



**Town of Cromwell  
Planning and Zoning Commission**

**REGULAR MEETING  
7:00 P.M. TUESDAY FEBRUARY 2, 2021  
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:**
9. **New Business:**
10. **Public Hearings:**
  - a. Application #20-63: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to allow for the installation of a digital billboard within the Floodplain at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.
  - b. Application #20-47: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.
  - c. Application #21-02: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to allow for the installation of a digital billboard within the Floodplain at 6 Piney Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner.
  - d. Application #20-48: Request to for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 6 Piney Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner.
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
  - a. January 19, 2021
13. **Adjourn:**

RECEIVED FOR RECORD  
Jan 27, 2021 12:51P  
JoAnn Boyle  
TOWN CLERK  
CROMWELL, CT

	P&Z 2020 Permit Report					
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
20-01	Scannell Properties	120 County Line Drive	Site Plan Modification	Approved 1/7/2020	Complete	
20-02	Greater Hartford Community Foundation	One Golf Club Road	PGA Golf Tournament	Scheduled 3/4/2020	Complete	
20-03	John Hagel	43 Shadow Lane	Create a rear lot	Scheduled 3/17/2020	Pre-Construction meeting pending	
20-04	John Hagel	43 Shadow	Resubdivide into 3 lots	Scheduled 3/17/2020	Pre-Construction meeting pending	
20-05	Curtis Weybright	34 Shunpike Road	Middlesex Habitat for Humanity	Approved by staff 1/28/2020	Complete	
20-06	Joseph Moon	35A Berlin Road	Add patio liquor permit	Approved 2/4/2020	Complete	
20-07	Town of Cromwell	161 Coles Road	Special Permit to allow filling	PH on 4/7/2020	Complete	
20-08	Crown Battery - Site Plan Approval	50 Sebethe Drive	New signage	Approved 2/4/2020	Complete	
20-09	Crown Battery - Use Permit	50 Sebethe Drive	Distribution Center for Northeast Batteries	Approved by staff 1/31/2020	Business Open	

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
20-10	DFC of Cromwell, LLC	6 Piney Ridge Road	Erect commercial billboards facing Rt. 9	Approved 7/7/2020	Regulations approved
20-11	Kim Serignese	2 Willowbrook Plaza	Zerio's enlarged restaurant	Approved by staff 2/20/2020	Complete
20-12	Justin Philauong	199 Shunpike Road	Cut Republic Barbershop & Shave Co. (Use Permit)	Approved by staff 2/24/2020	Business open
20-13	Baltazas Contractors	53 Willowbrook	Staging area for materials and equipment (Use Permit)	Approved 2/24/2020	Complete
20-14	Baltazas Contractors	181-183 Coles Road	Staging area for materials and equipment (Use Permit)	Approved 2/24/2020	Complete
20-15	BSC Services	50 Berlin Road	Gaylord Healthcare (Use Permit)	Approved by staff 2/26/2020	Business open
20-16	Samantha DiFilippo	28-1 Shunpike Road	Chi Lash Academy	PH on 4/7/2020	Withdrawn
20-17	Arnco Sign	76 Berlin Road	Signs for Springhill Suites	Approved 3/4/2020	Complete
20-18	Benjamin Salerni	199 Shunpike Road	Karate classes for kids & adults	Approved 3/6/2020	Business Open

App#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
20-19	Jeannine Marron	328 Main Street	Peaceful Chaos Yoga	Approved 3/13/2020	Business open
20-20	Rodney Bitgood	241 & 251 Main Street	Erect commercial billboards facing Rt. 9	Approved 3/4/2020	Regulations approved
20-21	Nancy Hunter	332B Main Street	Hunter Law Office	Approved 3/25/2020	Business Open
20-22	Reed Builders, LLC	19 Pasco Hill road	Zone change from Ind to R-25	App 6/23/20	Complete
20-23	Const. Serv of Branford	674 Main Street	Install pole for Emer. Comm. Equipment	Approved by staff 5/5/20	Complete
20-24	Emmet Moore	42 Berlin Road	Picnic benches outside	App. By staff 5/6/20	Complete
20-25	Const. Serv of Branford	33 Prospect Hill Road	Install pole for Emer. Comm. Equipment	App. By staff 5/12/20	Complete
20-26	Kemal Cecunjamin	35 Berlin Road	Café Luna seating	App. By staff 5/15/20	Complete
20-27	Brian Bonneau	546 Main Street	The Well seating	App. By staff 5/15/20	Complete
20-28	70 Commerce Drive LLC	70 Commerce Drive	Construct two buildings	App. 6/23/20	Awaiting Construction
20-29	Kemal Cecuistanis	35 Berlin Road	Café Luna remodeling	App. 6/23/20	Complete
20-30	Edward Alnas	136 Berlin Road	Pizza Pie seating	App. By Staff 6/15/20	Complete

App#	Name of Applicant	Site Location	Type of Activity	Decision	Status
20-31	PearlLoika-Garbiel	199 Shunpike Rod	Dog grooming salon	App. By staff 6/22/20	Complete
20-32	D'Amato Construction	100 Count Line Drive	Material Removal	App. 7/7/20	Complete
20-33	Halem Saad	135 Berlin Road-Cromwell Diner	Permanent Outdoor Seating	App. 7/7/20	Complete
20-34	Scannell Properties	120 County Line Drive	Signs for Amazon Bldg.	App. 7/7/20	Complete
20-35	Judd Malin	77 Berlin Road	Platinum Prep Meals, LLC Retail healthy prepared meals	App. By staff 6/30/20	Sign installed
20-36	Jenna Serrantino	11 Iron Gate Lane	Home Hair Salon	App. By Staff 6/30/20	Complete
20-37	Fontine Construction	26 Shunpike Road	Dental Arts of Cromwell	App. By staff 7/17/20	Complete
20-38	Rusit Cecunianin	134 Berlin Road	Café Fiore Restaurant-Use Permit	App. By staff 7/22/20	Complete
20-39	Mary Tobias	Main Street	Frisbee Parking wedding	App. By staff 7/22/20	Event complete
20-40	Superior Kitchen & Bath	199 Shunpike Road	Kitchen & Bath items	App. By staff 8/13/20	Complete
20-41	Total Tree Service	158 Sebethe Drive	Outdoor Storage	Scheduled for March 2021	In Process

App#	Name of Applicant	Site Location	Type of Activity	Decision	Status
20-42	Jared Matoy	36 Shunpike Road	99 Restaurant outdoor seating	App. by Staff	Complete
20-43	Ryan Kealey	51-14 Shunpike Road	Chicago Sams seating	App. By staff 5/21/20	Complete
20-44	Valon Avdimetaj	136 Berlin Road Café Fiore	Acessary sales of alcoholic beverages	Scheduled for 10/20/20	Complete
20-45	Melissa Lawler	4 Willowbrook	Yoga Revival Fitness	App. By staff 8/28/2020	Complete
20-46	Cromwell Village Assoc.	150 Country Squire Drive	Changes to original approved plot plan	Approved 11/5/2020	Construction in process
20-47	Rodney Bitgood	241-251 Main Street	Install Digital Billboard	Scheduled for 12/15/20	PH on 2/9/2021
20-48	DFC Cromwell, LLC	6 Piney Ridge	Erect 2 Digital Billboards	Scheduled for 12/1/2020	PH on 2/9/2021
20-49	James Elias, Jr.	199 Shunpike Road	Beehive Bargains-Used retail items	Approved by staff 9/22/20	Use Permit & reface signs approved
20-50	Wilson Orellana	77 Berlin Road	Wooster St. Pizza-Liquor Permit	Approved 11/5/2020	Complete
20-51	Execuspace Const.	40 Sebethe Drive	Apria & Safelite-New dimising wall for space separation	App. By staff 10/7/20	Complete

Permit#	Name of Applicant	Site Location	Type of Activity	Decision	Status
20-52	CW Contracting LLC	51 Shunpike Rd Su8ite 24	Lab Corp. Medical Bldg.	App. By staff 10/7/20	Complete
20-53	Prides Corner Farms	604 Main Street	Remodel interior house for agriculture guest workers	App. By staff 10/13/20	Complete
20-54	Emmet Moore Jefferson Fry Co., LLC	43 Berlin Road C140C124-C142	Sale of alcoholic beverages in restaurant	Scheduled for 12/1/2020	Complete
20-55	Orlando & Lisa Cardenas	153 West Street/50 Mystique Lane	Home Occupation-Salon	Approved 11/5/2020	Complete
20-56	Cromwell Village Assoc	150 Country Squire Drive	Location options for communications pole & equip	Approved 11/5/2020	Work in process
20-57	MAHANT LLC	540 Main Street	Retail outlet sale of alcoholic beverages. New owner of existing business	Scheduled for 12/1/20	Complete
20-58	Cromwell Fire Dept.	82 Court Street	Christmas Tree Sales	App. By Staff 11/12/2020	Complete
20-59	Tony Palazhi	540 Main Street Unit C	Electricians Office	App. By Staff 12/2/2020	Renovations underway
20-60	Tony Palazhi	540 Main Street Unit B	Bella's Beauty Spot Salon	App. By Staff 12/2/2020	Renovations underway
20-61	Tony Palazhi	540 Main Street Unit D	KissK9 LLC - Dog Training	App. By Staff 12/2/2020	Renovations underway





**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

**APPLICATION FOR SPECIAL PERMIT**

Type of Activity: Install digital billboard in 100 Flood Zone

(Per Section 4.2.P of the Cromwell Zoning Regulations)

Street Address: 241 Main Street Zoning District: LB


Assessor's Parcel ID #: 00480800 Volume/Page: 1557-316

Applicant's Name: RODNEY BITGOOD  
Address: 263 MAIN ST CROMWELL, CT 06416  
Telephone Number (daytime): 860-613-2355  
Email Address: RODNEY@CROMWELLAUTOMOTIVE.COM

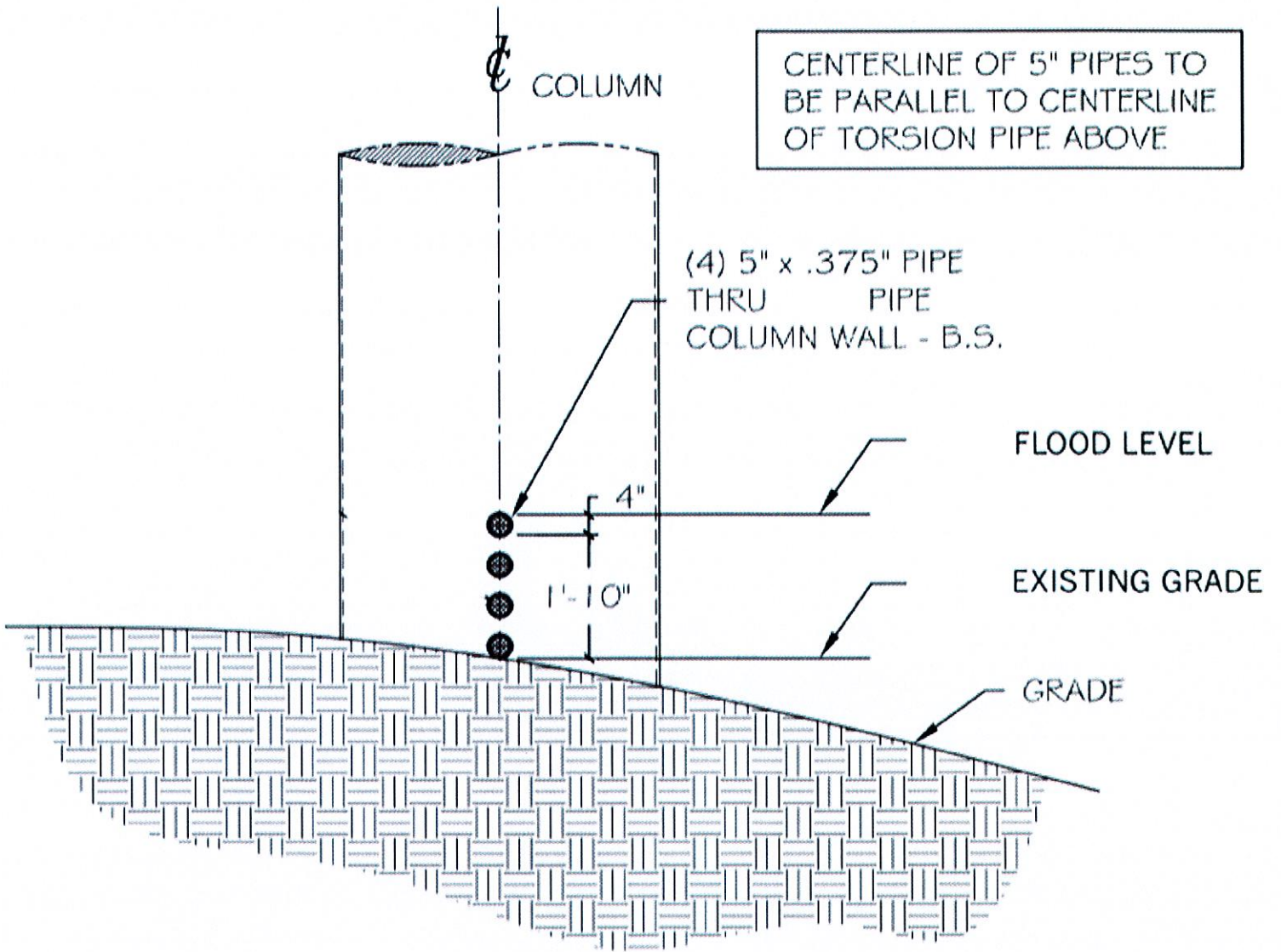
Property Owner's Name: RODNERA REALTY  
Address: 263 MAIN ST CROMWELL, CT 06416

Description of Proposed Activity:  
Request to install digital 100 year billboard in the  
Flood Zone

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)*.

  
\_\_\_\_\_  
(applicant)


12-9-2020  
\_\_\_\_\_  
(date)



COLUMN FLOOD STORAGE DETAIL E-E

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

**Memorandum**

**To:** Stuart Popper – Town Planner  
**CC:** Planning & Zoning Commission  
**From:** Jon Harriman – Town Engineer   
**Date:** 1/19/2021  
**Re:** Application # 20-47 & 20-63 – 241 & 251 Main Street

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I have reviewed the plan entitled: “Limited Property/Boundary Survey Improvement Location Survey Proposed Billboard Land of Rodnella Realty LLC, 241 & 251 Main Street Cromwell” dated September 8, 2020.

The plan shows the location of the proposed billboard structure, but shows no limits of clearing or construction access or route of utility service. The State of CT has a riprap drainage leak off from Main Street that runs from the curb line to the slope down to the wetlands. It is not clear where this drainage feature is on the plan because it is not shown. There is a Cromwell Water Division fire hydrant in this area that is also not shown on the plans.

As conditions of approval, I would suggest the following:

1. Update the plan to show the missing features identified above. If the drainage feature is impacted by development indicate how it will be maintained and preserved.
2. Flood plain calculations and impact remediation are indicated on the plans. At a base elevation of 10 feet the billboard structure will occasionally be inundated by floodwaters of the Connecticut River. The applicant should review section 4.2.T.3.(3) and demonstrate compliance.
3. A detail has been provided showing flood waters entering the pole by way of four holes drilled in the structure. How will this water drain back out (assuming the pole is hollow below grade)?
4. Details on a footing or type of structure support below grade are not shown, but will likely be in the water table. Provide a dewatering detail.
5. Final as-built shall indicate flood compensation has been achieved.

*January 19, 2021*

In compliance with Cromwell's CTDEEP MS4 permit requirements, attached to this memo is the Town's notification to contractors regarding CTDEEP storm water permitting requirements that may be relevant to this project.

# Town of Cromwell

## Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* (“Construction Stormwater General Permit”).

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the Town upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the Town of Cromwell which can be found in the Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a Town of Cromwell land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

At the completion of a construction project registered pursuant to the “Registration Requirements” of the Construction Stormwater General Permit, a Notice of Termination must be filed with the commissioner. A project shall be considered complete after all post-construction measures are installed, cleaned and functioning and the site has been stabilized for at least three months following the cessation of construction activities. A site is considered stabilized when there is no active erosion or sedimentation present and no disturbed areas remain exposed for all phases.

**More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:**

**[http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav\\_GID=1654](http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654)**

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SPECIAL PERMIT**

Type of Activity: Install Digital Billboard  
(Per Section 3.6.C of the Cromwell Zoning Regulations)

Street Address: 241 + 251 Main St. Zoning District:  CBD

Assessor's Parcel ID #: 00480800 + 00278500 Volume/Page: 1557/316 + 1505/190

Applicant's Name: RODNEY BITGOOD

Address: 263 MAIN ST CROMWELL, CT 06416

Telephone Number (daytime): 860-613-2355


Email Address: RODNEY@CROMWELLAUTOMOTIVE.COM

Property Owner's Name: Rodrella Realty LLC

Address: 263 Main Street Cromwell, CT

Description of Proposed Activity:  
Request to install digital billboard

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).**

  
(applicant)

9-3-2020  
(date)

Application# 21-02

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SPECIAL PERMIT**

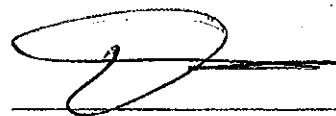
Type of Activity: Install digital billboard in 100 yr. Flood Zone  
(Per Section 4.2.P of the Cromwell Zoning Regulations)  
Street Address: 6 Piney Ridge Rd Zoning District: CBD  
Assessor's Parcel ID #: 00212500 Volume/Page: 1626/61

Applicant's Name: DFC OF CROMWELL, LLC  
Address: 920 So. Colony Road, Wallingford, CT 06492  
Telephone Number (daytime): (203) 410-7649  
Email Address: \_\_\_\_\_

Property Owner's Name: DFC OF CROMWELL, LLC  
Address: 920 So. Colony Rd. Wallingford, CT 06492

Description of Proposed Activity:  
Request to install digital billboard in 100 year Flood Zone  
\_\_\_\_\_  
\_\_\_\_\_

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)*.

  
\_\_\_\_\_  
(applicant)

1-5-21  
\_\_\_\_\_  
(date)



An Employee-Owned Company

January 19, 2021

Engineering Department  
Town of Cromwell  
41 West Street  
Cromwell, CT 06416

Re: Application #21-02: Project Narrative for Digital Billboard within floodplain at 6 Piney Ridge Road

Engineering Dept,

The Applicant (DFC of Cromwell LLC) has submitted an application for Special Permit to allow for the installation of a digital billboard within the floodplain at 6 Piney Ridge Road. There are two billboards proposed for this site and one of these billboards is located within the floodplain. This letter is intended to accompany the exhibit titled "Floodplain Mitigation Exhibit (EXH-1)" prepared by BL Companies.

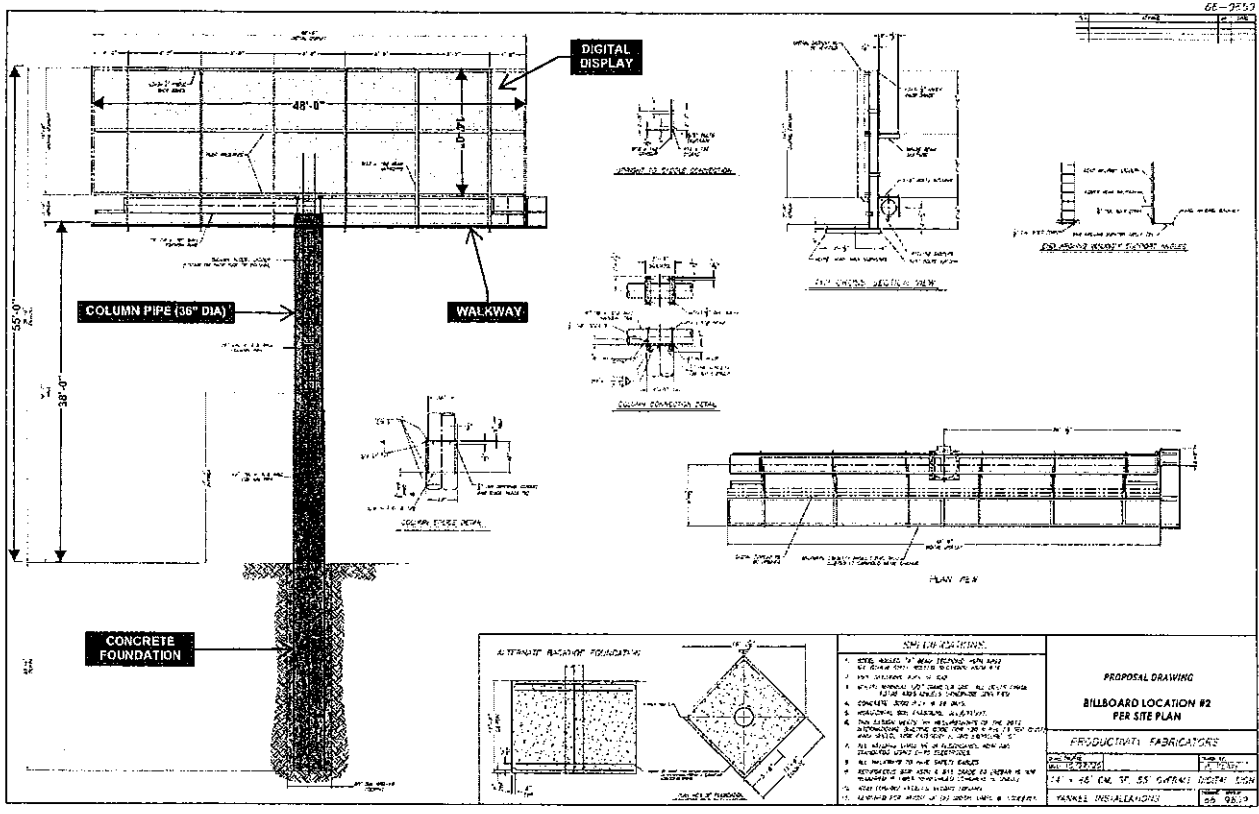
One of the proposed billboards within this application lies within the floodplain (Zone AE) as shown on the exhibit. The flood zone elevation for this area is 23.0 feet per FEMA Firm Panel 0109G. The proposed billboard and footing is to be installed at the existing elevation of 20.0 feet. The proposed billboard consists of a forty-two inch diameter metal column pipe above grade depicted on the Billboard Detail Sheet (DN-2). The proposed impact to the existing floodplain includes the volume of the metal column pipe above existing grade (20.0) and below the flood zone elevation (23.0). This proposed impact is calculated as 28.86 cubic feet or 1 cubic yard of floodplain volume loss.

To mitigate this minimal amount of floodplain volume loss, the exhibit identifies an area west of the proposed billboard where 1 cubic yard of material shall be removed in order to provide compensatory storage. Existing drainage patterns shall be maintained during removal and erosion control measures shall be utilized for any exposed soils.

For your review and consideration for approval.

Wayne Violette, PLA  
Senior Landscape Architect  
BL Companies





FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION

Application# 20-48

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

***APPLICATION FOR SPECIAL PERMIT***

Type of Activity: Erect Two (2) Digital Billboards

(Per Section 3.6C of the Cromwell Zoning Regulations)

Street Address: 6 Piney Ridge Zoning District: CBD

Assessor's Parcel ID #: 00212500 Volume/Page: 1626/61

Applicant's Name: DFC OF CROMWELL, LLC

Address: 920 S. Colony Rd. Wallingford, Ct 06492

Telephone Number (daytime): (203) 410-7649

Email Address: \_\_\_\_\_

Property Owner's Name: DFC OF CROMWELL, LLC

Address: 920 S. Colony Rd., Wallingford, Ct 06492


Description of Proposed Activity:

See attached

\_\_\_\_\_

\_\_\_\_\_

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)**.

  
(applicant)

8-26-2020  
(date)

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
7:00 PM TUESDAY, JANUARY 19, 2021  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Vice Chair Michael Cannata, Jeremy Floryan, Chris Cambareri, Nick Demetriades, John Keithan, Ken Rozich, Ann Grasso (alternate) and Robert Donohue (alternate)

**Absent:** Chairman Alice Kelly, Brian Dufresne, Paul Cordone


**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Council Liaison James Demetriades and Recording Clerk Michelle Armetta

**1. Call to Order:**

The meeting was called to order by Vice Chairman Michael Cannata at 7:02 p.m.

**2. Roll Call:**

The presence of the above members was noted.

RECEIVED FOR RECORD  
Jan 27 2021 10:48A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT 

**3. Seating of Alternates:**

A motion was made by Nick Demetriades to seat Ann Grasso as alternate. Seconded by Chris Cambareri. *All in favor, Motion passed.*

A motion was made by Nick Demetriades to seat Robert Donohue as alternate. Seconded by John Keithan. *All in favor; Motion passed.*

**4. Approval of Agenda:**

Mr. Popper asked that all the Public Hearing items be tabled. Mr. Popper also asked that an informal discussion regarding the property at 186 Shunpike Road be added to New Business.

Nick Demetriades made a motion to approve the agenda as amended. Seconded by Chris Cambareri. *All in favor; Motion passed.*

**5. Public Comments:**

None

**6. Development Compliance Officer Report:**

Compliance Officer Bruce Driska distributed the updated report to the Commission and offered the following updates:

Mr. Driska said that the Starbucks project at 136 Berlin Road is coming to a rapid close and soon to be receiving a CO. He said that the signage was installed last week including

the drive-up menu board. Mr. Driska said one area of concern is an issue with the relocation of the Burger King dumpsters. He said the landlord is working on resolving the issue.

Mr. Driska said Arbor Commons continues to move forward. He said Phase 1 has nine or ten foundations complete with or without structures and Phase 2 will be next with seven homes.

**7. Town Planner Report:**

Mr. Popper reported there was a ribbon cutting at Lapels Dry Cleaners because it is now under new management and ownership.

Mr. Popper said that he had spoken with some staff members from Dunkin Donuts corporate office and they said that there will be changes to all the local store signage to reflect the name change from Dunkin Donuts to simply Dunkin.

Mr. Popper said that discussions continue with more potential development in the northern tier. He said there will be several announcements regarding new tenants in the ShopRite plaza in the near future.

Mr. Popper said that as Mr. Driska mentioned, Starbucks is nearly completion and there are hopes that this will draw more attention to that shopping center. He said that there are several vacancies, including the large space formerly occupied by a pet store.

Ann Grasso inquired about the Tea Roses tea shop. Mr. Popper that the owner has retired and plans to do some online sales. He said that so far, there have been no inquiries on that space.

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

None

**9. New Business:**

Attorney Timothy Furey, 43 Bellevue Avenue, Bristol, addressed the Commission regarding the property located at 186 Shunpike Road. Attorney Furey said that he represents Carrier Construction, Inc and we are currently, in negotiations with the owner, Mr. Snow, regarding the property.

Attorney Furey said that a court agreement called for the construction of two buildings containing thirty market-rate apartments in each building and two commercial buildings in front. Attorney Furey and his clients would like to take this opportunity to present their ideas for the property to the Commission.

Mr. Charlie Talmadge, Site Development Specialist with Development Planning Solutions, LLC of Bristol, distributed revised site plans for 186 Shunpike Road prepared for Carrier Construction Inc. to the Commission. He explained that the previous site plan was for a mix of one and two-bedroom units that were very small. Mr. Talmadge said that

the new site plan would be for two-bedroom, two-bath units that have a larger square footage. He noted that the previous site plan called for 1.5 parking spaces per unit and the new site plan includes 2 parking spaces per unit. Mr. Talmadge said Carrier Construction LLC has had great success in Bristol with a similar property. He handed out pictures of this property to the Commission members.

Attorney Furey and the Commission discussed the site plan modifications, including parking and landscaping issues.

Mr. Popper said he will speak with the Town Attorney Kari Olsen regarding the proposal by Attorney Furey and Carrier Construction.

Attorney Furey thanked the Commission for allowing him to offer this presentation and have an informal discussion regarding this project. Vice Chair Michael Cannata thanked Attorney Furey and Carrier Construction for their work with Mr. Popper and the Town Engineer. He also commented that Carrier Construction is doing a great job in Cromwell.

#### **10. Public Hearings:**

- a. Application #20-63: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to allow for the installation of a digital billboard within the Floodplain at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner. Nick Demetriades made a motion to table the Public Hearing for Application #20-63 to the February 2, 2021 meeting. Seconded by Chris Cambareri. *All in favor; motion passed.*
- b. Application #20-47: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner. Nick Demetriades made a motion to table the Public Hearing for Application #20-47 to the February 2, 2021 meeting. Seconded by Jeremy Floryan. *All in favor; motion passed.*
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- d. Application #20-48: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 6 Piney Ridge Road. DFC of Cromwell, LLC is the Applicant and the Owner. Nick Demetriades made a motion to table the Public Hearing for Application #20-48 to the February 2, 2021 meeting. Seconded by Jeremy Floryan. *All in favor; motion passed.*

#### **11. Commissioner's Comments:**

Nick Demetriades talked about the River COG regional planning effort for the Plan of Conservation and Development. He sent out an email to the Planning and Zoning Commission members regarding the efforts to put together a regional plan and map that involves all the towns. Nick Demetriades said he met with Town Planner Stuart Popper and Planning and Zoning Chairman Alice Kelly to discuss areas of the Regional Plan that

are of interest for Cromwell, such as the regional effort which addressed innovative business areas. Mr. Popper was able to provide updated zoning maps which will be distributed to Commission members. Nick Demetriades said that items discussed also included the Northern Tier being identified as innovation and business hub.

Nick Demetriades noted that more public participation is needed. Mr. Popper suggested that perhaps links to the River COG site can be offered on the Town of Cromwell website and perhaps Town Council member, James Demetriades will bring this issue to the attention of the Town Council at their next regular meeting.

Vice Chairman Michael Cannata thanked Nick Demetriades for providing this information to the Commission.

**12. Approval of Minutes:**

**a. January 5, 2021**

Nick Demetriades made the motion to approve the minutes of January 5, 2021.

Seconded by Jeremy Floryan. *All in favor, motion passed.*

**13. Adjourn:**

Nick Demetriades made the motion to adjourn at 7:58 p.m. Seconded by Jeremy Floryan.

*All in favor, motion passed.*

Respectfully submitted,

*Michelle L. Armetta/SBP*

Michelle L. Armetta  
Recording Clerk