



**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY FEBRUARY 16, 2021
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
AGENDA**

RECEIVED FOR RECORD
Feb 11, 2021 10:27A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

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
 - b. February 2, 2021
13. Adjourn:

		P&Z 2020 Permit Report				
Permitt#	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 Hage	43 Shadow Lane	Create a rear lot	Scheduled 3/17/2020	Pre-Construction meeting pending	
20-04	John Hage	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 Philaoung	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

Appl#	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 rroad	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

Appl#	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	Accessory 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

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday January 19, 2021 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. 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.
2. 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.
3. 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.
4. 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.

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 6th day January of 2021.

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: RODNERIA REACTY

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)

**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

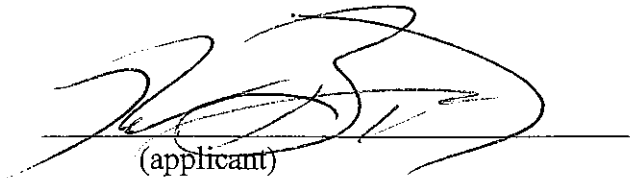
Assessor's Parcel ID #: 00480800 + 00272500 Volume/Page: 1554/316 + 1505/190

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

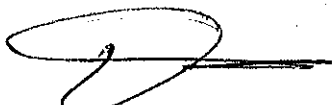
Type of Activity: Install digital billboard in 100 yr. Flood Zone
(Per Section 4.2.P of the Cromwell Zoning Regulations)
Street Address: 6 Piney Ridge Rd Zoning District: CBD
Assessor's Parcel ID #: 00212500 Volume/Page: 1626/61

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)

Application# 20-40

**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)*.

[Signature]
(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.*
- 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. Nick Demetriades made a motion to table the Public Hearing for Application #21-02 to the February 2, 2021 meeting. Seconded by Jeremy Floryan. *All in favor; motion passed.*
- 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

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, FEBRUARY 2, 2021
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chair Michael Cannata, Jeremy Floryan, Chris Cambareri, Nick Demetriades, Paul Cordone, Ann Grasso (alternate) and Robert Donohue (alternate)

Absent: John Keithan, Ken Rozich, and Brian Dufresne

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, and Recording Clerk Michelle Armetta

1. Call to Order:

The meeting was called to order by Chairman Alice Kelly at 7:09 p.m.

2. Roll Call:

The presence of the above members was noted.

3. Seating of Alternates:

A motion was made by Mr. Nick Demetriades to seat Ann Grasso and Robert Donohue as alternates. Seconded by Vice Chairman Michael Cannata. *All in favor, Motion passed.*

4. Approval of Agenda:

Mr. Popper asked the Commission to amend the agenda to include under New Business the following two items: A discussion regarding the Covenant Living project and a discussion regarding a new sign at 14 Alcap Ridge.

Vice Chairman Michael Cannata 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 asked if there were any questions. A Commission member inquired about Starbucks noting that there was an article in the newspaper referencing the new establishment. Mr. Driska reported that the grand opening is scheduled for Monday, February 8, 2021 and Starbucks should receive their CO on Wednesday, February 3, 2021.

7. Town Planner Report:

Mr. Popper reported that a wetlands application was received for a single-family subdivision on Hicksville Road located north of the entrance to Adelbrook. He said there

will be four lots fronting Hicksville Road with one rear lot and two rear lots on West Street. Mr. Popper said once the wetlands permit is approved, they will be submitting an application to this Commission, perhaps in March.

Mr. Popper said that Starbucks will receive CO on February 3, 2021, as reported by Mr. Driska and grand opening is scheduled for February 8, 2021. He said everyone is very pleased with how the site looks and are happy to have Starbucks in Cromwell.

Mr. Popper said not too many other projects are at the CO stage. He said that the Nike site project is moving along, but is a long way off from a CO. Mr. Popper said that Covenant Village has received a CO for a portion of their new building. He said the project includes 57 new living units as well as a variety of new services for the residents of Covenant Village. Mr. Popper said the project is very attractive, and everyone is pleased with it. He noted that this evening there representatives from Covenant Village to advise the Commission on changes that were made to the plan.

Mr. Popper said there are a few outstanding issues at the new Cromwell Department of Public Works facility that should be resolved soon and they will be receiving their CO shortly.

8. New Business: Accept and Schedule New Applications:

None

9. New Business:

Mr. Popper said there are representatives from Covenant Village of Cromwell who will address changes that have been made to the original site plan. He explained that the Town Engineer, Jon Harriman, and Mr. Driska are working on the CO for this development and in the process, discovered that there was an “outlook” at the pond which was not installed. Mr. Popper said it was not appropriate to approve this change at staff/administrative level and felt the Planning and Zoning Commission should be involved and advised of the change.

Mr. Popper invited Mr. Michael Hamlin, 515 Meriden Avenue in Southington, Director of Facilities at Covenant Village of Cromwell to address the Commission. Mr. Hamlin explained that the original plans for the pond area were to include an “outlook” measuring 25’ x 40’, similar to a fishing dock attached to the walkway around the pond. He explained during construction unsuitable soil materials were discovered and as a result the retaining wall and the shape of the board walk had to be redesigned and the outlook removed. Mr. Hamlin said therefore, the as-built does not match the original plans. Mr. Hamlin is asking for an administrative amendment to the site plan. Chairman Alice Kelly stated that this situation should have been brought to the Commission’s attention immediately when it was discovered that the plans would need to change. Mr. Hamlin replied that when the plans changed from the single-tier wall to the two-tier wall engineering was involved and the architect did not catch it and for that Mr. Hamlin apologized.

Mr. Popper again pointed out that he just wanted the Commission to be aware of this situation should any questions arise in the future.

Vice Chairman Michael Cannata made a motion that a site plan modification is not necessary for the Covenant Village site. Seconded by Chris Cambareri. *All in favor; Motion passed.*

Mr. Popper said the next item is for a sign to be installed on the building for Advanced Window Systems at 14 Alcap Ridge. He said although the applicant was willing to be present at the meeting, but he had advised that due to COVID restrictions, it was not necessary to be present. Mr. Driska distributed pictures of the proposed signage and explained that he had reviewed the sign and it meets zoning regulations. He said that it is a 48" x 106", non-illuminated. Mr. Popper is asking the Commission to allow this application to be approved administratively.

Vice Chairman Michael Cannata made a motion that the application for signage at Advanced Window Systems be handled administratively. Seconded by Jeremy Floryan. *All in favor; motion passed.*

10. Public Hearings:

Chairman Alice Kelly read the Legal Notice into the record. Applications #20-63 and #20-74 for 241 and 251 Main Street will be heard together and Applications #21-02 and #20-48 for 6 Piney Ridge Road will be heard together.

- 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 #20-74: 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.

Vice Chairman Michael Cannata made a motion to open the Public Hearing for Applications #20-63 and #20-74. Seconded by Chris Cambareri. *All in favor; motion passed.*

Attorney Richard D. Carella, from the law firm of Updike, Kelly and Spellacy, PC in Middletown addressed the Commission. Attorney Carella said he is representing the Owner, Rodnella Realty, regarding the special permit application and Flood Plain permit application for the installation of a digital billboard at 241 and 251 Main Street. Attorney Carella began his presentation by describing the site and the location of the sign pylon/digital bill board on the site plan. He explained that the pylon would be in the floodplain and the pipe would be hollow to allow for water flow and therefore have minimal impact in the flood zone. The Commission members raised the question as to why the billboard was 2-sided. Vice chair Michael Cannata explained that as indicated in previous meetings, the Commission had only approved a one-sided billboard.

Attorney Carella explained that from an engineering standpoint, it needs to be two-sided because of the V-shape for balance and that only one side would be illuminated. He also noted that the regulations did not limit the design of the billboard or the number of billboards on a post.

Vice chair Cannata expressed his disagreement with Attorney Carella's interpretation of the regulations and his concern about the proposed location of the billboard. He was also very concerned about the proposed location of the billboard. Vice chair Cannata noted that in the zone change application the sign had been proposed south of the old gas station building in the existing forest adjacent to Route 9. He said it is now at the southern-most point of the property and highly visible.

Attorney Carella explained that this location was selected to limit the activities and the impact upon the inland wetlands. Chairman Alice Kelly pointed out that she had gotten accident history from the State Police and the proposed area has had many accidents between 2018 and 2020 and this distraction could worsen the situation.

The Commission members and Attorney Carella discussed the proposed location of the and the appearance of the billboard. Attorney Carella and the applicant Rodney Bitgood agreed to revise the plans to address the Commission's concerns. Attorney Carella closed his presentation and thanked the Commission. Chairman Alice Kelly thanked Attorney Carella.

- 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.

Vice Chairman Michael Cannata made a motion to open the Public Hearing for Applications #21-02 and #20-48. Seconded by Chris Cambareri. *All in favor; motion passed.*

Attorney Arianna Ceneviva, Ceneviva Law Firm, 721 Broad Street, Meriden addressed the Commission. Attorney Ceneviva said she was here this evening with her client the Owner and Applicant Dominic DeMartino, DFC of Cromwell LLC. Attorney Ceneviva asked Mr. Wayne Violette, Landscape Architect with BL Companies to present the proposal to the Commission. Mr. Violette described the location of the western-most pylon in the floodplain. He noted that there will be minimal impact to the floodplain with only a one cubic yard of soil to be displaced. Mr. Violette said the plans called for feathering the grade so there would be no disturbance to the current drainage patterns. He said changes have been made to the plan to address the Commissions and neighbor's concerns. Mr. Violette said the plans now call for installing a 6' high white vinyl fence

along certain points of the property line and the planting of additional trees. Mr. Violette said there will now be a variety of evergreen trees planted including: Blue Spruce, White Pine and White Spruce along the Northern boundary on the site to supplement existing vegetation. He said the plans call for about 70 trees at a height of 8' to 10' to be planted. Mr. Violette said in addition to these plantings, the applicant is proposing to a reforestation plan for 1.75 acres with about 200 whip size trees to be planted. He explained that over time this would create a dense forest of oaks, maples, and cedars in an effort to engulf the backside of the billboards. Mr. Violette showed an illustration of the size and location of the western-most billboard as seen from 53 South Street and views from 45, 47 and 49 South Street.

Vice Chairman Michael Cannata asked about the hours of operation. Mr. Violette said the applicant is proposing that the billboard be dark from 12:00 am to 5:00 am and a baffle system will be used as previously presented.

Chairman Kelly asked if anyone from the public wished to address the Commission. There were no comments from the Public. Mr. Popper read a memo from Mr. John Harriman, Town Engineer and noted that the applicant has agreed with the conditions set forth and has no issues. Attorney Dennis Ceneviva addressed the Commission and indicated that his client wants everyone on the Commission to feel comfortable with this project and is trying to address all the Commission's and staff comments and be responsive. Chairman Alice Kelly questioned the perspective being shown and felt it was an accurate portrayal. The Commission is also concerned about the hours of operation. Mr. Popper will consult with the Town Attorney to be sure that the Commission has jurisdiction to control hours of operation.

Attorney Dennis Ceneviva asked the Commission to continue the public hearings in order for the applicant to address the concerns raised by the Commission this evening.

Vice Chairman Michael Cannata made a motion to continue the Public Hearings for Applications #21-02 and #20-48; seconded by Paul Cordone. *All in favor; motion passed.*

11. Commissioner's Comments:

Mr. Nicholas Demetriades gave an update on the Regional Plan of Conservation and Development. Mr. Demetriades sent out a couple of informational emails to the Commission regarding the regional maps. Mr. Demetriades spoke with Mr. Popper about the maps and added some of the larger innovative business districts which are in the northern tier as well as walking paths. He said he also put together a spreadsheet that has links to various sites with info about a variety of planning related topics including zoning regulations for multi-family housing. Mr. Demetriades will be sending this information to the Commission members in a day or two.

Vice Chairman Michael Cannata asked the Commission members that if they have a specific point or comment that they want to make certain is in the written minutes, to please make the Recording Secretary aware of that. He pointed out that at the last meeting, a Commission member made a comment that they hoped to have clearly

mentioned in the minutes and it was not. Vice Chairman Cannata said so, going forward, if a Commission member has a comment that they want in the written minutes, please make it known at that time.

Chairman Alice Kelly reminded the Commission members of the Connecticut Land Use Attorney's Program in March at Wesleyan University. She said this year it will be a virtual meeting with a variety of lectures addressing procedures and processes for land use boards and commissions and current issues such as affordable housing, more inclusive zoning, etc. Chairman Kelly said there may be things offered in which you are not currently involved but would gain some insight and those interested in attending should contact Mr. Popper's secretary Greta O'Connell, to enroll.

12. Approval of Minutes:

a. January 19, 2021

Tabled.

13. Adjourn:

Vice Chairman Michael Cannata made the motion to adjourn at 8:50 p.m. *All in favor, motion passed.*

Respectfully submitted,

Michelle L. Armetta
Recording Clerk