



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. TUESDAY JANUARY 19, 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 5, 2021
13. Adjourn:

RECEIVED FOR RECORD
Jan 12, 2021 11:32A
JoAnn Doule
TOWN CLERK
CROMWELL, CT

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

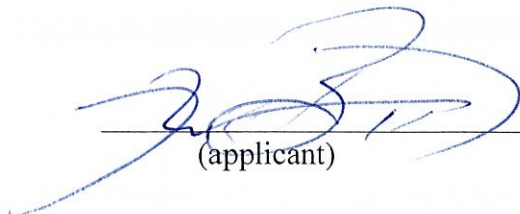
Applicant's Name: RODNEY BITGOOD
Address: 263 MAIN ST CROMWELL, CT 06416
Telephone Number (daytime): 860-613-2355
Email Address: RODNEY@CROMWELLAUTOMOTIVE.COM

Property Owner's Name: RODNELLA 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)

**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: CB D

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)

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)

RECEIVED FOR RECORD
Jan 11, 2021 01:52P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY JANUARY 5, 2021
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Jeremy Floryan, Nicholas Demetriades, Paul Cordone, Brian Dufresne, John Keithan, Ann Grasso (alternate) and Robert Donohue (alternate)

Absent: Kenneth Rozich

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

1. Call to Order:

The meeting was called to order by Chairman Alice Kelly at 7:05 PM.

2. Roll Call:

The presence of the above members was noted.

3. Seating of Alternates:

A motion was made by Vice Chairman Michael Cannata to seat Ann Grasso as an alternate. Seconded by Paul Cordone. *All in favor, Motion passed.*

4. Approval of Agenda:

Mr. Popper asked that two items be added to the agenda:

1. Add to 8. New Business: Accept and Schedule New Applications: Application #21-02: Special permit application to install a digital billboard in the hundred-year floodplain at 6 Piney Ridge.
2. Add to 9. New Business: Election of Officers.

Vice Chairman Michael Cannata made the motion to approve the agenda as amended; Seconded by Brian Dufresne. *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 said he would address any questions.

A Commission member asked what was the purpose of Application #20-68. 124 Shunpike Road? Mr. Driska said that this was a minor home occupation for the storing of landscaping equipment in a newly built garage.

A Commission member asked for clarification of Application #20-65 by John and Christine Whitney for a "cottage kitchen". Mr. Popper said that this is a new category under the state health code which allows them to prepare food in their kitchen to sell at their farm stand and at Farmer's markets.

Mr. Driska said that Cromwell Village is about a month ahead of schedule and it may be done in the Spring 2022. He discussed the amount of site work that has been done the extensive amount of site work left to be done. Mr. Driska said that Covenant Village is moving along and looks great and we are happy with the progress made. He noted that the fencing is now down, construction trailers gone and the main address has been changed from Missionary Road to West Street.

Chairman Kelly asked what was Application #20-23 Erecting a pole for a whip antenna at the Holy Apostles site for? Mr. Driska said it was part of the Fire Department's installation of antennas for emergency communications.

Chris Cambareri asked if the modification of the parking lot at 40 Country Squire drive had been reviewed by staff. He said they were parking on the grass close to road but now have paved it. Mr. Popper said no and will take a look at it.

Mr. Driska said Arbor Commons on Field Road is moving along, Fiore's is still under construction and Starbucks is nearing completion.

7. Town Planner Report:

Mr. Popper said I will be having a meeting with the Applicant's engineer and there may be a possible application for a residential subdivision on Hicksville Road in the near future. He said there is also been discussion regarding 186 Shunpike Road. Mr. Popper said a potential buyer may be coming before the Planning and Zoning Commission at the next meeting for an informal discussion of some minor site plan modifications, including increased parking and shape of the buildings.

Mr. Popper commented that it has been very tough for our local restaurants, but all seem to be hanging on. He said everyone is encouraged to shop and eat locally. Mr. Popper thanked the Commission for moving quickly on the approval outdoor dining for many establishments.

Mr. Popper said the Amazon building has been sold to Boston Lighthouse, a real estate investment trust out of Boston. He said they own a wide variety of commercial properties including other buildings occupied by Amazon. Mr. Popper said the building will continue to be occupied by Amazon and managed by a local property management firm. He said he has no new news on the former Red Lion hotel and the former Friendly's

restaurant.

8. New Business: Accept and Schedule New Applications:

Application #21-02: Request for a Special Permit to install a digital billboard in the hundred-year floodplain at 6 Piney Ridge.

Michael Cannata made a motion to accept and schedule Application #21-02 for January 19, 2021. Seconded by Brian Dufresne. *All in favor, motion passed.*

9. New Business:

Election of Officers:

Vice Chairman Michael Cannata made a motion to nominate Alice Kelly to continue serving as Chairman of Planning and Zoning Commission. Seconded by Chris Cambareri. *All in favor, motion passed.*

Chairman Alice Kelly made a motion to nominate Michael Cannata to continue serving as Vice Chairman of Planning and Zoning Commission. Seconded by Chris Cambareri. *All in favor; motion passed.*

Michael Cannata made a motion to nominate Kenneth Rozich in absentia to serve as Secretary of Planning and Zoning Commission. Seconded by Nicholas Demetriades. *All in favor; motion passed.*

10. Public Hearing:

Mr. Popper said that Public Hearings scheduled for this evening have been postponed to the January 19, 2021 meeting. He asked the Commission to grant an extension for Application #20-48.

Vice Chairman Michael Cannata made a motion to grant an extension for Application #20-48, seconded by Chris Cambareri. *All in favor, motion passed.*

11. Commissioner Comments:

Mr. Demetriades said that he sent the Commission members an email earlier in the week regarding the regional plan of conservation development. He explained that the River COG is asking us to review our land use maps and make a series of recommendations for future development. Mr. Demetriades said there have been a series of public forum meetings for the regional plan update and the next one is January 11, 2021. Mr. Demetriades asked that Mr. Popper and Mr. Driska meet with him over the next week or two, along with Chairwoman Alice Kelly or anyone on the Commission to make recommendations for the future land use component of the regional plan. Mr. Demetriades encouraged everyone to look at the one-hour video program on land use on the COG website. He will email the link to the Commission members.

12. Approval of Minute:

a. **November 17, 2020**

Vice Chairman Michael Cannata made the motion to approve the minutes of November 17, 2020. Seconded by Jeremy Floryan. *All in favor, motion passed. (Brian Dufresne and John Keithan abstained as they were not present at the meeting of 11/17/20.)*

b. December 1, 2020

Vice Chairman Michael Cannata made the motion to approve the minutes of December 1, 2020. Seconded by Nicholas Demetriades. *All in favor, motion passed. (Brian Dufresne abstained as he was not present at the meeting of 12/1/20.)*

13. Adjourn:

Vice Chairman Michael Cannata made the motion to adjourn at 7:40 PM.

Respectfully submitted,

Handwritten signature of Michelle L. Armetta in cursive, with the initials 'SBR' written at the end.

Michelle L. Armetta
Recording Clerk