



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. TUESDAY DECEMBER 6, 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. Old Business:
 - a. Application #05-95: Request for a Release of the \$19,848.62 Bond for the Site Work at 80 Shunpike Road. CAS Construction Co., Inc. is the Applicant and the Owner.
9. New Business: Accept and Schedule New Applications:
 - a. Application #16-45: Request to amend Section 3.5.C.4 Other Uses of the Zoning Regulations to permit as a Special Permit the manufacture, sale and consumption of alcoholic beverages in the Industrial Zone District. The Planning and Zoning Commission is the Applicant.
 - b. Application #16-46: Request to amend Sections 7.5 Alcoholic Beverages and Section 7.5.A Permitted Zones and Distances and Section 7.5.B. Location Requirements and Limitations of the Zoning Regulations to permit the manufacture, sale and consumption of alcoholic beverages in the Industrial Zone District. The Planning and Zoning Commission is the Applicant.
 - c. Application #16-47: Request to amend the Section 3.5.C.4 Other Uses of the Zoning Regulations to permit as a Special Permit retail sales and related small engine repair in the Industrial Zone District. The Planning and Zoning Commission is the Applicant.
10. Public Hearings:
 - a. Application #16-42: Request for a Special Permit to install LED Price Signage at 140 Berlin Road. Bishops Automotive Inc. is the Applicant and RSWD Group LLC is the Owner.
 - b. Application #16-44: Request for a Special Permit to permit the construction of up to 1,600 square feet of garage and shed space at 588 Main Street. Tressan R. Gengler is the Applicant and the Owner.
11. Approval of Minutes:
 - a. November 15, 2016
12. Commissioner's Comments:
13. Adjourn

RECEIVED FOR FILING
11-29-2016 at 1:57 PM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Lisa Lomacoglia Asst.
TOWN CLERK

Memo

To: Planning & Zoning Commission

From: Fred Curtin

Date: November 29, 2016

Re: November Activity Report 2016

49 River Road – An Cease and Desist order has been issued for the Boats, Common Equipment, Trailer and the six foot fence.

51 River Road – The homeowner has placed a for sale sign on the camper. The camper is to be moved at the end of the month.

34 Geer Street – The property owner has filed a variance request to keep the shed in the front yard. This is scheduled for the December 13, 2016 Zoning Board of Appeals meeting.

127 Berlin Road – They had placed a 20 foot tall balloon on the roof. This has been removed.

540 Main Street – The old Sav-Mor. A lease has been signed to open this store as a market. The type is pending.

P & Z Permits 2016						
Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
16-01	Town of Cromwell	9 Capt. James Mann Memorial Drive	Watrous Park Splash Pad	Approved with conditions 1/5/16	Complete	
16-02	Frank Acheampong	538 Main Street	Clothing Bin for Non Profit	Withdrawn	Withdrawn	
16-03	Meghan Burt	199 Shunpike Road	Next Level Fitness Personal Training	Approved by ZEO 1/25/16	Open for business	
16-04	Merritt Construction LLC	136 Berlin Road	Center for Vein Restoration	Approved by ZEO 1/25/16	Complete	
16-05	Premier Partners Assoc.	192 Shunpike Road	Subdivision	Approved 4/19/16		
16-06	Applicant did not need to go to P&Z therefore # not used					
16-07	Town of Cromwell	9 Capt. James Mann Memorial Drive	Raymond Place area-improvements to Town Rds.		Complete	
16-08	Use #16-13 instead					
16-09	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Championship	Approved with conditions 4/19/16	Event over	
16-10	Pinewood Landscaping, LLC	302 Main Street	Site Plan Modification	Approved 4/19/16	Sign 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	Work in progress
16-14	Town of Cromwell	41 West Street	Modify Site Plan for Parking Lot Expansion	Approved 4/19/16	Complete
16-15	Luca DiMichele	6 Kirby Road	Barbershop & Emporium	Approved by ZEO 4/7/16	Complete
16-16	National Sign	4 Sebethe Road	Chill 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 Novelities	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	Complete
16-20	Elias DiMichele	6 Kirby Road	Parking lot modification	Approved 7/19/16	Open for business
16-21	Tatiana DeJesus	45 Shunpike Road	Sale of Fireworks	Approved by ZEO 5/24/16	Event over
16-22	Paul Zigmont	138 Coles Road	Construct oversized garage	Approved 7/19/16	Work in progress
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	Work in progress
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	Withdrawn 6/7/16	Withdrawn

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: November 29, 2016
Re: Comments for the December 6, 2016 Meeting Agenda

8. Old Business:

a. Application #05-95: Request for a Release of the \$19,848.62 Bond for the Site Work at 80 Shunpike Road. *Please note that CAS Construction Co. In. was the Applicant and the Owner for the bond not Quantum Office of Cromwell LLC as was previously approved. Staff requests that the Commission reconsider the request at the Tuesday December 6, 2016 meeting.*

9. New Business: Accept and Schedule New Applications:

a. Application #16-45: Request to amend Section 3.5.C.4 Other Uses of the Zoning Regulations to permit as a Special Permit the manufacture, sale and consumption of alcoholic beverages in the Industrial Zone District. The Planning and Zoning Commission is the Applicant. *This amendment is being proposed to permit the establishment and operation of a brewery in the Industrial Zone District.*

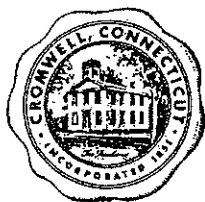
b. Application #16-46: Request to amend Sections 7.5 Alcoholic Beverages and Section 7.5.A Permitted Zones and Distances and Section 7.5.B. Location Requirements and Limitations of the Zoning Regulations to permit the manufacture, sale and consumption of alcoholic beverages in the Industrial Zone District. The Planning and Zoning Commission is the Applicant. *This amendment is being proposed to permit the establishment and operation of a brewery in the Industrial Zone District.*

c. Application #16-47: Request to amend the Section 3.5.C.4 Other Uses of the Zoning Regulations to permit as a Special Permit retail sales and small engine repair in the Industrial Zone District. The Planning and Zoning Commission is the Applicant. *This amendment is being proposed to permit the establishment and operation of retail sales facilities and related small engine repair in the Industrial Zone District.*

10. Public Hearings:

a. Application #16-42: Request for a Special Permit to install LED Price Signage at 140 Berlin Road. Bishops Automotive Inc. is the Applicant and RSWD Group LLC is the Owner. *Staff has reviewed the application and has no comments.*

b. Application #16-44: Request for a Special Permit to permit the construction of up to 1,600 square feet of garage and shed space at 588 Main Street. The applicant is proposing to construct a 24' x 24' garage for a total of 1,594 square feet of garage and shed space. Tressan R. Gengler is the Applicant and the Owner. *Staff has reviewed the application and has no comments.*



Town of Cromwell Planning and Zoning Commission

APPLICATION TO AMEND THE ZONING REGULATIONS

Name: Planning & Zoning Commission
 Address: 41 West Street
Cromwell, CT 06416
 Telephone: 860-632-3422 Email: _____

A. Request to Change an Existing Regulation:

1. Current Article Number: Section 3.5.C.4
2. Current Regulation wording (attach if necessary):

3. Proposed Change wording (attach if necessary):
To permit as a Special Permit the manufacture, sale and
consumption of alcoholic beverages in the Industrial Zone Dist.

B. Request to Create a New Regulation:

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

C. Reason for Proposed Change or New Regulation:

Arthur B. Pizzi
 (applicant)

11/29/16
 (date)



**Town of Cromwell
Planning and Zoning Commission**

APPLICATION TO AMEND THE ZONING REGULATIONS

Name: Planning & Zoning Commission
Address: 41 West Street
Cromwell, CT 06416
Telephone: 860-632-3422 Email: _____

A. Request to Change an Existing Regulation:

1. Current Article Number: Sections 7.5, 7.5.A, and 7.5.B
2. Current Regulation wording (attach if necessary):

3. Proposed Change wording (attach if necessary):
To permit the manufacture, sale and consumption of
alcoholic beverages in the Industrial Zone District

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. Popper
(applicant)

11/29/16
(date)



**Town of Cromwell
Planning and Zoning Commission**

APPLICATION TO AMEND THE ZONING REGULATIONS

Name: Planning & Zoning Commission
 Address: 41 West Street
Cromwell, CT 06416
 Telephone: 860-632-3422 Email: _____

A. Request to Change an Existing Regulation:

1. Current Article Number: 3.5.C.4
2. Current Regulation wording (attach if necessary):

3. Proposed Change wording (attach if necessary):
To permit as a Special Permit retail sales and small engine
repair in the Industrial Zone District

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:

Stewart B. Pizzier
 (applicant)

11/29/16
 (date)



16-42

**Town of Cromwell
Planning and Zoning Commission**

APPLICATION FOR SPECIAL PERMIT

Type of Activity: LED price signage

(Per Section _____ of the Cromwell Zoning Regulations)

Street Address: 140 Berlin Rd Zoning District: _____

Parcel ID #: _____ Volume/Page: _____

Applicant: Bishop's Automotive, Inc.

Address: 140 Berlin Rd. Cromwell CT 06416

Telephone Number (daytime): 860 632-6841

Email Address: bishopscitgo@gmail.com

Property Owner: RSWD Group, LLC

Address: 140 Berlin Rd. Cromwell CT 06416

Description of Proposed Activity:

Replace main price sign numerals with LED
Replace pump top numerals with LED

"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."

Richard W Bishop
(Signature of Owner or Designated Agent)

10/28/16
(date)

Richard W Bishop
(printed name of signer)

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday, December 6, 2016 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #16-42: Request for a Special Permit to install LED Price Signage on the gas pumps and on the pole sign at 140 Berlin Road. Bishops Automotive Inc. is the Applicant and RSWD Group LLC is the Owner.
2. Application #16-44: Request for a Special Permit to permit the construction of up to 1,600 square feet of garage and shed space at 588 Main Street. Tressan R. Gengler is the Applicant and 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 18th day of November 2016.

72 1/2"

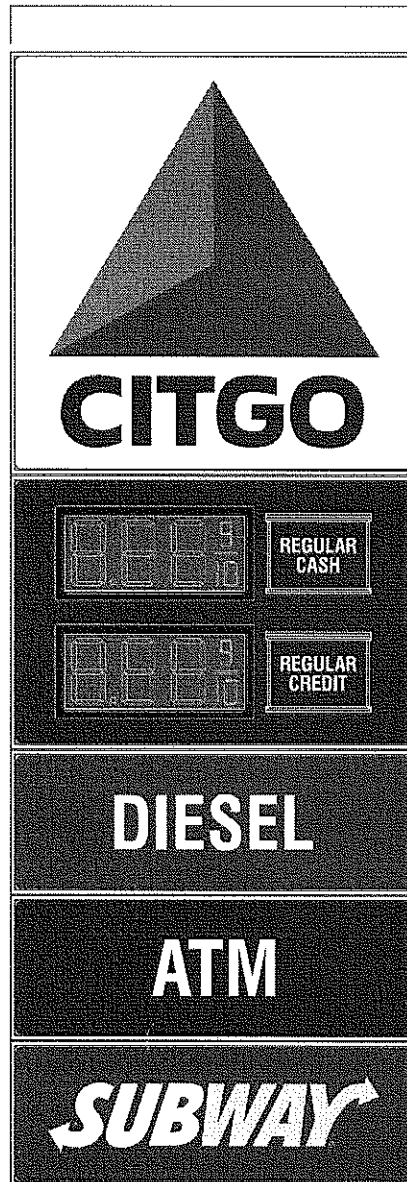
74 1/4"

47 7/8"

25 3/8"

25 3/8"

25 3/8"



VISUAL COMMUNICATIONS
www.FederalHeath.com

1500 North Bolton • Jacksonville, Texas 75766
(903) 589-2100 • Fax (903) 589-2101

Building Quality Signage Since 1901

Revisions:

1 Keep Reg gas sign & replace underneath
with Diesel copy & ATM 11.15.16

2

3

4

5

6

7

Account Rep:

Project Manager: E Williams

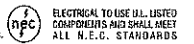
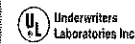
Drawn By: mike h

Project / Location:

Elevation Drawing
6ft Euro System



6x6 - CITGO ID
4x6 - 2 Product LED w/ 12" Red DAK 3000 Units
Tracked Products
Regular Cash - Regular Credit
2x6 - Diesel (Green background w/ white copy)
2x6 - ATM (Blue background w/ white copy)
2x6 - Subway logo



ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 605 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

THIS DRAWING IS YOUR FINAL PROOF:
IT SUPERCEDES ALL VERBAL AND
WRITTEN COMMUNICATION. BY SIGNING
BELOW YOU ARE AUTHORIZING US TO
MANUFACTURE TO THESE SPECIFICATIONS.

Client Approval/Date:

This original drawing is provided as part of a
planned project and is not to be exhibited, copied or
reproduced without the written permission of
Federal Health Sign Company LLC or its
authorized agent. © 2008
Colors Depicted In This Rendering May Not Match
Actual Material Finishes. Refer To Product Samples
For Exact Color Match.

Job Number: Ci165556_E


Date: 8.22.16

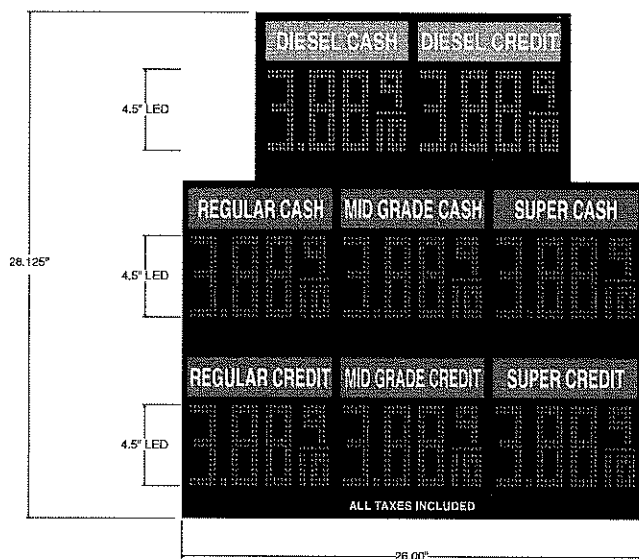
Sheet Number: 1 of 1

File Name:

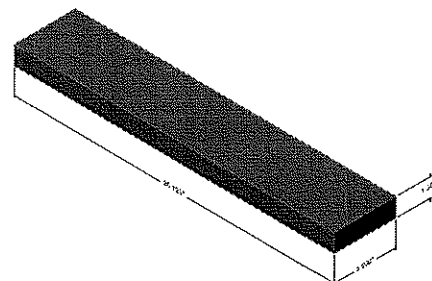
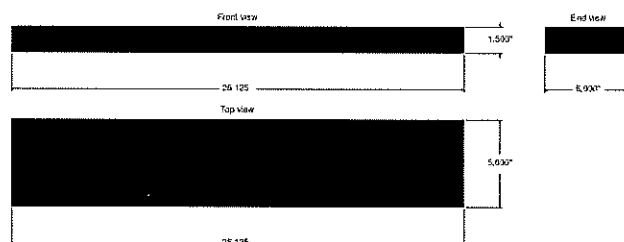
Design Number:

Bishop's
140 Bernia Rd
Proposed 16-42

 <p>SUNSHINE ELECTRONIC DISPLAY CORPORATION 155 Highland Park Drive Bloomfield, CT 06002 860-257-7485 kenbegen@wildcopes.com</p>	Client	Install Location	Sales	Date Nov 3, 2016	Rev
	Petroleum Equipment Service Ken Begen 155 Highland Park Drive Bloomfield, CT 06002 860-257-7485 kenbegen@wildcopes.com	TBA	Scottie Burnham 816-387-4202 scottie@sunshine.us.com		



Ovation base



* Same layout both sides



Cabinet Specs	Label Specs	Other
Digit Size & Style: 4.5" LED	Non Backlit Label Panel -	* Label colors for representation only
Digit Color: Red & Green	Label Cap Height & Style: Helvetica Bold	
Overall Cabinet Size: 28.125"h x 26"w x 5"d	Label Panel Color: Red	
Cabinet Color: Black	Label Type Color: White	
Single or Double Face: Double	'DIESEL' Label Panel Color: Green	
Build type: New cabinet	'DIESEL' Label Type Color: White	<p>This original drawing is provided as part of a planned project and is not to be utilized, copied or reproduced without the written permission of Sunshine Electronic Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL STATE ELECTRICAL AND BUILDING CODES. Sunshine Electronic Display Corporation has no responsibility for wind loads, installations or electrical circuits. These are the sole responsibility of the Buyer/owner.</p> <p>* Actual LED size and configuration may vary</p>




Bishop's
140 Berlin Rd
Proposed 16-42

REGULAR PLUS SUPER
 2.99 3.15 3.29
 ALL TAXES INCLUDED

\$ 12.96
 Gallons 4.426

10


 THE FOLLOWING AMBULANCE
 PLEASE CALL:
 716-674-5688
 FOR A RAMP OR
 OR SOUND VEHICLE
 TO GET IN 5 TIMES

 The Missing icon can work if
 Insert Card or
 Prepay Cashier


 1 2 3 4 5 6 7 8 9 0 * #

Regular Plus Super

2.99


3.15


3.29


FUELING SAFETY!
 When fueling, don't smoke or use open flames.
 Turn off your engine and don't drink or eat.
 Use proper fueling technique.
 Use proper fueling technique.
 Use proper fueling technique.

CONTAINS
 10%
 ETHANOL

TO LOWER PUMP PRICE
 BUY WASH HERE!
 SUPER WASH PLUS
 SUPER WASH
 SUPER WASH
 A LA CARTE

Bishop
 140 BENLIERD
 Proposed 16.42

2014 12 12

DIESEL

REGULAR

3.79 3.69

SPECIAL

SUPER

3.79 3.79

ALL TAXES INCLUDED

Please...
PAY CASHIER
BEFORE
PUMPING GAS

Please...
PAY CASHIER
BEFORE
PUMPING GAS

WARNING
FIRE HAZARD
DO NOT SMOKING
OR OPEN FLAMES
NEAR PUMP

WARNING
FIRE HAZARD
DO NOT SMOKING
OR OPEN FLAMES
NEAR PUMP

Purchase \$

Gallons

000

0000

Pump
Number

2

Bishop's
140 Berlin Rd
Proper 16-42



16-44

**Town of Cromwell
Planning and Zoning Commission**

APPLICATION FOR SPECIAL PERMIT

Type of Activity: Oversize garage
(Per Section 27.84 of the Cromwell Zoning Regulations)
Street Address: 588 Main Street Zoning District: A-25
Parcel ID #: 00263400 Volume/Page: 1518/168

Applicant: Tressan Gengler
Address: 588 Main Street Cromwell CT
Telephone Number (daytime): 860-982-8801
Email Address: freddygl233@yahoo.com

Property Owner: Tressan Gengler
Address: 588 Main Street Cromwell CT

Description of Proposed Activity:

Additional Storage Shed for my property.
I would like to request a special permit that
would allow me to have 1600 SQFT of garage and sheds.

"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."

Tressan Gengler
(Signature of Owner or Designated Agent)

11/11/16
(date)

Tressan Gengler
(printed name of signer)

Christopher PHILLIPPI will be coordinating this
Project for me. Thank you.



TOWN OF CROMWELL
PLANNING & ZONING
41 WEST STREET, CROMWELL, CT 06416

October 24, 2016

Mr. Fred Gengler
588 Main Street
Cromwell, Conn. 06416

Re: Additional Garage

Dear Mr. Gengler:

Upon reviewing the lot area and all foot prints of your property, I have calculated the following:

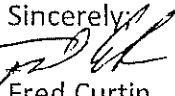
- 1: Lot area: 35,088 square feet.
- 2: House area: 1,324 Square Feet.
- 3: Garage and shed area: 1,018 square feet.
- 4: Lot coverage: 6.6%

The total of garage and accessory building cannot exceed 1,000 square feet as of right. You may apply for a special permit to allow up to 1,600 square feet in total for garages and sheds. Per my calculations, you can build a 24 X 24 square foot garage. The maximum height for ground to peak is 18 feet, no averaging.

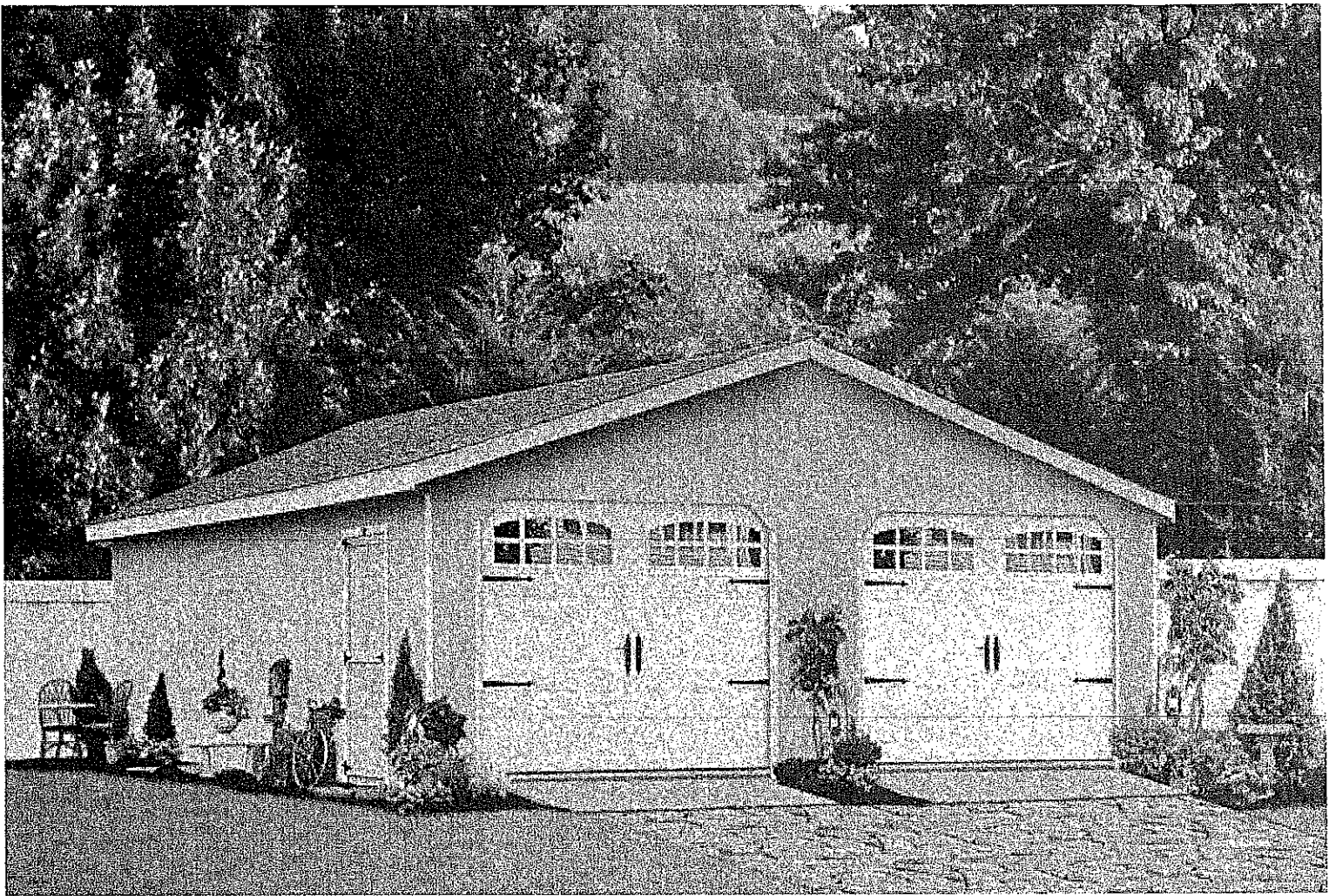
Maximum lot coverage is 15%. Your OK

I'm enclosing an application for the special permit for an additional garage. Note, this permit when granted is good for five years.

If you have any questions, please call me at 860-632-3422.

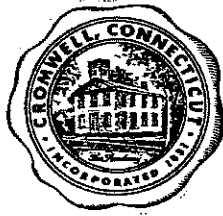
Sincerely,

Fred Curtin
Zoning Officer
Town of Cromwell

C: Stuart Popper, Town Planner



24x24

Garage to be put at 588 Main St.



Town of Cromwell

Office of the Mayor
Nathaniel White Building
41 West Street
Cromwell, CT 06416

November 15, 2016

Nicholas Demetriades
2 Bonnie Briar
Cromwell, CT 06416

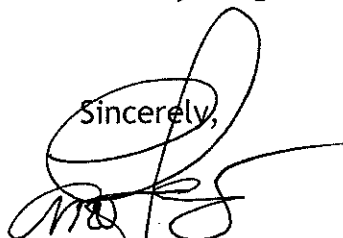
Dear Mr. Demetriades,

I am pleased to advise you that at their meeting of November 9, 2016, the Town Council appointed you as an alternate member to the Planning and Zoning Commission. Your term will expire December 2017.

Congratulations, and thank you for serving our community in this way.

Thank you again. I am looking forward to working with you.

Sincerely,



Enzo Faienza
Mayor

Copy: Joan Ahlquist, Town Clerk
Chairman P&Z

Nick,

Thank you for serving
the community. You have
always been an asset
to the P+Z commission.

All the best,
Enzo



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. TUESDAY NOVEMBER 15, 2016
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET

Minutes and Record of Votes

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

Absent: Paul Cordone, Brian Dufresne

Also Present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Fred Curtin, Town Council Liaison Ed Wenners

1. Call to Order

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

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to seat David Fitzgerald as an alternate. *All were in favor; the motion passed.*

4. Approval of Agenda

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to approve the agenda with the amendment of adding item 8c. application 16-44 and by changing the bond amount of item 8b. to \$19,848.62 so an accurate number is used. *All were in favor; the motion passed.*

5. Public Comments - none

6. Development Compliance Officer Report:

Mr. Curtin referred to his report dated November 15, 2016. He said he is favorable to releasing the bond at 80 Shunpike Road. Mr. Cannata asked about the placement of the storage containers at Walmart and Mr. Curtin said they were going to Walmart tomorrow to have a site walk.

Chairman Kelly asked Mr. Curtin to check into the banana signs at the Learning Center.

7. Town Planner Report:

Mr. Popper reviewed his report November 8, 2016. He discussed the RFP for 60/61 River Road and the response they received. He said it is very exciting and they are moving forward with the plan as there is lots of potential. He said he would have the regulations at the next meeting for all to review the amendments.

8. New Business: Accept and Schedule New Applications:

- a. Application #16-42: Request for a Special Permit to install LED Price Signage at 140 Berlin Road. Bishops Automotive Inc. is the Applicant and RSWD Group LLC is the Owner.

Mr. Popper said this is similar to what Cumberland Farms did.

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to accept and schedule application 16-42 for December 6, 2016. *All were in favor; the motion passed.*

- b. Application #05-95: Request for a Release of the \$19,848 Bond for the Site Work at 80 Shunpike Road. Quantum Office of Cromwell LLC is the Applicant and the Owner.

Mr. Popper said the exact number to be released is \$19,848.62. He said all of the paving has been completed and Mr. Curtin agreed it was all set.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to release \$19,848.62 for the site work at 80 Shunpike Road. *All were in favor; the motion passed.*

Chairman Kelly asked Mr. Curtin to check on the sign compliance at this site.

- c. Application #16-44: Request for a Special Permit to permit the construction of up to 1,600 square feet of garage and shed space at 588 Main Street. The applicant is proposing to construct a 24' x 24' garage for a total of 1,594 square feet of garage and shed space. Tressan R. Gengler is the applicant and Owner.

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to accept and schedule application 16-44 for December 6, 2016. *All were in favor; the motion passed.*

9. New Business:

- a. Approval of 2017 Planning and Zoning Commission Meeting Calendar

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to accept the 2017 Planning and Zoning Commission meeting calendar as presented. *All were in favor; the motion passed.*

11. Approval of Minutes:

a. October 18, 2016

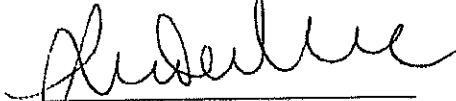
A motion was made by Michael Cannata and **seconded** by Ken Slade to approve the minutes of October 18, 2016. *All were in favor; the motion passed.*

12. Commissioner's Comments:

13. Adjourn

A motion was made by Michael Cannata and **seconded** by Ken Rozich to adjourn at 7:23pm. *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