



Town of Cromwell Zoning Board of Appeals

REGULAR PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY JANUARY 12, 2021
ROOM 224/225 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. Public Hearings:

RECEIVED FOR RECORD
Jan 06, 2021 01:40P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

- a. Application #21-01: Request for a Special Permit under Section 7.1.A.2 to allow for a change from one nonconforming use (Oil Company office and truck yard) to another nonconforming use (Morrissey Construction, LLC office and yard) at 626 Main Street. Morrissey Investments, LLC is the Applicant and Carolyn C. Manchester is the Owner.
7. Approval of Minutes:
 - a. December 8, 2020
 8. Adjourn

LEGAL NOTICE
PUBLIC HEARING
TOWN OF CROMWELL ZONING BOARD OF APPEALS

The Cromwell Zoning Board of Appeals will hold a Public Hearing and Meeting at 6:30 pm on Tuesday January 12, 2021 in the Council Chambers at the Cromwell Town Hall at 41 West Street on the following item:

1. Application #21-01: Request for a Special Permit under Section 7.1.A.2 to allow for a change from one nonconforming use (Oil Company office and truck yard) to another nonconforming use (Morrisey Construction, LLC office and yard) at 626 Main Street. Morrissey Investments, LLC is the Applicant and Carolyn C. Manchester is the Owner.


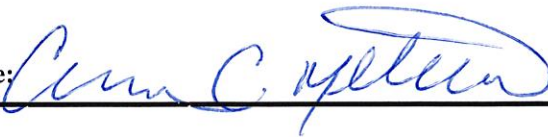
At this hearing interested parties may appear and be heard and written testimony received. The application is on file in the Planning and Development Department office at 41 West Street, Cromwell, Connecticut.

Joseph Morin
Chairman

Dated in Cromwell, Connecticut this 28th day of December 2020

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE, ZONING APPEAL, DMV LOCATION APPROVAL,
OR CHANGE OF NON-CONFORMING USE SPECIAL PERMIT**

Address: 626 Main Street	PIN #: 000 89100
Zoning District: R-15	Volume/Page: 1657/198
Applicant: Morrissey Investments, LLC	Property Owner: Carolyn C. Manchester
Home or Business Address: 9 Briar Hill Road. Old Lyme, CT 06371	Home or Business Address: 34 Lincoln Road, Wethersfield, CT 06109
Phone #: 860-657-9346	Phone: 860-798-7475
Email: Matthew@morrisseyconstructionllc.com	
<i>I hereby certify that the information presented is to the best of my knowledge true and accurate, and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked.</i>	<i>I hereby consent to the Applicant acting as my agent for the purpose of this application.</i>
Signature: 	Signature: 
Type of Application (check one): <input type="checkbox"/> Variance from Section _____ of the Zoning Regulations. <input type="checkbox"/> Appeal from ZEO Decision dated _____. <input checked="" type="checkbox"/> Change of Non-Conforming Use Special Permit. <input type="checkbox"/> Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7)	
Description of Request: Approval of a Special Permt to allow Morrissey Construction, LLC to operate its contractors business at the property. <hr/> <hr/> <hr/> <hr/> <hr/>	

Justification for Request:

If Applying for a variance, state the hardship and explain why the variance is required.

If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

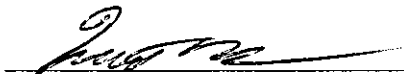
If Applying for a change in non-conforming use Special Permit, explain how the new use will be less non-conforming than the current use.

If Requesting DMV Location Approval, state the date of the original Public Hearing (if any).

My company conducts business with 3 pick-up trucks and a standard size cargo van all of which
will either be stored inside at the property or driven home by me or a family member.

There will be limited activity at the premises during the day except in the morning when the crews leave for a
job and in the afternoon when they return. Our use will be less intense and less non-
conforming than the previous business occupants of the property herein.

1. I will send written notice of this application to the owners of property within 100' of the site not less than 14 days before the public hearing. I will submit the "certificate of mailing" not less than 10 days before the hearing.
2. I will post a sign on the property not less than 14 days before the public hearing per Section 8.10.H. of the Cromwell Zoning Regulations. I will submit an affidavit of posting at the hearing.
3. If my request is dimensional in nature, I have submitted a site plan prepared by a surveyor in accordance with Sec. 10.4.B.2 of the Cromwell Zoning Regulations.



applicant

12-23-20

date

Morrissey Investments, LLC

Matthew Morrissey, Member



1" = 56 ft



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/1/2020
Data updated 11/18/2018

Bldg Seq 1 Of 1

Exterior Information

Building Type: Garage/Office
 Story Ht: 1 Story
 Living Units: 0
 Foundation:

Prim. Ext. Wall: Vinyl Siding

Sec. Ext. Wall:

Roof Type: Gable
 Roof Cover: Asphalt Shn
 Avg. Wall Ht: 10.00
 Color:

Interior Information

Prime Wall: Drywall
 Sec. Wall: Concrete
 Floor Type: Carpet
 Sec. Floor: Oil
 Heat Fuel: Hot Water
 Sec. Ht Type: % A/C: 100
 % Sprinkled: 0
 BsmL Gar: 0
 Kitchens: 0 Add. Klt: 0
 Fireplaces: 0 Gas: 0
 Int. Condition: Typical

Depreciation %

Phys Cond Good 27.60
 Func 0.00
 Econ 0.00
 Spec 0.00
 OV

Total %Dep: 27.60

Calculation

Basic \$ISQ 57.00
 Replacement Cost 198,449
 Depreciation 54,772
 Depreciated Value 143,677
 Final Total (Rounded) 143,700

Room Count

Total Rooms:
 Bedrooms:

Bath Features

Full Baths: 0
 Addl. Full Baths: 0
 Half Baths: 0
 Addl. Half Baths: 0
 Full Bths Below: 0
 Half Bths Below: 0
 Other Fixtures: 0
 Total Baths: 0

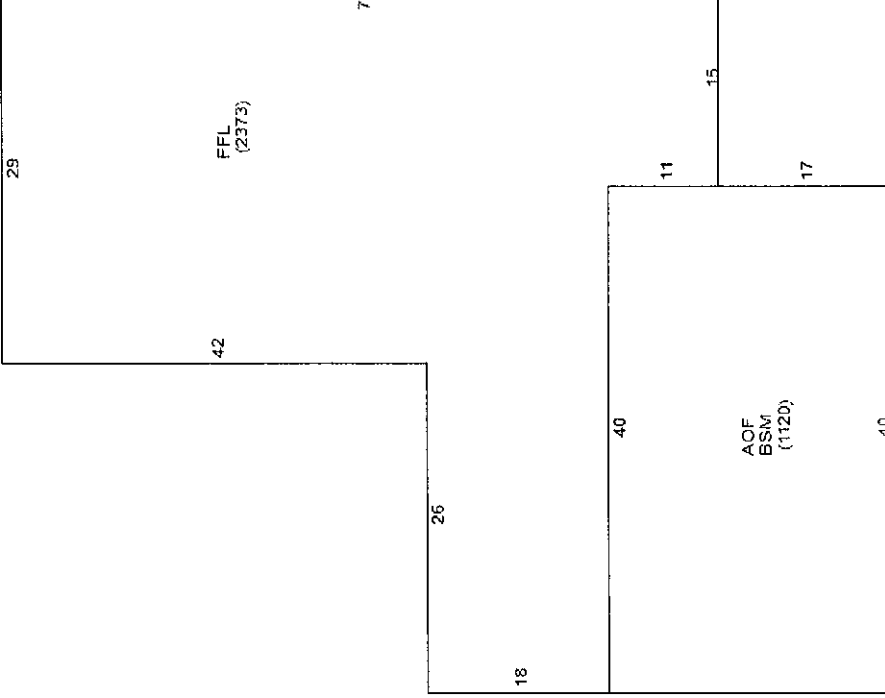


Condo Information

Name:
 Style:
 Location:
 Tot Units:

General Information

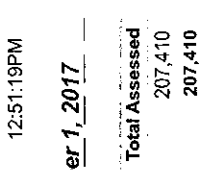
Year Blt: 1971
 Grade: C
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:



Extra Features / Yard Items (1st 10 Lines Displayed)

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
PAV1	Paving Asph.	1	10,000	AV	2002	3,600	13	36,000	31,300	21,910
Total Yard Items:								31,300	Total Appraised:	21,910

Sub Area Detail			
Code	Desc.	Living	Gross Area
FFL	First Floor	2,373	2,373
AOF	Office Area	1,120	1,120
BSM	Basement	0	1,120
Total		3,493	4,613



Parcel ID: 00089100 Location: 626 MAIN STREET
 Map-Lot 47-40A Last Revaluation - October 1, 2017

Current Owner
 MANCHESTER CAROLYN C
 34 LINCOLN RD
 WETHERSFIELD CT 06109

Current Value Information
 PA 490 Value Building Value Outbuildings Total Value Total Assessed
 122,600 142,400 31,300 296,300 207,410
 122,600 142,400 31,300 296,300 207,410
 TOTAL

Property Factors
 Census 5703
 Flood: Topo:
 Street Paved
 Dev. Map
 Dev. Map
 Zoning Data
 Desc. %
 R-15 100.00

Previous Value Information
 Tax Yr Land Value Bidg Value Outbuildings Total Value Total Assessment
 2019 122,600 142,400 31,300 296,300 207,410
 2018 122,600 142,400 31,300 296,300 207,410
 2017 122,600 142,400 31,300 296,300 207,410
 2016 71,070 186,940 12,600 270,610 189,430
 2015 71,070 186,940 12,600 270,610 189,430
 2014 71,070 186,940 12,600 270,610 189,430

General Notes
 4 BAY GARAGE IN REAR

Utilities
 Public Water
 Public Sewer
 BAA

Sales Information

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
MANCHESTER CAROLYN C	1657-198	C	09/16/2019	0	No Consideration	
MANCHESTER CAROLYN R	1654-113	W	08/08/2019	0	Family Members	
CLARK JEAN R	1455-223		04/15/2013	0	Other	CERTIFICATE RELEASING CT ESTAT
CLARK JEAN R	1432-065		10/15/2012	0	No Consideration	2
CLARK ROBERT D	1380-227		07/15/2011	0	Other	3
CLARK ROBERT D	108-143		06/09/1973	0		

Building Permit Information

Date	Results	Visited By	Amount	% Comp	Visit Date	CO Date	GeneralNotes
09/09/2017	Change - Value Change Company	John Valente					
05/19/2017	No Change - Field Review	Dave Stannard					
11/29/2006	Measured						
11/29/2006	Callback						
04/02/1998	Measure & Inspected						

Land Data

Use	Description	Units	Unit Type	Neigh	Notes
201	Commercial	20,038	SF	CF	
Total Area: 0.46					
PA 490 Use Asmt: 0					
Total Appraised: 122,600					
Assessed Value: 85,820					

Land Data

Special Land Calc	Appraised Value	PA 490 Asmt	Neigh Order	Notes
122,600	122,600	0	4000	

Activity Information

Building Permit Information

Land Data


Land Data

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS
REGULAR MEETING
6:30 PM TUESDAY, DECEMBER 8, 2020
ZOOM MEETING
MINUTES AND RECORD OF VOTES TOWN OF CROMWELL**

Present: Vice Chairman Daniel Delisle, John Whitney, Mark Zampino and Steve Wygonowski (alternate)

Absent: Chairman Joseph Morin and John Keithan

Also Present: Director of Planning and Development Stuart Popper

RECEIVED FOR RECORD
Dec 15, 2020 10:26A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT 

1. Call to Order:

The meeting was called to order by Vice Chairman Dan Delisle at 6:34 p.m.

2. Roll Call:

The presence of the above members was noted.

3. Seating of Alternates:

Mark Zampino made a motion to seat alternate Steve Wygonowski; seconded by John Whitney. *All in favor; motion carried.*

4. Approval of Agenda:

Mark Zampino made a motion to approve the agenda; seconded by John Whitney. *All in favor; motion carried.*

5. New Business;

- a. Approve calendar meeting dates for 2021

John Whitney made a motion to approve the calendar of meeting dates for 2021; seconded by Mark Zampino. *All in favor; motion carried.*

6. Public Comments:

None.

7. Approval of minutes:

- a. September 8, 2020

John Whitney made a motion to approve the minutes as amended; seconded by Steve Wygonowski. *All in favor; motion carried.*

8. Adjourn:

John Whitney made a motion to adjourn the meeting. *All in favor; motion carried.* Meeting adjourned at 6:44 p.m.

Respectfully submitted,



Stuart B. Popper
Temporary Recording Clerk

Memo

To: JoAnn Doyle, Town Clerk
From: Stuart B. Popper, Town Planner
Date: December 9, 2020
Re: Zoning Board of Appeals Meeting Dates for 2021

The following meeting dates were approved by the Zoning Board of Appeals at their meeting on December 8, 2021.

- January 12, 2021
- February 9, 2021
- March 9, 2021
- April 13, 2021
- May 11, 2021
- June 8, 2021
- July 13, 2021
- August 10, 2021
- September 14, 2021
- October 12, 2021
- November 9, 2021
- December 14, 2021