



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. TUESDAY JANUARY 5, 2021
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
AGENDA

RECEIVED FOR RECORD
Dec 29, 2020 09:35A
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 #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. November 17, 2020
 - b. December 1, 2020
13. Adjourn:

	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	

Permitt#	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	Baltzas Contractors	53 Willowbrook	Staging area for materials and equipment (Use Permit)	Approved 2/24/2020	Complete
20-14	Baltzas 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

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 10/20/20	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 Berfin 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 1/5/2021
20-48	DFC Cromwell, LLC	6 Piney Ridge	Erect 2 Digital Billboards	Scheduled for 12/1/2020	PH on 1/5/2021
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 Sebeth 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	Work in process
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 Special Meeting and Public Hearing on Tuesday January 5, 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 billboards 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 #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 Pine Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner, (continued from 12/1/20 meeting).

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 21st day of December 2020.

**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

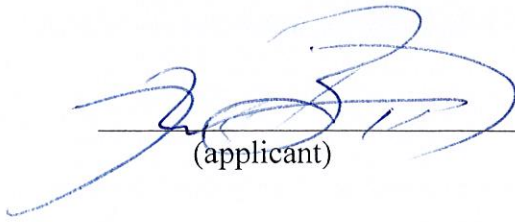
Applicant's Name: RODNEY BITGOOD
Address: 263 MAIN ST CROMWELL, CT 06416
Telephone Number (daytime): 860-613-2355
Email Address: RODNEY@CROMWELLAUTOMOTIVE.COM

Property Owner's Name: RODNECA 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: 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

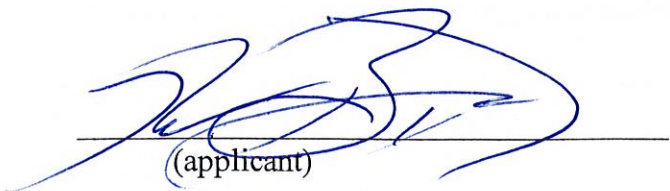
Email Address: RODNEY@CROMWELLAUTOMOTIVE.COM

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# 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: _____

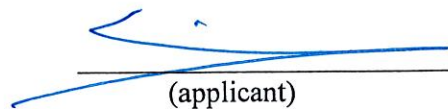
Property Owner's Name: DFC OF CROMWELL, LLC

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 NOVEMBER 17, 2020
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, and Ann Grasso (alternate).

Absent: Kenneth Slade, Brian Dufresne, Ken Rozich, John Keithan (alternate), Development Compliance Officer Bruce Driska.

Also, Present: Director of Planning and Development Stuart Popper, Town Council Liaison Al Waters, Town Council Liaison James Demetriades, Public

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 alternate. Motion seconded by Chris Cambareri. *All in favor, Motion passed.*

4. Approval of Agenda:

Mr. Popper asked the Commission to add one item to the agenda:

Add to *New Business*: Item #9. After the Public Hearing, there will be an informal presentation regarding the property at the corner of West Street and Main Street, the former bank which is now computer offices. The owner of that property has some ideas that he would like to informally discuss with the commission.

Vice Chairman Michael Cannata made the motion to approve the agenda as amended; Seconded by Mr. Jeremy Floryan. *All in favor, motion passed.*

5. Public Comments:

None

6. Development Compliance Officer Report:

Mr. Bruce Driska was not present at the meeting to deliver the report.

7. Town Planner Report:

Mr. Popper said that construction at Nike Site, Starbucks, Covenant Village and Arbor Meadows continues. He said that there has been discussion regarding further development of properties in the northern tier.

Mr. Popper said that the construction at Cromwell Landing is moving along. He said that work on the landscaping continues and as well as work on the paths and handicapped accessible fishing pier. Mr. Popper said we are still waiting for information regarding the delivery dates for the steel and wood. He at a minimum they will install the concrete piers.

Mr. Popper said that soil testing continues at former Chevron site. He explained that the cleanup was still an active operation with DEEP and the property owner investigating the extent of soil that will be removed. Mr. Popper said that there still is no schedule of when the work will be completed.

Mr. Popper said the new Public Works/Sewer facility is expected to be open and in operation by late December.

8. New Business: Accept and Schedule New Applications:

None

9. New Business:

Mr. Matthew Pegolo, Licensed Architect and owner of Pegarch Architecture & Design Service presented a proposal to amend the zoning regulations to allow for drive-thru service at the building located at 372 Main Street. The owner is by John Makara. Mr. Popper, Mr. Pegolo and the Commission members discussed the conditions and limitations surrounding the building and various issues related to installing a drive thru at this location. Commission indicated this plan has too many obstacles and declined to hear an application for this project. Mr. Pegolo thanked the Commission for their time and the Commission thanked Mr. Pegolo for his presentation.

10. Public Hearing:

Chairman Kelly noted that this was a continuation of the Public Hearing from October 20, 2020 meeting.

Vice Chairman Michael Cannata made a motion to open the public hearing; Seconded by Mr. Chris Cambareri. *All in favor, motion passed.*

- a. 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.

Attorney Dennis Ceneviva started the presentation by stating a revision to the special permanent application was submitted reducing the number of faces from four to two so that each board would have a single sign, a significant change from the last meeting. In a letter sent to Mr. Popper on November 5, 2020, it was requested to reschedule the continuation of the Public Hearing to November 17. Attorney Ceneviva thanked the Commission for rescheduling the Public Hearing for Application #20-48.

Attorney Ceneviva explained that Mr. Dominic DeMartino, owner of 6 Pine Ridge Road, proposes to erect two digital billboards with only two sign faces along the properties, which has unimpeded visual orientation to Route 9. The site plan that was submitted. Wayne Violette, Landscape Architect, BL Companies, showed a PowerPoint presentation of the specific locations of the proposed digital billboards.

Attorney Ceneviva said that these two locations comply with the requirement set forth and section 3.6.D subsection four of the commercial billboard district as they are placed at horizontal distance more than 750' from any other billboard on the same side of Route 9. Each digital billboard has a maximum sign area that complies with the CBD requirements and each face is oriented with an angled no greater than 35 degrees perpendicular to Route 9. The plan is also compliant with the requirement set forth 3.6.B of the District as the property has more than 700 linear feet of frontage along the Route 9 meeting all the other plot and yard requirements.

Attorney Ceneviva explained that the maximum height does not exceed 50' height when measured from the average grade of the closest lane of Route 9. They also comply with the requirements regarding display time transition time and brightness supporting 3.6.E of the regulation. Also, in compliance with 3.6.F, the boards are designed and equipped to discontinued operation in the event of a malfunction.

Attorney Ceneviva said that all non-face parts of the billboard are painted in a dark or neutral color. He noted that Mr. Violette has prepared a robust landscape plan to comply with section 5.1.H. Mr. Violette said the plan is designed to provide buffering of any visual impact from the view of the back side of the digital boards and to provide an additional sound attenuation benefit to neighbors along South Street. The landscape plans show that the area envisioned for cutting along Route 9 has been reduced to half because there is only one face so a smaller area of removal of that vegetation is required under this site plan. Trees will abut neighboring property, 8 to 10 feet, and neighbors may be able to see top of billboard. The Commission raised concerns that although White Pines grow quickly, they are easily damaged. Mr. Violette stated that they are open to changing the type of tree species.

Attorney Ceneviva explained that the boards are readily accessible for fire and police as required in the special permit route regulations. There is no parking issue because all the changes to the board are done remotely. He said there are letters of support from both the Chamber of Commerce and the Chief of Police indicating that the boards would be available to the town for municipal messages, emergency messages, and things of that nature to provide additional benefit to the town.

Mr. Dominic DeMartino, the owner of DFC of Cromwell, presented information about the illumination and how it can be buffered or protected from any of the residential properties. He explained his commitment again having gone through the process with this Commission over the past few months and noted that if this

application is approved, Town of Cromwell will be able to advertise community projects, such as Farmers' Market or Movies on the Green, etc.

Mr. DeMartino explained that currently the hours of operation presented are 24/7. The Commission members asked if this could be modified to perhaps 6:00 AM to 12:00 AM. The Commission members suggested having the schedule revisited in one year to increase or decrease hours but does not want 24/7.

Commission Cannata also suggested deed restriction, indicating that there will be no further development of the property without removal or revisiting the billboards. Attorney Ceneviva said the current zoning is only for billboards, but Mr. DeMartino would agree to that condition. The Commission members indicated there needs to be more discussion about size, location, etc. as there is more visual impact with single-sided. Attorney Ceneviva noted that a new application would be needed to change where the pole is located. He said the boards themselves are 14' by 48' with a single pole which is installed into a concrete base on the ground. Attorney Ceneviva said the size is consistent in the industry; the smaller signs are less apt to be marketed.

Attorney Ceneviva asked to keep hearing open to provide the Commission members with additional photos from the neighbor's yards as this is the best time to see without the leaves on the trees. He said we will have more discussion regarding landscaping with BL Companies and the Town Planner. The Commission members indicated that they would like to see architectural rendering of the different billboard sizes.

Public Comments:

Mr. Al Waters of 86 South Street said he had questions and concerns regarding state permits and regulations regarding brightness and distractions to drivers. He said he had heard that Fire District was considering installing billboards on their property abutting I-91. Mr. Waters noted that according to State regulations, no billboards can be installed in highway ramp zones.

James Demetriades, Town Council Liaison said I think the applicants have done a good job of addressing some of the concerns, however, I think the residents still have concerns. He said but ultimately, it is up to this Commission as to how they want to plan and develop the area and I yield to your decision-making and your acumen. I hope you take into consideration not only the precedent you would be setting but whether or not this is an appropriate use for this property and an appropriate use of this location.

Mr. Popper read three letters into record against the installation of billboards. Concerns include unsightliness, devaluation of surrounding property, distraction to drivers and potential risk to wildlife. A few hundred people have signed petitions against the installation of billboards.

Vice Chairman Michael Cannata made a motion to continue the Public Hearing on Tuesday, December 1, 2020 at 7:00 p.m. in Room 224. Seconded by Paul Cordone. *All in favor, motion passed.*

11. Commissioner Comments:

Commission may consider Zoom Meetings in response to the closure of the Town Hall to the public effective November 18, 2020.

12. Approval of Minute:

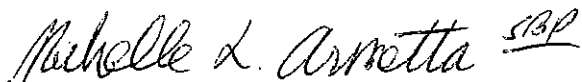
a. **November 5, 2020**

No action taken.

13. Adjourn:

Vice Chairman Michael Cannata made the motion to adjourn at 8:43 PM. Seconded by Jeremy Floryan. *All in favor, motion passed.*

Respectfully submitted,



Michelle L. Armetta
Recording Clerk

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY DECEMBER 1, 2020
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, Ken Rozich (via ZOOM), John Keithan (alternate) and Ann Grasso (alternate via ZOOM).

Absent: Kenneth Slade and Brian Dufresne

Also, Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Council Liaison James Demetriades and Public

1. Call to Order:

The meeting was called to order by Chairman Alice Kelly at 7:06 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 and John Keithan as alternates. Seconded by Paul Cordone. *All in favor, Motion passed.*

4. Approval of Agenda:

Vice Chairman Michael Cannata made the motion to approve the agenda; Seconded by Chris Cambareri. *All in favor, motion passed.*

5. Public Comments:

None

6. Development Compliance Officer Report:

Mr. Bruce Driska had no report to distribute to the Commission but offered the following updates:

Mr. Driska said that in Covenant Village Building C is near completion; remaining units are close behind. He said that at Arbor Meadows six homes are complete and 3 are under construction. Mr. Driska said at Starbucks the interior work is in progress and that the sidewalks, paving and parking lot stripping is complete. He noted that the landscaping around the building and wetlands basin is partially complete. Mr. Driska said the DPW/WPC Facility is approximately one month from opening.

Mr. Driska gave an update on the status of the Cromwell Village Project: Buildings 2000 rough MEP complete, roof complete, drywall installation underway, exterior stonework and siding ongoing. Building 4000 MEP rough nearing completion, exterior stonework

underway. Building 3000 is 50% framed. Building 1000 framing underway (1 week into it). Building 5000 foundation nearly 50% complete. Regarding the site, retaining wall along west is complete. Spoils pile removal ongoing. Waterline 50% complete. Installing UG conduit and transformer vaults for electrical power. Gas piping starts Monday. Base complete at entry and buildings 2000 and 4000. Laydown area stoned. Sewer 50% complete. Storm complete. Water tie-in complete. Pump house foundation complete. Regarding the roadway, storm and catch basin relocation complete. Sidewalks complete less tie-in at driveways. Fire hydrant new and relocation complete. Manholes raised. Trenchwork pave. Eversource is bringing gas service up the road, 75% complete.

7. Town Planner Report:

Mr. Popper commented that Mr. Driska covered most items. He said that construction continues on the interior of Starbucks and they plan to open in about 8 weeks. Mr. Popper said that staff was working with the developer on the type of trees to be planted to provide a screen behind the Nardelli's building.

Mr. Popper also mentioned the status of the ongoing Plan of Conservation and Development from the Lower Connecticut River Valley Council of Governments. He noted that there will be a series of upcoming zoom meetings; the first one will be December 9th on Changing Demographics, the second meeting is Regional Branding and Visioning on December 15th and the third one is Future Land Use Map Part 1 on December 21st and Future Land Use Map Part 2 on January 5th. Mr. Popper will email the information so that everyone will have it for their records.

8. New Business: Accept and Schedule New Applications:

None

9. New Business:

None

10. Public Hearing:

Mr. Ken Rozich read the legal notice into the record.

- a. Application #20-54: Request for Special Permit under Section 3.3.C.4 of the Zoning Regulations to allow for a restaurant (Jefferson Fry Company) with the accessory sales of alcoholic beverages at 43 Berlin Road. Emmet Moore is the Applicant and River Grace Plaza LLC is the Owner.

Vice Chairman Michael Cannata made a motion to open the Public Hearing for Application #20-54; Seconded by Mr. Chris Cambareri. *All in favor, motion passed.*

Mr. Jimmy DiProto, part owner of Jefferson Fry Company, spoke to Commission about the Application. He explained that Jefferson Fry Company is requesting to serve beer to its patrons.

The Commission members and Mr. DiProto discussed the proposed beer beverage service to be provided.

Chairman Kelly opened the Public Hearing for public comment. There were no comments from the public.

Vice Chairman Michael Cannata made a motion to close the Public Hearing for Application #20-54; Seconded by Mr. Paul Cordone. *All in favor, motion passed.*

Vice Chairman Michael Cannata made a motion to approve Application #20-54, Seconded by Mr. Jeremy Floryan. *All in favor, motion passed.*

- b. Application #20-57: Request for a Special Permit under Section 7.5 of the Zoning Regulations to operate a Liquor store at 540 Main Street. MAHANT LLC is the Applicant and Benitta Properties LLC is the Owner.

Vice Chairman Michael Cannata made a motion to open the public hearing for Application #20-57; Seconded by Mr. Chris Cambareri. *All in favor, motion passed.*

Mr. Priteshkumar Patel, the new owner of the liquor store located at 540 Main Street, presented his application to the Commission. Mr. Patel has acquired the existing liquor store and therefore needs to apply for a new license.

Chairman Kelly opened the Public Hearing for public comment.

Mr. Popper received a letter which he read into the record noting that the owner of Bruce's 19th Hole, Ms. Patel, was unable to attend the public hearing. He said Ms. Patel wanted to make it known that she is not in favor of the approval of application #20-57.

Vice Chairman Michael Cannata made a motion to close the Public Hearing for Application #20-57; Seconded by Mr. Jeremy Floryan. *All in favor, motion passed.*

Vice Chairman Michael Cannata made a motion to approve Application #20-57, Seconded by Mr. Chris Cambareri. *All in favor, motion passed.*

- c. 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.

Vice Chairman Michael Cannata made a motion to reopen the Public Hearing for Application #20-48; Seconded by Mr. Jeremy Floryan. *All in favor, motion passed.*

Attorney Dennis Ceneviva approached the Commission. He is representing the applicant, DCF of Cromwell, LLC. Attorney Ceneviva had a presenter that was unable to attend the meeting tonight. He was, therefore, requesting an extension to the next Commission meeting.

Vice Chairman Michael Cannata made a motion to grant an extension for the Public Hearing for Application #20-48. Seconded by Mr. Jeremy Floryan. *All in favor, motion passed.*

- d. 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.

Mr. Popper told the Commission that Application #20-47 was never opened and that it was going before the Inland Wetlands Commission on December 2. He stated that the Applicant would need an extension to the application.

Vice Chairman Michael Cannata made a motion to grant an extension for Application #20-47. Seconded by Mr. Paul Cordone. *All in favor, motion passed.*

11. Commissioner Comments:

Mr. Nicholas Demetriades reported that he met with Mr. Popper a couple of weeks ago to discuss the existing conditions report for the River COG Plan of Conservation and Development. Mr. Demetriades said once it is complete he will work with staff to distribute the final draft to the Commission. He noted that there will be regional workshops scheduled and Mr. Demetriades encouraged the Commission to participate in the four sessions during December and January. He explained that some of the discussions will deal with demographic issues and affordable housing which he feels would be of interest to the Commission members. Chairman Alice Kelly commented on the current statutes regarding affordable housing.

12. Approval of Minute:

a. November 5, 2020

Vice Chairman Michael Cannata made the motion to approve the minutes of November 5, 2020. Seconded by Jeremy Floryan. *All in favor, motion passed.*

b. November 17, 2020

No action taken.

13. Adjourn:

Vice Chairman Michael Cannata made the motion to adjourn at 7:43 PM. *All in favor, motion passed.*

Respectfully submitted,



Michelle L. Armetta
Recording Clerk