January 2019 was the comparison of the property on 1450 Washington Blvd., Stamford, CT 06902 which is an apartment building have been sold 10 years ago appraised price of \$3,800,000 today's price is \$8.5 million which increased in the past 10 years for over 100% this property is within 200 feet from the ICCNY Also attached previously the data that shows that the market in this area have increased dramatically in the past 10 years Please feel free to contact me if you have any questions Amir Badr
Signature Realty LLC
203-912-9760
33 Court St., Stamford, CT 06902

STAMFORD, CT HOME PRICES



Ahmed Bedir

From: Amir Badr <SMART@northeastmatrixmail.com>
Sent: Sunday, January 13, 2019 6:35 PM
To: Amirbadr@gmail.com
Cc: bedir, Ahmed
Subject: 1781 Berlin Turnpike, Berlin, CT 06037

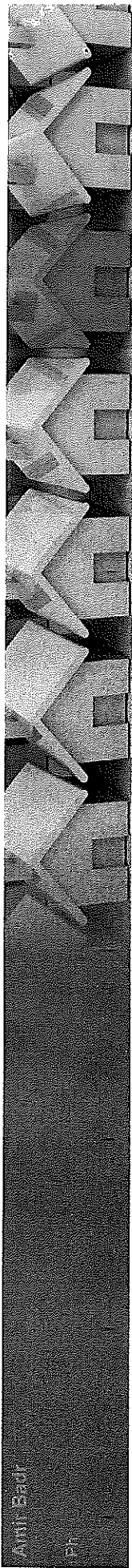
1781 Berlin Turnpike, Berlin, CT 06037 the Masjid addressee
The property on the same street of this place of warship address provided previously shows the tremendous gains in the last five years for the properties in this area also data from the MLS multiple listing service of Connecticut attached

Amir Badr
203-912-9760

Click the following link to view the Listings:
<https://smartmls.mlsmatrix.com/DE.asp?ID=2178757108>

Amir Badr

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Received	MLS #	Status	Property Type	List Price/ Closed Price	Address	City	Acres	Sq Ft	Ttl Style or Rental Type	Rms	Bds	Baths	Gar	Built
Never	G10163232	Temporarily Off Market	LN/CM	LP: \$1,750,000	1251/1253 Berlin Turnpike	Berlin	3.50							
Never	G513789	Expired	LN/CM	LP: \$3,750,000	0 Berlin Turnpike And Meadow Road And Orchard Road	Berlin	65.00							
Never	G389119	Expired	LN/CM	LP: \$695,000	0 Berlin Turnpike/Orchard Rd/ Tollgate Road	Berlin	6.40							
Never	G492923	Expired	BU	LP: \$800,000	1265 Berlin Turnpike (Building 2) - Condo	Berlin	2.62							1950
Never	G492920	Expired	BU	LP: \$800,000	1253 Berlin Turnpike (Building 1) - Condo	Berlin	2.62							1989
Never	G513788	Active	LN/CM	LP: \$2,100,000	0 Berlin Turnpike And Meadow Lane Road	Berlin	57.00							1601
Never	G265937	Closed	LN/CM	LP: \$229,900 CP: \$180,000	LOT#11 Berlin Turnpike & Worthington Pt Road	Berlin	0.54							

All information courtesy of Amir Badr
© SmartMLS 2019

Ahmed Bedir

From: Amir Badr <SMART@northeastmatrixmail.com>
Sent: Sunday, January 13, 2019 6:50 PM
To: Amirbadr@gmail.com
Cc: bedir, Ahmed
Subject: 1558 Washington Blvd., Stamford, CT 06902

The ICCNY Masjid in Stamford Connecticut 06902

As the listing attached shows that this property on 1558 Washroom Blvd. not only that the value have gain in the last 10 years but also any property that is being for sale in this area is being sold at a very short time for the asking price or very close to the asking price which shows the positive effect of a place of warship to residential and commercial area is a positive effect

Amir Badr
Signature Realty LLC
203-912-9760

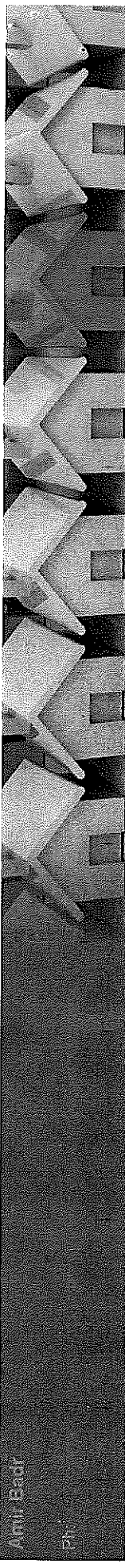
Click the following link to view the Listings:
<https://smartmls.mlsmatrix.com/DE.asp?ID=2178798271>

Amir Badr

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Received	MLS #	Status	Property Type	List Price/ Closed Price	Address	City	Acres	Sq Ft	Ttl	Style or Rental Type	Rms	Bds	Baths	Gar	Built
Never	170151852	Closed	CO	LP: \$240,000 CP: \$250,000	1633 Washington Boulevard Unit#6A	Stamford		1,048		Apartment	3	1	1 Full & 1 Half	2	1982
Never	170150450	Closed	CO	LP: \$249,900 CP: \$240,000	1633 Washington Boulevard Unit#2E	Stamford		1,003		Mid Rise	3	1	1 Full & 1 Half	1	1982
Never	170131931	Closed	CO	LP: \$250,000 CP: \$230,000	256 Washington Boulevard Unit#10	Stamford		1,050		Townhouse	4	2	1 Full & 1 Half	2	1987
Never	170090084	Closed	CO	LP: \$249,999 CP: \$240,000	1633 Washington Boulevard Unit#1E	Stamford		1,003		Mid Rise	3	1	1 Full & 1 Half	1	1982
Never	170095002	Closed	CO	LP: \$252,900 CP: \$240,000	1633 Washington Boulevard Unit#6B	Stamford		957		High Rise	3	1	1 Full & 1 Half	1	1982
Never	170053542	Closed	CO	LP: \$327,600 CP: \$330,000	1611 Washington Boulevard Unit#6	Stamford		1,686		Townhouse	4	2	2 Full & 1 Half	1	1981
Never	170065926	Expired	CO	LP: \$319,500	1633 Washington Boulevard Unit#1G	Stamford		1,408		High Rise	4	2	2 Full	1	1982
Never	170031153	Expired	CO	LP: \$325,000	1633 Washington Boulevard Unit#1G	Stamford		1,408		High Rise	4	2	2 Full	1	1982
Never	170031089	Closed	CO	LP: \$339,000 CP: \$336,000	1633 Washington Boulevard Unit#3D	Stamford		1,315		High Rise	4	2	2 Full	1	1982
Never	99194199	Expired	CO	LP: \$332,000	1633 Washington Boulevard Unit#4D	Stamford		1,315		High Rise	4	2	2 Full	1	1982
Never	99189475	Expired	CO	LP: \$359,000	1611 Washington Boulevard Unit#35	Stamford		1,338		Townhouse	5	2	1 Full & 1 Half	1	1981
Never	99191144	Closed	CO	LP: \$379,000 CP: \$364,000	1611 Washington Boulevard Unit#16	Stamford		1,476		Townhouse	5	2	2 Full & 1 Half	1	1981
Never	99178453	Closed	CO	LP: \$247,500 CP: \$237,500	1633 Washington Boulevard Unit#6B	Stamford		957		High Rise	3	1	1 Full & 1 Half	2	1982
Never	99182470	Closed	CO	LP: \$195,900 CP: \$190,001	1633 Washington Boulevard Unit#5A	Stamford		1,048		High Rise, Ranch	3	1	1 Full & 1 Half	1	1982
Never	99175423	Closed	CO	LP: \$199,900 CP: \$195,000	1633 Washington Boulevard Unit#3F	Stamford		1,031		High Rise, Ranch	3	1	1 Full & 1 Half	1	1982
Never	99149171	Closed	CO	LP: \$319,000 CP: \$324,000	1633 Washington Boulevard Unit#2C	Stamford		1,424		High Rise	4	2	2 Full	1	1982
Never	99167964	Closed	CO	LP: \$359,000 CP: \$358,000	1611 Washington Boulevard Unit#30	Stamford		1,338		Townhouse	4	2	1 Full & 1 Half	1	1981
Never	99156248	Expired	CO	LP: \$199,000	1633 Washington Boulevard Unit#5A	Stamford		1,048		High Rise	4	1	1 Full & 1 Half	1	1982
Never	99168737	Closed	CO	LP: \$281,000 CP: \$268,000	1611 Washington Boulevard Unit#602	Stamford		760		High Rise	3	1	1 Full	1	1985
Never	99155024	Closed	CO	LP: \$240,000 CP: \$222,000	1633 Washington Boulevard Unit#1F	Stamford		1,031		High Rise	5	1	1 Full & 1 Half	1	1982
Never	99147177	Closed	CO	LP: \$282,000 CP: \$260,000	1633 Washington Boulevard Unit#3C	Stamford		1,424		High Rise	4	2	2 Full	1	1982
Never	99163849	Closed	CO	LP: \$224,500 CP: \$224,500	256 Washington Boulevard Unit#12	Stamford		1,050		Garden Ranch	4	2	1 Full & 1 Half	0	1987
Never	99149023	Closed	CO	LP: \$299,000 CP: \$269,000	1633 Washington Boulevard Unit#2D	Stamford		1,315		High Rise	4	2	2 Full	1	1982
Never	99159071	Closed	CO	LP: \$295,000 CP: \$300,000	1633 Washington Boulevard Unit#4H	Stamford		1,407		High Rise, Ranch	4	2	2 Full	2	1982
Never	99144526	Expired	CO	LP: \$254,900	1611 Washington Boulevard Unit#201	Stamford		760		High Rise	3	1	1 Full	0	1985
Never	99153365	Expired	CO	LP: \$305,000	1633 Washington Boulevard Unit#1G	Stamford		1,408		High Rise	4	2	2 Full	1	1982
Never	99139822	Closed	CO	LP: \$275,000 CP: \$263,000	1611 Washington Boulevard Unit#202	Stamford		760		High Rise	3	1	1 Full	1	1985
Never	99144343	Closed	CO	LP: \$219,500 CP: \$219,500	1633 Washington Boulevard Unit#1B	Stamford		957		Ranch	3	1	1 Full & 1 Half	1	1982
Never	99130959	Cancelled	CO	LP: \$288,000	1633 Washington Boulevard Unit#3C	Stamford		1,424		High Rise	4	2	2 Full	1	1982
Never	99135713	Cancelled	CO	LP: \$400,000	1611 Washington Boulevard Unit#16	Stamford		1,476		Townhouse	5	2	2 Full & 1 Half	1	1981
Never	99120616	Closed	CO	LP: \$284,900 CP: \$285,200	1633 Washington Boulevard Unit#6E	Stamford		2,034		High Rise	5	3	3 Full	0	1982
Never	99120987	Closed	CO	LP: \$219,000 CP: \$205,000	1633 Washington Boulevard Unit#2E	Stamford		1,003		Ranch	3	1	1 Full & 1 Half	1	1982
Never	99123943	Closed	CO	LP: \$224,900 CP: \$188,000	1633 Washington Boulevard Unit#1A	Stamford		1,048		Ranch	3	1	1 Full & 1 Half	2	1982
Never	N10076042	Closed	CO	LP: \$224,900 CP: \$188,000	1633 Washington Boulevard Unit#1A	Stamford		1,048		Ranch	3	1	1 Full & 1 Half	1	1982

Never	<u>99117552</u>	Expired	CO	LP: \$279,000	1633 Washington Boulevard Unit#4A	Stamford	1,048	Ranch	3	1	1 Full & 1 Half	1	1982			
Never	<u>99107700</u>	Expired	CO	LP: \$325,000	1633 Washington Boulevard Unit#6E	Stamford	2,034	High Rise	5	3	3 Full	0	1982			
Never	<u>99096362</u>	Expired	CO	LP: \$329,500	1633 Washington Boulevard Unit#2D	Stamford	1,315	High Rise	4	2	2 Full	1	1982			
Never	<u>99101582</u>	Closed	CO	LP: \$239,000 CP: \$220,000	1633 Washington Boulevard Unit#4F	Stamford	1,031	High Rise	3	1	1 Full & 1 Half	1	1982			
Never	<u>99094492</u>	Closed	CO	LP: \$334,900 CP: \$325,000	1633 Washington Boulevard Unit#2G	Stamford	1,408	High Rise, Ranch	4	2	2 Full	1	1982			
Never	<u>99084372</u>	Cancelled	CO	LP: \$315,000	1633 Washington Boulevard Unit#1H	Stamford	1,407	Garden Ranch	4	2	2 Full	1	1982			
Never	<u>99079787</u>	Closed	CO	LP: \$259,900 CP: \$250,000	256 Washington Boulevard Unit#6	Stamford	1,000	Ranch	4	2	1 Full	0	1987			
Never	<u>99033320</u>	Expired	CO	LP: \$365,000	1633 Washington Boulevard Unit#3G	Stamford	1,408	High Rise	4	2	2 Full	1	1982			
Never	<u>99086151</u>	Cancelled	CO	LP: \$340,000	1633 Washington Boulevard Unit#3D	Stamford	1,315	High Rise	4	2	2 Full	1	1982			
Never	<u>99052851</u>	Closed	CO	LP: \$225,000 CP: \$216,000	256 Washington Boulevard Unit#8	Stamford	1,050	Townhouse	4	2	1 Full & 1 Half	0	1987			
Never	<u>99053817</u>	Cancelled	CO	LP: \$359,000	1633 Washington Boulevard Unit#3D	Stamford	1,315	High Rise	4	2	2 Full	1	1982			
Never	<u>99073854</u>	Closed	CO	LP: \$279,900 CP: \$257,500	1633 Washington Boulevard Unit#6B	Stamford	957	Ranch	3	1	1 Full & 1 Half	1	1982			
Never	<u>99041025</u>	Closed	CO	LP: \$253,000 CP: \$248,000	256 Washington Boulevard Unit#13	Stamford	1,050	Townhouse	4	2	1 Full & 1 Half	1	1987			
Never	<u>99054894</u>	Cancelled	CO	LP: \$368,900	1611 Washington Boulevard Unit#30	Stamford	1,338	Townhouse	4	2	1 Full & 1 Half	1	1981			
Never	<u>99052729</u>	Closed	CO	LP: \$379,900 CP: \$380,000	1611 Washington Boulevard Unit#26	Stamford	2,266	Townhouse	5	2	2 Full & 1 Half	1	1981			
Never	<u>99050806</u>	Cancelled	CO	LP: \$175,000	1633 Washington Boulevard Unit#1A	Stamford	1,048	Ranch	3	1	1 Full & 1 Half	1	1982			

All information courtesy of Amir Badr
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Ahmed Bedir

From: Amir Badr <SMART@northeastmatrixmail.com>
Sent: Sunday, January 13, 2019 6:29 PM
To: Amirbadr@gmail.com
Cc: bedir, Ahmed
Subject: 140 White Rock Dr., Windsor, CT 06095

Dear all

this list attached to the email shows the property value have been sustained and increasing in the last 10 years gradually and the affect of a place of warship (Masjid) on 140 White Rock Dr. was a positive affect on the value of all properties on the same street and the surrounding area.

This is my opinion as a professional broker and owner of a real estate company for the last 15 years supported by the data provided from the multiple listing service of Connecticut, please do not hesitate to call me or contact me by email if you have any further questions

Amir Badr

Signature Realty LLC

Amirbadr@gmail.com

203-921-9760

Click the following link to view the Listings:

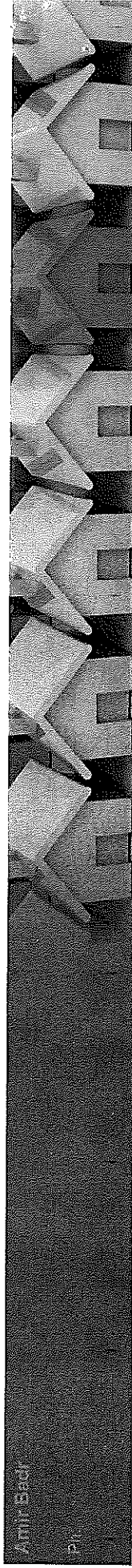
<https://smartmls.mlsmatrix.com/DE.asp?ID=2178725382>

Amir Badr

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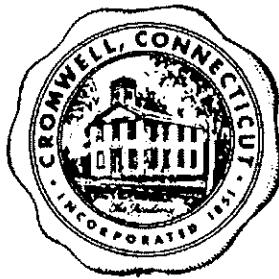
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Received	MLS #	Status	Property Type	List Price/Closed Price	Address	City	Acres	Sq Ft	Ttl	Style or Rental Type	Rms	Bds	Baths	Gar	Build
Never	<u>170060084</u>	Expired	SF	LP: \$205,000	63 White Rock Drive	Windsor	0.27	1,494		Ranch	6	3	2 Full	0	1952
Never	<u>170078873</u>	Closed	SF	LP: \$100,000 CP: \$100,000	75 White Rock Drive	Windsor	0.27	1,116		Ranch	6	3	1 Full	1	1953
Never	<u>170078497</u>	Closed	SF	LP: \$194,900 CP: \$197,000	168 White Rock Drive	Windsor	0.34	1,770		Ranch	5	2	1 Full & 1 Half	1	1954
Never	<u>170037059</u>	Expired	SF	LP: \$194,900	168 White Rock Drive	Windsor	0.34	1,770		Ranch	5	2	1 Full & 1 Half	1	1954
Never	<u>170176904</u>	Closed	SF	LP: \$167,500 CP: \$168,900	45 White Rock Drive	Windsor	0.27	1,028		Ranch	6	3	1 Full	0	1950
Never	<u>170192461</u>	Closed	SF	LP: \$214,900 CP: \$196,000	144 White Rock Drive	Windsor	0.34	1,289		Ranch	6	3	2 Full	2	1953
Never	<u>170173424</u>	Expired	SF	LP: \$219,900	144 White Rock Drive	Windsor	0.34	1,289		Ranch	6	3	2 Full	2	1953
Never	<u>170147570</u>	Closed	SF	LP: \$80,000 CP: \$68,250	45 White Rock Drive	Windsor	0.27	1,028		Ranch	6	2	1 Full	0	1950
Never	<u>170117453</u>	Closed	SF	LP: \$189,900 CP: \$170,000	50 White Rock Drive	Windsor	0.35	1,195		Ranch	5	2	1 Full	2	1953
Never	<u>170136231</u>	Closed	SF	LP: \$110,000 CP: \$110,000	144 White Rock Drive	Windsor	0.34	1,289		Ranch	6	3	1 Full & 1 Half	2	1953
Never	<u>170120385</u>	Closed	SF	LP: \$154,900	9 White Rock Drive	Windsor	0.28	1,290		Ranch	7	3	1 Full	0	1953
Never	<u>170122329</u>	Expired	SF	LP: \$154,900	144 White Rock Drive	Windsor	0.34	1,289		Ranch	6	3	1 Full & 1 Half	2	1953
Never	<u>170052974</u>	Closed	RN/SF	LP: \$1,650 CP: \$1,650	115 White Rock Drive	Windsor	0.28	1,270		One Year, Yearly Unfurnish...	7	3	1 Full & 1 Half	1	1953
Never	<u>170017851</u>	Expired	SF	LP: \$154,900	9 White Rock Drive	Windsor	0.28	1,290		Ranch	7	3	1 Full	0	1953
Never	<u>170018980</u>	Closed	SF	LP: \$184,900 CP: \$185,000	122 WHITE ROCK Drive	Windsor	0.26	1,950		Ranch	7	3	1 Full	1	1953
Never	<u>17338596</u>	Closed	SF	LP: \$129,900 CP: \$130,900	110 White Rock Drive	Windsor	0.26	1,024		Ranch	5	2	1 Full	1	1953
Never	<u>17648275</u>	Closed	SF	LP: \$137,900 CP: \$137,900	8 White Rock Drive	Windsor	0.26	1,976		Colonial	6	3	2 Full	1	1950
Never	<u>17332467</u>	Expired	SF	LP: \$160,000	110 White Rock Drive	Windsor	0.26	1,024		Ranch	5	2	1 Full	1	1953
Never	<u>17603051</u>	Closed	SF	LP: \$184,900 CP: \$183,900	159 White Rock Drive	Windsor	0.42	1,140		Ranch	6	3	1 Full	2	1954
Never	<u>17601660</u>	Expired	SF	LP: \$189,900	159 White Rock Drive	Windsor	0.42	1,140		Ranch	6	3	1 Full	2	1954
Never	<u>17595062</u>	Closed	SF	LP: \$145,000 CP: \$145,000	9 White Rock Drive	Windsor	0.28	1,290		Ranch	6	3	1 Full	0	1953
Never	<u>17588823</u>	Expired	SF	LP: \$159,900	27 White Rock Drive	Windsor	0.27	1,131		Ranch	5	3	1 Full	0	1952
Never	<u>17527687</u>	Closed	SF	LP: \$199,900 CP: \$191,500	50 White Rock Drive	Windsor	0.35	1,195		Ranch	5	2	1 Full	2	1953
Never	<u>17507683</u>	Closed	SF	LP: \$209,900 CP: \$200,000	86 White Rock Drive	Windsor	0.26	1,864		Ranch	7	3	2 Full	1	1953
Never	<u>17507086</u>	Closed	SF	LP: \$219,000 CP: \$206,000	168 White Rock Drive	Windsor	0.34	1,170		Ranch	5	3	2 Full & 1 Half	1	1954

All information courtesy of Amir Badr
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MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development

From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*

Date: April 5, 2019

Re: Plan Review, PZC Application #19-13, Special Permit, 573 Main Street, Omar Islamic Center

BACKGROUND

The Subject Property is 0.32 acres and is located within the Residential-15 (R-15) zone. Built in 1965, The Subject Property has 3,796 SF of first floor area and 3,796 SF of basement area totaling 7,592 SF and has been used as a religiously affiliated fraternal organization lodge by the Knights of Columbus.

PROPOSAL

The Applicant is seeking Special Permit approval to use The Subject Property as a place of worship stating a current congregation size of 20-25 families.

COMMENTS

Listed below are the requirements and permitted uses of Cromwell’s Zoning Regulations followed by the Applicant’s proposal.

Required and Permitted by Zoning	Proposed by Applicant
<p align="center"><u>§5.2.D- PARKING</u></p> <p>Places of Worship (Capacity less than 500) 1 Space for each 5 seats based on maximum capacity</p>	<p><i>The Applicant states there are 25 spaces. 24 spaces are shown on the submitted plan including 8 spaces secured with a 99 year lease on an adjacent property at 569 Main Street.</i></p> <p><i>The Applicant has agreed to limit building occupancy to the parking requirements set by zoning regulation.</i></p>
<p align="center"><u>§5.3.H- WALL SIGN STANDARDS</u></p> <p>New (signs) in the Residence Zones – Not authorized in any Residence Zone.</p> <p>Replacement permitted (by Zoning Signoff)</p>	<p><i>The Applicant proposes a new building wall mount sign totaling 48 SF in area.</i></p> <p><i>A replacement sign (area and size like for like) is permitted.</i></p>

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

Memorandum

To: Stuart Popper

CC: Planning & Zoning Commission

From: Jon Harriman, P.E. 

Date: 4/2/2019

Re: #19-13: 573 Main Street

This office has reviewed the plans for this application dated June 20, 2017.

There do not appear to be any proposed exterior modifications to this non-conforming site beyond lighting and signage. As such, we have no comments.

Popper, Stuart

From: Chief Lamontagne
Sent: Tuesday, April 02, 2019 2:23 PM
To: Popper, Stuart
Subject: 19-13

Stuart,

I have no comments on the submitted application.

Denise Lamontagne

Chief of Police
Cromwell Police Department
860-635-2256 x.7843
860-613-2934 fax

Memo

To: Town Staff
From: Stuart B. Popper, Town Planner
Date: April 1, 2019
Re: Application #19-13

Please review and comment on the following application. Email responses are welcome.

Application #19-13: Request for a Special Permit for a "Place of Worship" at 573 Main Street. This was the Knights of Columbus building. Omar Islamic Center is the Applicant and Knights of Columbus Bldg. Assn. is the Owner. We would like to have your comments back by next Tuesday, April 9, 2019 so they can be placed in the agenda packet for P&Z members.

- No Comments D.J. 4.2.19

c: Town Engineer, Chief of Police, Cromwell Fire District (Fire Chief, Fire Marshall)
Development Compliance, Building Inspector, WPCA, File