



**Town of Cromwell  
Planning and Zoning Commission**

**REGULAR MEETING  
7:00 P.M. TUESDAY JUNE 18, 2019  
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:**
  - a. Application #19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebethe Drive. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner.
9. **Public Hearings:**
  - a. Application #19-27: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.
10. **Commissioner's Comments:**
11. **Approval of Minutes:**
  - a. April 2, 2019
  - b. May 14, 2019
  - c. May 21, 2019
12. **Adjourn:**

RECEIVED FOR RECORD  
Jun 12 2019 09:35A  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT

		P&Z 2019 Permit Report						
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status			
19-01	Danielle Buggie	2 Willowbrook Road	Hair Salon	Approved by staff 12/31/18	Operational			
19-02	Linh Truong	200 West Street	Restaurant	Approved 3/19/19	Awaiting construction			
19-03	Covenant Homes, Inc.	52 Missionary Road	Loop Road & D-Wing Demolition	Approved 2/19/19	Construction in progress			
19-04	Ready Imaging, Inc.	176 West Street	Reface existing pylon sign cabinets with LED faces	Approved 3/5/19	Digital fuel sign installed 3/15			
19-05	Salvatore Petrella	560 Main Street	Renew SPA for commercial building	Approved 2/19/19	Approved			
19-06	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Golf Tournament	Approved 3/5/19	Awaiting Event			
19-07	P&Z Commission	Town wide	Zoning regulation amendment to allow retail sale of beer in large supermarkets	Approved 3/19/2019	Approved			
19-08	William Mutraji	136 Berlin Road	Gyro Love Restaurant	Approved by staff 2/25/19	Operational			
19-09	Joe Stefano	1 Willowbrook Road	Central CT Dermatology	Approved by staff 2/25/19	Awaiting July Opening			

Permit#	Name of Applicant	P&Z 2019 Permit Report		Type of Activity	Decision Date	Status
		Site Location				
19-10	Kevin Scarozzo	1 Wall Street		Rail 99 Tavern	Approved by staff 2/27/2019	Business open
19-11	AVA Group	76 Berlin Road		SPM - Springhill Suites - Marriott	Approved 3/19/2019	Construction in progress
19-12	Raymond Ranno	229 Shunpike Road		Cromwell Granite & Tile	Approved by staff 3/11/2019	Business open
19-13	Omar Islamic Center	573 Main Street		Mosque	Scheduled for 6/18/19	Pending
19-14	TNO Cromwell, LLC	136 Berlin Rd. Starbucks		Coffee shop with drive thru window	Approved 4/2/2019	Awaiting construction
19-15	Heather Polke	1 River Road		Farmer's Market	Approved by staff 3/25/19	Awaiting Event
19-16	Kenneth Jarvis	51 Shunpike Road		Great Clips Hair Salon	Approved by staff 3/28/19	Awaiting opening
19-17	Albion Kallogjeri	199 Shunpike Road		Giulia Pizza Restaurant	Scheduled for 5/7/19	Business Open
19-18	Town of Cromwell	100 County Line Drive		Relocation of Transfer Station	Approved 4/16/19	Construction in progress
19-19	Shoprite of Cromwell Trolino Ann	45 Shunpike Road		Beer Permit	Scheduled for 5/9/19	Operational

Permit#	Name of Applicant	P&Z 2019 Permit Report Site Location	Type of Activity	Decision Date	Status					
19-20	Alicia Harriman	199 Shunpike Road	Stretch Pediatric Therapy	Approved by Staff 4/11/19	Business Open					
19-21	DCF of Cromwell, LLC	Town wide	Amend zoning regs billboards	Scheduled for 6/18/2019	Pending					
19-22	Michael Terenzio	105 Coles Road	Flower sale Mother's Day	Approved by staff 5/3/2019	Event complete					
19-23	Harry Patel	111 Berlin Road	Storage Trailer/Quality Inn	Scheduled for 6/18/2019	Awaiting meeting					
19-24	Christine Sipes	Pierson Park	Flag Football Fund Raiser	Approved by staff 5/3/2019	Scheduled for 5/25/19					
19-25	Town of Cromwell	Coles Road	Reconstruction Project	Approved 5/21/2019	Awaiting construction					
19-26	Sally Petrella	Frisbee Landing	Town wide tag sale	Approved by Staff 5/15/2019	Pending					
19-27	Omar Islamic Center Inc.	573 Main Street	Place of Worship	Scheduled for 6/18/2019	Awaiting meeting					
19-28	Cromwell Children Coalition	419 Main Street	Memorial Day Car Show	Approved by Staff 5/20/2019	Event complete					

		P&Z 2019 Permit Report			
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
19-29	Robert Gallitto	150 Sebethe Drive	Storage of construction materials & equipment	Pending	

# Memo

**To:** Planning and Zoning Commission  
**From:** Stuart B. Popper, AICP  
Director of Planning and Development  
**Date:** June 12, 2019  
**Re:** Comments for the June 18, 2019 Meeting Agenda

---

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

a. Application #19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebethe Drive. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner.

*The applicant is proposing to operate a contractor's yard on the rear portion of 150 Sebethe Drive to the east of the existing driving range. The 52.62 acre site is located on the east side of Sebethe Drive in the Industrial Zone District and contains an existing restaurant, driving range and miniature golf course. Staff is requesting the Commission accept the application and schedule it to be heard as a public hearing item at the July 16, 2019 public hearing.*

**9. Public Hearing:**

a. Application #19-27: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.

*The 13,932 square foot site contains the existing single story 3,703 square foot Knights of Columbus building. It is located in the R-15 Zone District at the corner of Oakwood Manor and Main Street. The Applicant is requesting a waiver of the required A-2 Survey per. The site contains 16 parking spaces onsite and an additional 8 parking spaces leased for 99 years from the adjacent property at 569 Main Street.*

19-29

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SPECIAL PERMIT

Type of Activity: Request for Contractor's Yard  
(Per Section 3.5.C.4 of the Cromwell Zoning Regulations)

Street Address: 150 Sebette Dr Zoning District: IND

Assessor's Parcel ID #: 00384600 Volume/Page: 1601-348

Applicant's Name: Gallitto, Robert

Address: 150 Sebette Dr.

Telephone Number (daytime): 860-398-0091


Email Address: Gallitto excavation@yahoo.com

Property Owner's Name: Alvin Ravizza

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

Description of Proposed Activity:  
Construction Materials & Equipment Storage

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)

6/5/19  
(date)

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday June 18, 2019 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #19-27: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is 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 31<sup>st</sup> day May of 2019.



19-27



Town of Cromwell  
Planning and Zoning Commission

APPLICATION FOR SPECIAL PERMIT

Type of Activity: PLACE OF WORSHIP  
(Per Section 2.2-C.4 of the Cromwell Zoning Regulations)  
Street Address: 573 MAIN STREET Zoning District: R-1S  
Parcel ID #: 00260100 Volume/Page: 37-214

Applicant: OMAR ISLAMIC CENTER, INC  
Address: P.O. BOX 2772 MIDDLETOWN CT 06457  
Telephone Number (daytime): 860-559-4521  
Email Address: INFO@OICET.ORG

Property Owner: 573 BUILDING ASSOCIATION  
Address: 505 MAIN ST, CROMWELL, CT 06416

Description of Proposed Activity:  
REQUEST FOR SPECIAL PERMIT FOR PLACE OF WORSHIP

"I have read and I am familiar with the Cromwell Zoning Regulations Article 8.7 ("Special Permit Application Procedures"), Article 8.10.G ("Notification of Abutting Property Owners") and Article 8.10.H ("Public Hearing Sign Posting Requirements"). An "Impact Statement" per Section 9.4.A is attached."

AHMED BEDIR  
(Signature of Owner or Designated Agent)

5/20/19  
(date)

AHMED BEDIR  
(printed name of signer)

RECEIVED FOR RECORD  
Apr 12, 2019 08:40A  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY, APRIL 2, 2019  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Nicholas Demetriades, Chris Cambareri, Ken Slade

**Absent:** Ken Rozich, Brian Dufresne, Paul Cordone, Mo Islam (alternate), John Keithan (alternate)

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7:00 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** None
4. **Approval of Agenda:**

Mr. Popper added the following under New Business Accept and Schedule New Applications:

- a. Application #19-17: Request for Special Permit to serve beer and wine at Giulia's Pizza Restaurant at 199 Shunpike Road. Albion Kallogjeri is the Applicant and the Owner.
- b. Application #19-18: Request for Site Plan Modification to relocate existing transfer station at 100 County Line Drive. Town of Cromwell is the Applicant.

Mr. Popper moved Agenda item *a. Application #19-14* under *9. New Business* to the #6 slot on the agenda in order to accommodate the presenter's schedule.

Michael Cannata made a motion to approve the amended agenda; Seconded by Jeremy Floryan. *All in favor; motion passed.*

5. **Public Comments:** None

## **6. New Business:**

- a. Application #19-14: Request for Site Plan Modification to modify the approved Site Plan for the Starbucks at 136 Berlin Road. TNO Cromwell LLC is the Applicant and the Owner.

James Cassidy, P.E. with the firm of Hallisey, Pearson & Cassidy Engineering Associates, Inc., stated that the Applicant is proposing to modify the site plan by moving the building eighteen (18) feet to the west. He noted the restaurant layout and 1,900 square foot footprint remain the same. Mr. Cassidy explained that these changes were requested during Starbucks' corporate review of the previously approved plans.

He summarized the changes as follows:

Shifting the building 18 feet to the west will move it closer to the access drive. The ten (10) parking spaces along the west of the building have been relocated to the east side, and the eight (8) parking spaces to the south have been eliminated. The modified plan calls for Starbucks and Burger King to share twenty (20) parking spaces rather than the ten (10) spaces originally proposed. This shared parking arrangement will work as the two businesses are off-peak from one another. A handicapped space has been added. Nine (9) parking spaces are eliminated in the reconfiguration from the plaza overall. Total available spaces number 659, which exceeds the 468 spaces required.

The elimination of the parking areas to the west and south will result in increased safety as no one must cross the drive thru lane in order to enter the store. Sidewalks and crosswalks have been added at the north and south, improving pedestrian access.

Traffic will enter and exit the site from the shared accessway with Burger King, with a one-way entrance to the north and a one-way exit to the south. The drive thru circulation pattern has been reduced to the westerly half of the site.

A small fenced patio area with three (3) tables and chairs has been added to the south side, with access from the restaurant's interior.

The dumpster enclosure is being relocated and will be accessed by an interior drive aisle of the Cromwell Commons plaza. While the enclosure originally faced Berlin Road and the drive thru, it is now north facing, moved away from the parking area and from customers.

The building elevations being submitted are updated prototypes, and final plans will be provided once they are approved by Starbucks.

Chairman Kelly asked about the flow of traffic from Route 372. Mr. Cassidy answered that the majority of traffic will enter and exit from Sebeth Drive, which is the main access.

Mr Popper read aloud Town Engineer Jon Harriman's memo dated March 26, 2019 restating that the applicant had previously agreed to the condition of inspecting and

confirming the integrity of an existing metal pipe as well as complying with the requirements of the DEEP MS-4 permit. Mr. Popper encouraged the commission to include these conditions if approved.

Chairman Kelly asked Mr. Cassidy about the tree near the sewer, which is no longer on the plans.

Michael Cannata made a motion to approve the application subject to the conditions of Town Engineer Jon Harriman's memo of March 26, 2019; Seconded by Ken Slade. *All were in favor; motion passed.*

- 7. Town Planner Report:** Mr. Popper reviewed the TPC project under construction, and said that it is expected to be completed one month ahead of schedule.

Mr. Popper reported that work on the Arco site continues, and that the building permit plans for the Covenant Village project are being reviewed.

Mr. Popper is hopeful that available spaces for lease will fill up in Cromwell Commons with the addition of Starbucks.

Mr. Popper reported that the new Marriott Hotel on Berlin Road is expected to break ground soon.

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

- a. Application #19-17: Request for Special Permit to serve beer and wine at Giulia's Pizza Restaurant at 199 Shunpike Road. Albion Kallogjeri is the Applicant and the Owner.

Michael Cannata made a motion to accept the application and to schedule it for public hearing on May 7, 2019; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

- b. Application #19-18: Request for Site Plan Modification to Town of Cromwell Transfer Station at 100 County Line Drive. Town of Cromwell is the Applicant.

Mr. Popper explained that this is a minor modification requesting the relocation of the transfer station to accommodate the new town garage.

Michael Cannata made a motion to accept the application and to schedule it as a business item to be considered on April 16, 2019; Seconded by Ken Slade. *All were in favor; motion passed.*

- 9. Development Compliance Officer Report:** Bruce Driska referenced his report. There was a discussion on the progress at Shop Rite and its noticeable facade.

Jeremy Floryan asked what the opening date will be. Mr. Popper answered that Shop Rite is expected to open in the first week of May, depending on the interior finish, with Marshalls following one week later. Mr. Popper commented that there is still retail space available in the plaza, and that the opening of Shop Rite should attract other businesses.

Mr. Cannata asked about the difference between Shop Rite and Price Rite. Mr. Popper answered that they are sister companies. Price Rite is corporately owned, while Shop Rite stores are individually owned. The Garafalo family from Fairfield owns the Cromwell Shop Rite and six others.

**10. Commissioner's Comments:** Nicholas Demetrius thanked the commission for sponsoring him and Chairman Kelly at a recent Land Use seminar hosted by the Connecticut Bar Association. Mr. Demetrius said that the meeting reminded him that Planning and Zoning rules and regulations are different, and said that it was a great use of time.

**11. Approval of Minutes:**

- a. March 19, 2019: Michael Cannata made a motion to approve the minutes as presented; Seconded by Nick Demetriades. Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Nicholas Demetriades, Chris Cambareri were in favor. *Motion passed.* Ken Slade abstained.

**12. Adjourn:** Michael Cannata made a motion to adjourn the meeting; Seconded by Jeremy Floryan. Meeting adjourned at 7:28 p.m.

Respectfully submitted,

*Rachel Novak*

Rachel Novak  
Recording Clerk

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
SITE WALK  
5:30 PM TUESDAY, MAY 14, 2019  
573 AND 569 MAIN STREET  
MINUTES**

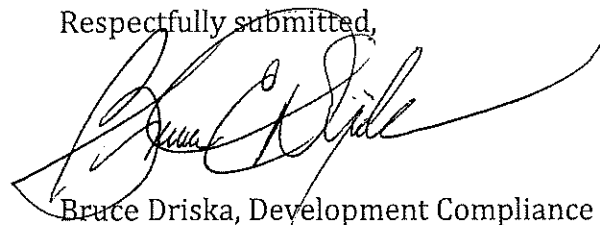
**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Nicholas Demetriades, Chris Cambareri, Paul Cordone, Brian Dufresne Mo Islam (alternate), John Keithan (alternate)

**Absent:** Jeremy Floryan and Ken Rozich.

**Also Present:** Development Compliance Officer Bruce Driska,

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 5:38 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Site Walk:** Chairman Alice Kelly reminded the Commission members that the purpose of the site walk was to view existing conditions at the site. She also reminded everyone that there was a continuation of the public hearing. Chairman Kelly explained that there could be no talking since we were not recording this site walk and again it was a continuation of the public hearing.
4. **Adjourn:** Michael Cannata made a motion to adjourn the meeting; Seconded by Paul Cordone. Meeting adjourned at 5:47 p.m.

Respectfully submitted,



Bruce Driska, Development Compliance Officer  
Acting Recording Clerk

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY, MAY 21, 2019  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Nicholas Demetriades, Chris Cambareri, Brian Dufresne, Mo Islam (alternate)

**Absent:** Jeremy Floryan, Paul Cordone, Ken Rozich, Ken Slade, John Keithan (alternate)

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Engineer Jon Harriman

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7 p.m.

Chairman Kelly informed the public in attendance that Application #19-13 had been withdrawn and would not be discussed tonight. Mr. Popper said that a new application had been filed by the applicant, which would be heard at a public hearing on June 18, 2019.

2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Michael Cannata made a motion to seat Mo Islam; Seconded by Chris Cambareri. *All were in favor; motion passed.*

4. **Approval of Agenda:**

Mr. Popper added as Item B under New Business: Accept and Schedule New Applications - Application #19-27: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulation to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.

Michael Cannata made a motion to approve the amended agenda; Seconded by Mo Islam. *All were in favor; motion passed.*

5. **Public Comments:** NONE

6. **Development Compliance Officer Report:** Mr. Driska asked if there were any questions or comments as his report was not included in the packet. There were no questions or comments.
7. **Town Planner Report:** Mr. Popper said that ShopRite held a grand opening and ribbon cutting ceremony on Saturday, May 18, 2019, and that it was well attended and well received by the public. He said that the owner, Mr. Garafolo, had complimented both the town staff and town board members for their efforts in working with him on this project. Mr. Popper said that Marshalls' opening would be delayed until later this summer.

Mr. Popper said that he had recently visited both the TPC and ARCO buildings and complimented them as well. He said that the property owner was aggressively seeking a tenant for the ARCO building.

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

- a. Application #19-25: Request for Site Plan Approval for Erosion Control for Coles Road Reconstruction Project. Town of Cromwell is the Applicant and Owner.

Michael Cannata made a motion to accept Application #19-25 and to schedule it for consideration tonight; Seconded by Brian Dufresne. *All were in favor; motion passed.*

- b. Application #19-27: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulation to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.

Nick Demetriades made a motion to accept Application #19-27 and to schedule it for a public hearing on June 18, 2019; Seconded by Michael Cannata. *All were in favor; motion passed.*

Mr. Popper noted that there was only one item for consideration at the June 4, 2019 meeting. He asked the Commission if they wanted to cancel that meeting and move the scheduled item to June 18, 2019.

Michael Cannata made a motion to cancel the June 4, 2019 regular meeting; Seconded by Mo Islam. *All were in favor; motion passed.*



## 9. New Business:

- a. Application #19-25: Request for Site Plan Approval for Erosion Control for Coles Road Reconstruction Project. Town of Cromwell is the Applicant and Owner.

Mr. Popper introduced the application by saying that Site-Plan Approval for Erosion Control is required when you disturb greater than one-half acre.

Jon Harriman, Town Engineer, presented the application. He said that his office had conceptualized this project more than three years ago, and that they had worked with the abutting property owners and the Department of Transportation regarding this project. He said that the construction portion would be funded via a Local Transportation and Capital Improvement Project grant.

Mr. Harriman reviewed the map showing the area to be reconstructed, saying that a portion of the roadway was substandard in width, being only 18-19 feet when it should be 30 feet. He said that the roadway was in deplorable condition, with no crown to the road, causing runoff in the center of the road, potholes, and icing. The plan was to improve drainage, with the installation of two underdrains, as well as widening and grading. The portion of the roadway containing the bridge was sufficiently wide and just needed milling, regrading and paving. Mr. Harriman reviewed the areas of cuts and fills, said they would be installing a 5-foot sidewalk and snow shelf, and improving a portion of the roadway geometry to improve the sightline. He noted the location of one retaining wall, saying that in other areas they would be installing a 1:1.5 slope armored with riprap. He reviewed the erosion and sedimentation controls proposed, including silt fencing, dewatering details, an anti-tracking pad, and protecting the catch basins during construction.

Mr. Harriman said that the road widening required obtaining easements from the abutting property owners, but said that all road widening would be within the town's Right-of-Way. He said that obtaining the easements and takings had just been completed and would be forwarded to the DOT for review. He hoped for a one-month turnaround and then the project would be advertised with grading work to begin in the fall. He said that Frontier needed to shift the utility poles in the area and that work would take place in the winter.

Michael Cannata made a motion to approve Application #19-25: Request for Site Plan Approval for Erosion Control for Coles Road Reconstruction Project; Seconded by Brian Dufresne. *All were in favor; motion passed.*

Mr. Harriman noted that this project would require a 100% performance bond for labor and materials.

#### **10. Public Hearing:**

- a. Application #19-13: Request for Special Permit under Section 2.2.C.4. of the Zoning Regulations to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.

Mr. Popper noted that the application was withdrawn, resubmitted, and would be heard at a public hearing on Tuesday, June 18, 2019.

Michael Cannata made a motion to accept the withdrawing of the application; Seconded by Brian Dufresne. *All were in favor; motion passed.*

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

Michael Cannata asked the Town Engineer, Jon Harriman, to review the retaining wall at 475-479 Main Street that is falling down. Mr. Harriman said he would investigate it. There was a brief discussion regarding when it was installed and by whom.

Brian Dufresne asked if pickup trucks need to have their loads covered, noting that he sees packaged bakery items fall off farmers' trucks after being loaded at the Bimbo. Michael Cannata suggested he contact the Police as the Traffic Authority to address littering and overloading.

Several Commissioners asked Mr. Popper for a copy of the complaint filed in the Fawn Run matter. Mr. Popper also noted that the multifamily project on Court Street remains pending in court.

#### **12. Approval of Minutes:**

- a. April 2, 2019: no action taken
- b. May 9, 2019: Michael Cannata made a motion to accept the minutes as presented; Seconded by Nick Demetriades. *All were in favor; motion passed.* Brian Dufresne abstained.

**13. Adjourn:** Michael Cannata made a motion to adjourn the meeting; Seconded by Nick Demetriades. Meeting adjourned at 7:43 p.m.

Respectfully submitted,



Julie C. Petrella  
Recording Clerk