



**Town of Cromwell  
Economic Development Commission**

RECEIVED FOR RECORD  
Aug 10, 2020 02:42P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

**REGULAR MEETING  
7:00 PM WEDNESDAY AUGUST 19, 2020  
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET  
AGENDA**

1. Call to Order
2. Roll Call/Seating of Alternates
3. Approval of Agenda
4. Public Comments
5. Director of Planning and Development Report
6. New Business:
7. Chairman's Comments/Commissioners' Comments
8. Communications: see attached P & Z Minutes
9. Approval of Minutes:
  - a. February 19, 2020
10. Good & Welfare
11. Adjourn

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY APRIL 7, 2020  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Brian Dufresne, Jeremy Floryan and Ken Rozich.

**Absent:** Paul Cordone, Nicholas Demetriades, John Keithan and Mo Islam.

**Also Present:** Director of Planning and Development Stuart Popper and Development Compliance Officer Bruce Driska.

**1. Call to Order:**

The meeting was called to order by Chairman Kelly at 7:00 PM.

**2. Roll Call:**

The presence of the above members was noted.

**3. Seating of Alternates:**

None.

RECEIVED FOR RECORD  
Apr 23, 2020 03:19P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT



**4. Approval of Agenda:**

Mr. Popper asked that the agenda be amended to include under 8. New Business: Accept and Schedule New Applications, Application# 20-20; Request for a Zone Map Amendment at 19 Pascó Hill Road from Industrial to R-25. Reed Builders, LLC is the Applicant and the Owner.

Michael Cannata made the motion to approve the agenda as amended; Seconded by Chris Cambareri. *All in favor; motion passed.*

**5. Public Comments:**

There were no comments from the public.

**6. Development Compliance Officer Report:**

Mr. Driska said given the time constraints of this evening's meeting he will skip his report and answer any of the commissioner's questions.

**7. Town Planner Report:**

Mr. Popper said due to the current circumstances which may impact our future meetings he is asking the Commission to accept the request to grant a 65-day extension to Application #20-20: Request for a Zone Map Amendment from Local Business to Commercial Billboard District at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty LLC is the Owner

Michael Cannata made the motion to accept the request of Rodney Bitgood for a 65-day extension of time, seconded by Jeremy Floryan. *All in favor; motion passed.*

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

Mr. Popper requested that the Commission accept and schedule the following applications:

- a. Application# 20-20: Request for a Zone Map Amendment at 19 Pasco Hill Road from Industrial to R-25. Reed Builders, LLC is the Applicant and the Owner. Mr. Popper asked that the Commission accept and schedule the application to be heard at the second meeting in May.

Michael Cannata made the motion to accept and schedule Application #20-19 for the second meeting in May; seconded by Chris Cambareri. *All in favor; motion passed.*

**9. New Business:**

There was none.

**10. Public Hearing:**

Mr. Popper noted that Application #20-16: Request for a Special Permit under Section 3.3.C of the Zoning Regulations to allow for a School for Training & Occupational Skills (Beauticians) at 28-1 Shunpike Road. Samantha DiFilippo, Chi Lash Academy is the Applicant and Vincent Cambareri Etal Michael J. Polke, are the Owners has been withdrawn and will not be heard this evening.

Michael Cannata made the motion to open the public hearing; seconded by Ken Rozich. *All in favor; motion passed.*

Chairman Kelly read the legal notice into the record.

- a. Application #20-08: Request for a Special Permit under Section 6.1 of the Zoning Regulations to permit filling at 161 Coles Road (Snow Park) Baltazar Contractors, Inc. is the Applicant and the Town of Cromwell is the Owner.

Mr. Popper said Kyle Murphy representing the applicant is on the phone in speaker mode and he can answer any questions the commission members may have. Mr. Popper said he would like to summarize the application for the record. He said,

“The 29.75 acres site known as Snow Park is located on the north side of Coles Road in the Residence -25 Zone District. The Applicant is proposing to clear and fill the area and create a level landing behind the detention basin located between Houses#181 and #183 Coles Road on the Town Drainage Easement. The approximately 2,200 cubic yards of fill will be surplus

material created from the Coles Road Project. The hours of operation will be Monday thru Friday from 7 AM to 5 PM. The anticipated truck traffic will be 2-3 trucks per day with about a one and half month time frame. According to the applicant the work will commence as soon as approved.” Mr. Popper said the Commission members received plans in their meeting packets.

Town Manager Anthony Salvatore was present and addressed the Commission. Mr. Salvatore said the town would like to use the excess material to grade that area of Snow Park and someday have Snow Park be usable for active and passive recreation. He noted that the placement of the excess fill material from the Coles Road reconstruction project will be a start in the right direction.

The Commission members discussed the future use of Snow Park. The Commission members and Mr. Murphy discussed the time frame for the application operations and the nature of the material to be deposited in Snow Park. They also discussed the current location of the source of the fill material which is a hill along Coles Road that will be excavated to allow for the installation of sidewalks. Brian Dufresne expressed concerns regarding the nature of the material to be deposited and suggested that some type of restrictions be placed upon the materials to be deposited.

Chairman Kelly asked if there were any staff comments

Mr. Popper read a memo dated April 1, 2020 from Bruce Driska Zoning & Wetlands Enforcement Officer. Mr. Driska made the following comments,

“The commission may wish to consider the following conditions to accompany an approval:

1. Schedule an on- site preconstruction meeting with Town Staff.
2. Provide a 24/7 emergency contact for any project related issues identified by the Town.
3. Prior to any clearing, stake out the proposed clearing limit as depicted on the applicant’s plan.”

Mr. Popper asked that the Commission incorporate the conditions from Mr. Driska’s April 1, 2020 memo into the application approval if the Commission were to act favorably this evening.

Michael Cannata said he agreed with Brain Dufresne’s concerns and recommended that additional restrictions be placed upon the type of fill material to be deposited at Snow Park.

Michael Cannata made the motion to close the public hearings, seconded by Ken Rozich. *All in favor, motion passed.*

Michael Cannata made the motion to approve Application #20-08, with the conditions: 1. Outlined in Bruce Driska Zoning & Wetlands Enforcement Officer’s memo dated April 1, 2020 be addressed and 2. That no inorganic or organic material other than the soil being removed from Coles Road be deposited at Snow Park; seconded by Chris Cambareri. *All in favor, motion passed.*

11. **Commissioner Comments:**

There were none.

12. **Approval of Minutes:**

a. January 21, 2020 No action taken.

b. March 4, 2020

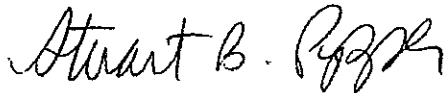
Michael Cannata made the motion to approve the minutes of March 4, 2020, seconded by Chris Cambareri. *All in favor, motion passed.*

c. March 17, 2020 No action taken.

13. **Adjourn:**

Michael Cannata made a motion to adjourn the meeting. *All in favor; motion passed.*  
Meeting adjourned at 7:13 PM.

Respectfully submitted,



Stuart B. Popper  
Acting Recording Clerk

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY MAY 5, 2020  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

RECEIVED FOR RECORD  
JUN 17 2020 11:42A  
JOANN DODD  
TOWN CLERK  
CROMWELL, CT



**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Paul Cordone, Nicholas Demetriades, Brian Dufresne, and Ken Rozich.

**Absent:** Jeremy Floryan, John Keithan and Mo Islam.

**Also Present:** Director of Planning and Development Stuart Popper

1. **Call to Order:**  
The meeting was called to order by Chairman Kelly at 7:03 PM.
2. **Roll Call:**  
The presence of the above members was noted.
3. **Seating of Alternates:**  
None.
4. **Approval of Agenda:**  
Mr. Popper said there were no amendments to the agenda.  
  
Michael Cannata made the motion to approve the agenda; Seconded by Ken Rozich. *All in favor; motion passed.*
5. **Public Comments:**  
There were no comments from the public.
6. **Development Compliance Officer Report:**  
Mr. Driska was not present and Mr. Popper offered to answer any questions anyone may have. There were no questions.
7. **Town Planner Report:**
8. **New Business; Accept and Schedule New Applications:**  
Mr. Popper said there were not new applications at this.
9. **New Business:**
  - a. Section 8-24 Mandatory Referral for the removal of an island in the cul-de-sac on Wildwood Road.

Mr. Popper said the Town was proposing to repave Wildwood Road and that there was an island located in the center of the cul-de-sac. He explained that the road was built back in the 1950's and the road and cul-de-sac were undersized and the presence of the island made plowing the road difficult. Mr. Popper said the town would like to remove the island to make it easier to plow and maintain. The Commission members asked if the public was aware of the work. Mr. Popper said that the trees in the island were marked to be removed and the neighbors have been notified of the future road work.

Michael Cannata made the motion to issue a positive Section 8-24 Mandatory Referral for the removal of an island in the cul-de-sac on Wildwood Road; Seconded by Chris Cambareri. All in favor; motion passed.

b. Request to Authorize staff to issue Administrative approvals for Temporary Outside Dining based on the Governor's Executive Order.

**11. Commissioner Comments:**

There were none.

**12. Approval of Minutes:**

a. January 21, 2020 No action taken.

b. March 4, 2020

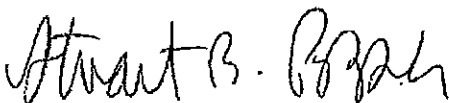
Michael Cannata made the motion to approve the minutes of March 4, 2020, seconded by Chris Cambareri. *All in favor, motion passed.*

c. March 17, 2020 No action taken.

**13. Adjourn:**

Michael Cannata made a motion to adjourn the meeting. *All in favor; motion passed.*  
Meeting adjourned at 7:13 PM.

Respectfully submitted,



Stuart B. Popper  
Acting Recording Clerk

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY JUNE 2, 2020  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Jeremy Floryan, Ken Rozich and Brian Dufresne.

**Absent:** Paul Cordone, Nicholas Demetriades, John Keithan, Mo Islam, and Kenneth Slade.

**Also Present:** Director of Planning and Development Stuart Popper, and Development Compliance Officer Bruce Driska.

**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:**

None.

**4. Approval of Agenda:**

Mr. Popper passed out a meeting comments memo and asked the commission to add two items under 8. New Business: Accept and Schedule New Applications:

a. Application #20-28: Request for a Site Plan Approval to construct three buildings at 70 Commerce Drive. 70 Commerce Drive LLC is the Applicant and Henry Vassel is the Owner.

b. Application #20-29: Request for a Site Plan Modification to expand the front deck at Luna Café at 35 Berlin Road. Kemal Cecuistranis is the Applicant and River Grace Plaza LLC is the Owner.

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

**5. Public Comments:**

There were no comments from the public.

**6. Development Compliance Officer Report:**

Mr. Driska passed out the updated report to the commission and said he will address any questions or comments.



Mr. Driska added that the project that was previously approved by the commission at the former Nike site is under way. He said currently trees are being cleared and the old buildings are being demolished.

**7. Town Planner Report:**

Mr. Popper reported that work has been resumed at Starbucks. He said the issues with the soil at the site have been addressed and the detention basin is being moved closer to the former Baci Grill. Mr. Popper said the Amazon building on County Line Drive is moving forward as is the new Marriott hotel. He said the permitting for the temporary outside dining in town is going well and that the Tall Man Ice Cream shop has opened up and is doing very well. Mr. Popper said that the TPC is scheduled to occur but with no spectators on site but it will be broadcast live.

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

a. Application #20-28: Request for a Site Plan Approval to construct three buildings at 70 Commerce Drive. 70 Commerce Drive LLC is the Applicant and Henry Vassel is the Owner.

Michael Cannata made the motion to accept and schedule Application #20-28 for June 23, 2020; Seconded by Brian Dufresne. *All in favor; motion passed.*

b. Application #20-29: Request for a Site Plan Modification to expand the front desk at Luna Café at 35 Berlin Road. Kemal Cecuistranis is the Applicant and River Grace Plaza LLC is the Owner.

Michael Cannata made the motion to accept and schedule Application #20-29 for June 23, 2020; Seconded by Brian Dufresne. *All in favor; motion passed.*

Mr. Popper said he would like to cancel the Planning and Zoning Commission meeting scheduled for June 16, 2020 and reschedule it as a Special meeting for June 23, 2020. Mr. Popper would like to hold public hearings for the following applications on June 23<sup>rd</sup>;

Application #20-10: Request to Amend the Zoning Map to Change the Zoning District Classification from Residential -15 (R-15) to Commercial Billboard District (CBD) at 6 Piney Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner.

Application #20-20: Request to Amend the Zoning Map to Change the Zoning District Classification from Local Business (LB) to Commercial Billboard District (CBD) at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.

Mr. Popper explained that the Governor will be issuing new guidelines for public meetings on June 20, 2020 and we will follow whatever those guidelines are.

9. **New Business:**

There was no new business.

10. **Public Hearing:**

Ken Rozich read the legal notice into the record.

Michael Cannata made the motion to open the public hearing for Application #20-22; Seconded by Jeremy Floryan. *All in favor; motion passed.*

- a. Application #20-22: Request to Amend the Zoning Map to Change the Zoning District Classification from Industrial to R-25 at 19 Pasco Hill Road. Reed Builders, LLC is the Applicant and the Owner.

Mr. Jim Cassidy Engineer with Hallisey, Pearson & Cassidy at 630 Main Street Cromwell Connecticut presented an overview of the requested zone change from Industrial to R-25 for 19 Pasco Hill Road. He described the size (31,976 square feet) and location (east side of Pasco Hill Road across from Thomas Court) of the site. Mr. Cassidy summarized the history of the zoning of the parcels located west of north road and described the current zoning and existing land uses of those parcels within 500 feet and greater of 19 Pasco Hill Road.

Mr. Cassidy explained that the parcel at 31,976 square feet is too small to be eligible for a zone change to R-40, as it does not meet in that zone's bulk requirements of 40,000 square feet. He noted that public water and sewer are available in the street, so the differentiation between R-40 and R-25 as listed in Section 2.2.A. is not critical.

Mr. Cassidy read Section 2.2.A (3) "*R-40. Purpose: to cover those areas of Cromwell which are largely undeveloped or predominantly rural in character and which are least likely to have access to water and sewer lines.*" He explained that changing the zone from Industrial to R-25 and allowing the parcel to be used for residential purposes will fit in with and be in the best interests of the surrounding neighbors and best protect their property values.

Mr. Cassidy discussed the previous site plan approved for the site in July 2011 for a 2,000 square foot office building which was never built. He noted that a business would create a much higher traffic demand than a single-family house.

Mr. Cassidy showed a proposed site plan for a single-family home utilizing the same driveway access and layout used in the previously approved site plan. He discussed the location of the house and the sight lines for the driveway onto Pasco Hill Road. Mr. Cassidy, He pointed out that there is an underground detention basin on the site and that there is an easement to the town for the maintenance of the basin.

The Commission members discussed the proposed layout for the single-family house, the driveway access and the sight lines.

Mr. Cassidy summarized the reasons for the Zone Change:

- Property is surrounded by all single-family residential uses, except for 5 Pasco Hill Road to the east.
- Orientation towards single family residences along Thomas Court and Robertson Road, rather than towards the industrial use at 5 Pasco Hill Road.
- Wetlands create natural buffer between this property at industrial use at 5 Pasco Hill and force development closer to surrounding residences.
- Location along curve cause for concern for commercial/industrial uses that will generate frequent trips by customers or employees.

The Commission members, staff and Mr. Cassidy discussed the history of zoning in the area, access to the site and the underground detention basin.

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

Michael Cannata made the motion to approve Application #20-22 for the following reasons: This is not spot zoning because although the property is a small area, it is not out of harmony with comprehensive plans. It is a residential use contiguous to other residential uses. It is compatible with the existing neighborhood. This development as single-family residence more protective of the surrounding property values than industrial use; seconded by Chris Cambareri. *All in favor, motion passed.*

**11. Commissioner Comments:**

None.

**12. Approval of Minutes:**

a. April 7, 2020

Michael Cannata made the motion to approve the minutes of April 7, 2020 with the correction of Brian's name on page 3; seconded by Brian Dufresne. *All in favor, motion passed.*

b. January 21, 2020

No action.

c. March 17, 2020

No action.

d. May 5, 2020

No action.

**13. Adjourn:**

Michael Cannata made the motion to adjourn at 8:10 PM. *All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in black ink that reads "April Armetta". The signature is written in a cursive, flowing style.

April Armetta  
Recording Clerk

RECEIVED FOR RECORD  
Feb 24, 2020 02:52P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING  
7:00 PM WEDNESDAY FEBRUARY 19, 2020  
ROOM 222, CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES TOWN OF CROMWELL**

**Present:** Chairman Richard Nobile, Joseph Fazekas, Jay Polke, Paul Warena, Marilyn Teitlebaum-Dworkin

**Also Present:** Director of Planning and Development Stuart Popper, Town Council Liaison Al Waters,  
Town Council Liaison Steve Fortenbach arrived at 7:14 p.m.

**1. Call to Order:**

The meeting was called to order by Joseph Fazekas at 7:00 p.m.

**2. Roll Call/Seating of Alternates:**

The presence of the above members was noted.

Jay Polke made a motion to seat alternate Paul Warena; seconded by Richard Nobile. *All in favor, motion passed.*

**3. Approval of Agenda:**

Richard Nobile made a motion to approve the agenda; seconded by Marilyn Teitlebaum-Dworkin. *All in favor, Motion passed*

**4. Public Comments:**

None.

**5. Director of Planning and Development Report:**

The Commission members and Mr. Popper discussed the proposed Economic Development Commission Budget.

**6. New Business:**

Mr. Popper discussed a number of topics under new business.

Mr. Popper said that the building at 120 County Line Drive has been leased and we expect site work interior work to start over the next few weeks. The building permit applications are currently being reviewed by the building officials and the fire marshal. He noted that there will be about 5,000 square feet of office space constructed with roof top A/C units being installed. Mr. Popper said there will be some modifications to the site itself specifically the service driveway and the abutting detention basin. He noted that the site will likely contain a 24-hour guard house and gated entrances to the driveways. Mr. Popper said he met with the corporate personnel staff they would like to run an employment fair at the town hall in the early spring, here in April.

Mr. Popper said the work on the new Marriott Hotel at 74 Berlin Road is moving along. He noted that the work on Covenant Village is also progressing noting the good weather we have had for construction this

- e. Town Wide map of Vacant Properties
  - No update.

#### 6. New Business:

Mr. Popper discussed a number of topics under new business. He noted the Town is working with a party that is interested in bringing in a trailer kitchen to have a temporary restaurant from Memorial Day to Labor Day at the Kayak boat launch.

Mr. Popper said that the building at 120 County Line Drive has been leased and we expect site work interior work to start over the next few weeks. The building permit applications are currently being reviewed by the building officials and the fire marshal.

Mr. Popper said the work on the new Marriott Hotel at 74 Berlin Road is moving along. He noted that the work on Covenant Village is also progressing noting the good weather we have had for construction this year. Mr. Popper said that there are two model homes up at Arbor Meadows and the first sold house is under construction. They expect to construct 15 homes per year for a total of 75 new homes. He also noted that work is continuing on the new Ice Cream shop on Main Street.

Mr. Popper and the Agency members discussed the Redevelopment Budget specifically the \$10,000 request for the new access road to River Road from Main Street. The Agency members and Mr. Popper concluded that with the proposed development on the north end of River Road still pending this road study may not be necessary at this time.

Motion to remove the \$10,000 professional services for a River Road access study from the 2020-2021 budget made by Richard Nobile; Seconded by Paul Warendt. *All in favor, motion passed.*

#### 7. Approval of Minutes:

- a. January 15, 2020 - Motion made by Robert Donohue to approve the minutes; seconded by Kevin Nolan. *All in favor, motion passed.*

#### 8. Commissioner's Comments:

None.

#### 9. Adjourn

Motion made by Robert Donohue to adjourn; seconded by Richard Nobile.  
*All in favor, motion passed.* Meeting adjourned at 6:59p.m.

Respectfully Submitted,



April Armetta  
Commission Clerk