

**Town of Cromwell  
Planning and Zoning Commission**

**REGULAR MEETING**

**7:00 P.M. TUESDAY JUNE 20, 2017**

**ROOM 224 CROMWELL TOWN HALL 41 WEST STREET**

**AGENDA**

RECEIVED FOR FILING

*6-13 20 17 at 11:47M. a*

TOWN CLERK'S OFFICE  
CROMWELL, CONN.

*Joan Ahlquist*  
TOWN CLERK

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:
9. New Business Accept and Schedule New Applications:
  - a. Application #17-25: Request to amend the Zoning Map to create a Planned Residence Development Zone District at 76 Field Road. Carrier Group, Inc. is the Applicant and Larry Webster Associates is the Owner.
  - b. Application #17-26: Request for a Temporary Event Permit to hold a fund raiser tent sale on Saturday and Sunday June 24th and June 25th, 2017 in the FibreDust parking lot at 30 New Lane. Stephen Larson is the Applicant and FibreDust Realty LLC is the Owner.
  - c. Application #17-27: Request to amend the Site Plan at 51 Shunpike Road. The former Expect building and a portion of the former Kmart building façades will be renovated, the parking lot will be reconstructed, minor building additions constructed and new signs installed. HB Nitkin is the Applicant and Shunpike West Limited Partnership DBP HB Nitkin is the Owner.
10. New Business:
  - a. Application #17-23: Request for Site Plan Modification to install additional parking for the Cromwell Diner at 135 Berlin Road. JL Surveying is the Applicant and SAAD Associates LLC is the Owner.
11. Commissioner's Comments:
12. Approval of Minutes:
  - a. June 6, 2017
13. Adjourn

# Memo

To: Planning & Zoning Commission

From: Fred Curtin

Date: June 13, 2017

Re: June 2017 Activity Report

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I will be on vacation this week

6 Kirby Road – I will issue a Notice of Violation for removing the Buffer area and have the Buffer area restored back to a 10 foot planning area along the North and East side.

P & Z Permits 2017						
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
17-01	Greater Hartford Comm. Foundation	One Golf Club Road	Travelers Championship	Approved with conditions 2/2/17	Event 6/25 - 7/1	
17-02	Town of Cromwell		Amend Section 1.7 of the Zoning Regulations	Approved 3/7/2017		
17-03	Jonathan Gerolami	321/323 Main Street	Recreation games	Approved by ZEO 1/20/2017	Open for Business	
17-04	Sommer Nelson	547 Main Street	VCA Cromwell Animal Hospital- Dog Training classes	Approved by ZEO 1/27/2017	Open for classes	
17-05	Michael Santangelo	17 Jennerifer Lane	Oversized Garage	Approved 3/21/2017	Complete	
17-06	Town of Cromwell - Public Works Dept.	Willowbrook Rd at 372	Roadway reconstruction filling within flood hazard area	Approved 3/21/2017	No Activity	
17-07	Town of Cromwell	Willowbrook Rd. (South end)	Widening & pavement rehabilitation	Approved 3/21/2017	No Activity	
17-08	Stanley Jasjecki	33 Shadow Lane	Leanto Greenhouse	Approved with conditions 3/21/2017	Work in progress	
17-09	Edward Alnas	136 Berlin Road	Pizzapie Restaurant	Approved by ZEO 3/3/2017	Work in progress	

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-10	Two Men & a truck	70 County Line Drive	Proposed Building	Approved 4/18/17	No Activity
17-11	C & G Holdings II, LLC	Lots 6 & 7 Commerce Dr.	Resubdivision	Approved with conditions 6/6/17	
17-12	Lisa DiMichele	6 Kirby Road	Caffe Vernazza, Emporium	Withdrawn	
17-13	Chris Cambareri	Country Squire Drive	Military Simulation	Approved by ZEO 4/17/2017	One Day Event May 6, 2017
17-14	Autumn Lake of Cromwell	385 Main Street	Install new signs	Approved 5/16/2017	No Activity
17-15	Keystone Noveltyies	113 Berlin Road	Temp Fireworks Retail	Approved 5/2/17	No Activity
17-16	Kevin Reed	town wide	Amenda reg 3.5.C.4 to add pet day care	Approved 5/16/2017	
17-17	Fire Dept. Michael Terenzio	105 Coles Road	Mother's day flower dales	Approved by ZEO 4/16/17	Event over
17-18	Lisa DiMichele	6 Kirby Road	SP Mod. To install parking spaces	Withdrawn	
17-19	Paraco Gas	Krauszers/117 Berlin Road	Propane tanks & cage	App/cond 6/6/17	No Activity
17-20	Middlesex Counseling Center	1 Willowbrook Suite 6	Family Counseling	Approved by ZEO 5/15/2017	No Activity
17-21	Town of Cromwell	Town wide	Amend sections 3.2.3 and Section 3.3.4	Approved 6/6/2017	



<b>P &amp; Z Permits 2016</b>						
<b>Permit #</b>	<b>Name of Applicant</b>	<b>Site Location</b>	<b>Type of Activity</b>	<b>Decision Date</b>	<b>Status</b>	
16-01	Town of Cromwell	9 Capt. James Mann Memorial Drive	Watrous Park Splash Pad	Approved with conditions 1/5/16	Complete	
16-02	Frank Acheampong	538 Main Street	Clothing Bin for Non Profit	Withdrawn	Withdrawn	
16-03	Meghan Burt	199 Shunpike Road	Next Level Fitness Personal Training	Approved by ZEO 1/25/16	Open for business	
16-04	Merritt Construction LLC	136 Berlin Road	Center for Vein Restoration	Approved by ZEO 1/25/16	Complete	
16-05	Premier Partners Assoc.	192 Shunpike Road	Subdivision	Approved 4/19/16		
16-06	Applicant did not need to go to P&Z therefore # not used					
16-07	Town of Cromwell	9 Capt. James Mann Memorial Drive	Raymond Place area-improvements to Town Rds.		Complete	
16-08	Use #16-13 instead					
16-09	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Championship	Approved with conditions 4/19/16	Event over	
16-10	Pinewood Landscaping, LLC	302 Main Street	Site Plan Modification	Approved 4/19/16	Sign Complete	
16-11	Christian Plummer Plummer All Season Landscaping	224 Shunpike Road	Landscaping/Retail Sales	Approved 4/19/16	Open for Business	
16-12	Michael Salonia Cromwell Fire Department	105 Coles Road	Flower sale for Mother's Day and Christmas Trees	Approved 4/19/16	Event over	

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-13	Town of Cromwell	Raymond Place Neighborhood	Roadway and Drainage Improvements	Approved 4/19/16	Work in progress
16-14	Town of Cromwell	41 West Street	Modify Site Plan for Parking Lot Expansion	Approved 4/19/16	Complete
16-15	Luca DiMichele	6 Kirby Road	Barbershop	Approved by ZEO 4/7/16	Complete
16-16	National Sign	4 Sebethe Road	Chili Signage	Approved 5/03/16	Complete
16-17	Dana Woods	11 Applewood Road	Add fill to yard	Approved 5/9/16 by ZEO	Complete
16-18	Keystone Novelities	111-113 Berlin Road	Temporary tent for fireworks	Approved by ZEO 6/21/16	Event over
16-19	John Vignone	84 North Road	Garage & shed over 1000 square feet	Approved 6/21/16	Complete
16-20	Elias DiMichele	6 Kirby Road	Parking lot modification	Approved 7/19/16	Working on Handicapped Parking
16-21	Tatiana DeJesus	45 Shunpike Road	Sale of Fireworks	Approved by ZEO 5/24/16	Event over
16-22	Paul Zigmont	138 Coles Road	Construct oversized garage	Approved 7/19/16	Complete
16-23	Paraco Gas	538 Main Street	BBQ - Exchange	Approved 6/21/16	Complete
16-24	Town of Cromwell	Prospect Hill Road	Valor Green Improvements	Approved 6/7/16	Work in progress
16-25	Town of Cromwell	85 Coles Road	Walking Trail	Approved 6/7/16	Work in progress
16-26	Paraco Gas/S. Taylor	72 West Street	Propane Exchange Program	Withdrawn 6/7/16	Withdrawn

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-27	Maria Ceccacci	76 Berlin Road	Advanced Auto Parts	Approved 7/19/16	No Activity
16-28	P & Z Commission	Zoning Regs.	Amend Sections 7.1A3 (1) (2) and 10.4E.2	Approved 7/19/16	
16-29	Three Sons Realty Pride Corner Farms, Inc.	600 Main Street	Millane Nurseries	Approved 7/19/16	Open for business
16-30	Three Sons Realty Pride Corner Farms, Inc.	600 Main Street	Millane Nurseries	Approved 7/19/16	Open for business
16-31	Mukesh A. Patel	164 West Street	Proposed Bldg. Conversion - Retail Store	Approved with conditions 9/20/16	Site cleaned up
16-32	WalMart Real Estate Trust	161 Berlin Road	Add seasonal storage trailers in parking lot	Approved with conditions 10/18/16	Event over
16-33	Victor Torza	180 Sebehe Drive	Outside Halloween Party	Approved 10/4/2016	Event over
16-34	Allan Spotts	321R Main Street	Cromwell Rep. Town Committee Headquarters	Approved by ZEO 9/9/16	Event over
16-35	Fibre dust Realty LLC	30 New Lane	Site Plan Modification for outdoor storage	Denied 10/4/16	
16-36	Rodhella Realty LLC	241 and 251 Main Street	Amend zoning map	Approved 10/18/16	
16-37	Blue Rhino of New England	207 West Street	Outside storage and sale of propane tanks	Approved 10/18/16	Tanks installed



Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-38	Julie Cranick	199 Shunpike Road	Stretch Fitness	Approved by ZEO 10/7/16	Open for Business
16-39	Sign Pro Inc.	14 Hillside Road	Site Plan Modification for installation of signs	Accepted & Approved 10/18/16	Complete
16-40	Sign Pro Inc.	1000 Corporate Row	Site Plan Modification for installation of signs	Accepted & Approved 10/18/16	Complete
16-41	Joseph Moruizzi	199 Shunpike Road	Energy Zone Fitness	Approved by staff 10/7/16	Open for business
16-42	Bishop's Automotive	140 Berlin Road	Replace signs with LED	Approved 12/6/2016	
16-43	Scovill Landscape	25 Cider Hill Road	Fill - level backyard	Approved by ZEO 11/9/2016	Complete
16-44	Tressan Gengler	588 Main Street	Oversized garage	Approved 12/6/2016	No Activity
16-45	Planning & Zoning Comm.	Industrial Zone District	Section 3.5.C.4 Permit for sale & consumption of alcoholic beverages in ID Zone	Approved 3/7/2017	
16-46	Planning & Zoning Comm.	Industrial Zone District	Section 7.5, 7.5A, 7.5B Location requirements for alcoholic beverages in ID zone	Approved 3/7/2017	
16-47	Planning & Zoning Comm.	Industrial Zone District	Section 3.5.C.4 Special Permit for sales and small engine repairs	Approved 3/21/2017	
16-48	NGA Nguyen	25 Shunpike Road	3,500sf Retail Building	Approved 1/17/17	Bldg Demoad
16-49	NGA Nguyen	25 Shunpike Road	New Building	Approved 1/17/17	Bldg. Demoad

**To: Town Council**  
**From: Stuart B. Popper Director of Planning and Development**  
**Date: June 7, 2017**  
**Re: Economic Development Coordinator Report for June 2017**

**1. River Road**

- I arranged and attended the meeting with the developer and the abutting property owners to discuss the possible acquisition of property on River Road at 11:30 am on Monday May 8, 2017.

**2. Business Visitations**

- We had a great business visitation at the newly renovated Autumn Lake Healthcare short term facility on Wednesday May 10, 2017 at 9:00 am.

**3. Tax Abatement for 70 County Line Drive**

- I worked with the business owner and prepared memos for the town staff and the Town Council on the proposed Tax Abatement for 70 County Line Drive. I presented the request for the tax abatement to the Town Council at their meeting on Wednesday May 10, 2017 at 7:00 pm

**4. CERC Town Profile**

- I researched and prepared economic and demographic information for the Connecticut Economic Resource Center (CERC) 2017 Cromwell Town Profile.

**5. Economic Development Issues**

- I researched and prepared a memo summarizing the municipal permit and development costs for a development at 120 County Line Drive.

**6. Tank Farm Clean-Up Meeting**

- I attended a meeting at DEEP offices in Hartford to discuss the environmental clean-up of the former tank farm on River Road at 10:00 am on Friday May 19, 2017.

**7. Cromwell Landing Park Improvements**

- The second project meeting was held at 2:30 pm on Friday May 19, 2017 with the staff from the consulting firm BSC and town staff.

**8. Planning and Zoning Commission**

The Planning and Zoning Commission at its meeting on May 16, 2017 approved:

- Application #17-14: Request for a Site Plan Modification to install new signs at Autumn Lake of Cromwell at 385 Main Street. Autumn Lake of Cromwell is the Applicant and Cromwell Realty LLC is the Owner.
- Application #17-16: Request to amend Section 3.5.C.4 of the Zoning Regulations to add a Pet day-care facility or pet boarding facility as a use requiring special permit approval in the Industrial Zone.

# Memo

**To: Planning and Zoning Commission**  
**From: Stuart B. Popper, AICP**  
**Director of Planning and Development**  
**Date: June 13, 2017**  
**Re: Comments for the June 20, 2017 Meeting Agenda**

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## 9. New Business Schedule and Accept New Applications:

- a. Application #17-25: Request to amend the Zoning Map to create a Planned Residence Development Zone District at 76 Field Road. Carrier Group, Inc. is the Applicant and Larry Webster Associates is the Owner. *The 74.8 acres of undeveloped land is located in the R-25 Zone District on the south side of Field Road. Staff is requesting the Commission accept the application and schedule it to be heard on July 18, 2017.*
- b. Application #17-26: Request for a Temporary Event Permit to hold a fund raiser tent sale on Saturday and Sunday June 24<sup>th</sup> and June 25<sup>th</sup>, 2017 in the FibreDust parking lot at 30 New Lane. Stephen Larson is the Applicant and FibreDust Realty LLC is the Owner. *The 3.26 acre site is located in Industrial Zone on the north side of New Lane and contains the existing 49,000+/- FibreDust building. Staff is requesting the Commission accept the application and schedule it to be heard on June 20, 2017.*
- c. Application #17-27: Request to amend the Site Plan at 45 and 51 Shunpike Road. The former Expect building and a portion of the former Kmart building façades will be renovated, the parking lot will be reconstructed, minor building additions constructed and new signs installed. HB Nitkin is the Applicant and Shunpike-West Limited Partnership is the Owner. *The 16.8 acre site is located in Highway Business Zone on the west side of Shunpike Road and contains the 209,000+/- square foot Cromwell Square Shopping Center. Staff is requesting the Commission accept the application and schedule it to be heard on July 18, 2017.*

## 10. New Business:

- a. Application #17-23: Request for Site Plan Modification to install additional parking for the Cromwell Diner at 135 Berlin Road. JL Surveying is the Applicant and SAAD Associates LLC is the Owner. *The 1.21 acre site is located in Highway Business Zone on the west side of Berlin Road and contains the 8,298 square feet Cromwell Diner. The Applicant is proposing to remove some of the existing landscaping to install additional parking spaces. Please see the attached memo and map.*



**Town of Cromwell  
Planning and Zoning Commission**

**APPLICATION TO AMEND THE ZONING MAP**

Property Address: 76 Field Road PIN \_\_\_\_\_

Current Zone: R-25 Proposed Zone: PRD

Applicant: Carrier Group, Inc.

Mailing Address: 68A South Canal Street  
Plainville, CT 06062

Email: JohnnyC@ByCarrier.com

Telephone: 860-793-6885

Owner: Larry Webster Associates, LLC

Mailing Address: 19 Aqueduct Lane  
Farmington, CT 06032

Reason for Proposed Change:

To allow for a planned community which utilizes open space in a balanced approach with permanent buffering of the existing neighborhoods and convenient recreational open space.

Is the property within 500' of an adjoining town? (yes) \_\_\_\_\_ (no) X

Does the property contain streams or wetlands? (yes) \_\_\_\_\_ (no) X

Is the property within the Historic District? (yes) \_\_\_\_\_ (no) X

The following shall be submitted with this Application:

- \$160 application fee;
- Legal Description of the property (metes and bounds);
- 3 copies of a map prepared in accordance with Article 8.9 of the Zoning Regulations.

Larry Webster  
(signature of owner)

06/09/17  
(date)

Johnny Carner  
(applicant)

06/09/17  
(date)

17-26



**Town of Cromwell  
Planning and Zoning Commission**

**APPLICATION FOR  
TEMPORARY EVENT PERMIT**

Date Submitted: 6/13/17 Zoning District: \_\_\_\_\_

Location (street name and number): 30 New Lane

Name of Business (if applicable): Fiber Dust LLC

Description of Proposed Activity: Fund raiser Tent Sale 6/24/17 - 6/25/17  
Tent sale selling Fiber Dust Products, 25% of Proceeds going  
To MARC Community Resources Ltd

Applicant's Name: Stephen Larson / Property Manager

Applicant's Mailing Address: 30 New Ln. Cromwell Ct. 06416

Applicant's Email Address: StevLarson@fiberdust.com

Applicant's Telephone Number: 860 620 7775 Same  
(daytime) (evening)

Property Owner's Name: Sam Ahilan (Member Fiber Dust realty LLC)

Property Owner's Address: 34 Lazy Valley Rd Glastonbury 06033

[Signature]  
(circle one: owner applicant agent)

6/13/17  
date

Stephen Larson  
(printed name of signer)

W  
LANE  
68

TRANSF.

117.8

EXIST.  
STORY BRICK

EX. YARD DRAIN  
T.F. = 67.40  
F.L. (8") = 65.80

S 74.11° 42' W

CL&P #136

59.9

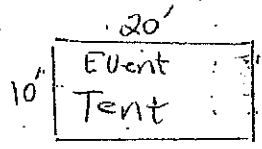
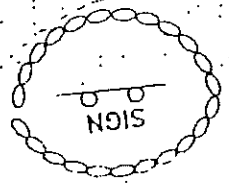
W. BIRCH

Grass

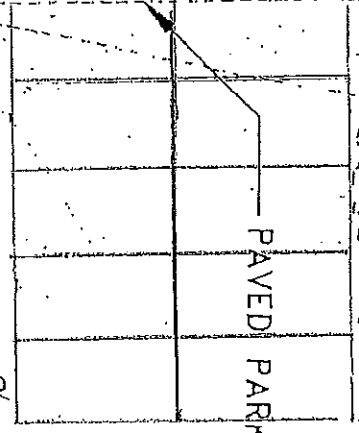
Grass F.P.

312.55'

CL&P #135



STOP SIGN



PAVED PARKING AREA

328.76'

CL&P #7

Gravel Parking

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Cromwell Square Shopping Center  
Street Address: 51 Shunpike Road  
Volume/Page: 464 / 279 PIN #: 00317000

Applicant Name: HB NITKIN, Craig Way, Vice President  
Address: 230 Mason Street  
Greenwich, CT 06830  
Telephone: 203-983-5433 (day) 203-858-7040 (evening)  
Email Address: PCWAY@HBNITKIN.COM

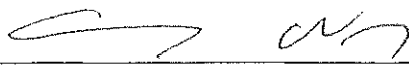
Property Owner Name: Shunpike - West Limited Partnership dba HB NITKIN  
Address: 230 Mason Street  
Greenwich, CT 06830

Attached:

- ( ) Application fee.
- ( ) Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- 1. Is any part of the site within 500' of an adjoining town? (Yes) (~~No~~)
- 2. Will this project require an Inland Wetlands Agency permit? (Yes) (~~No~~)  
*if yes, have you obtained it?* (Yes) (~~No~~)
- 3. Will this project require a DEP Stormwater Management Permit? (Yes) (~~No~~)  
*if yes, have you applied for it?* (Yes) (~~No~~)
- 4. Will this Project Require an STC Permit? (Yes) (~~No~~)  
*if yes, have you submitted a copy of the plans to the STC? will be late June* (Yes) (~~No~~)
- 5. Does the parking comply with the handicapped parking requirements as set forth in current version of the State Building Code? (Yes) (~~No~~)

I hereby certify that the information presented above is correct to the best of my knowledge.

 Applicant Name and Signature  
Craig Way, Vice President, HB NITKIN  
Date

17-23

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: CROMWELL DINNER  
Street Address: 135 BERLIN ROAD  
Volume/Page: 495 / 202 PIN #: 000 27800

Applicant Name: JL SURVEYING  
Address: 212 OLD BRICKYARD LANE  
BERLIN CT 06037

Telephone: 860 828 3200 (day) 860 306 0531 (evening)

Email Address: JGUILMARTIN@SBCGLOBALINET

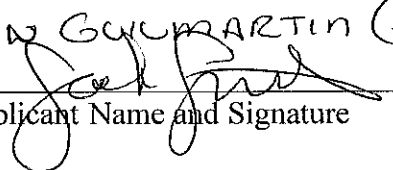
Property Owner Name: SAAD LLC  
Address: 135 BERLIN ROAD  
CROMWELL CT 06416

Attached:

- ( ) Application fee.
- ( ) Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- |   |                |                   |
|---|----------------|-------------------|
| 1. Is <u>any part</u> of the site within 500' of an adjoining town?   | (Yes)          | ( <del>No</del> ) |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ?  | (Yes)          | ( <del>No</del> ) |
| if yes, have you obtained it?   | (Yes)          | (No)              |
| 3. Will this project require a DEP <u>Stormwater Management Permit</u> ?  | (Yes)          | ( <del>No</del> ) |
| if yes, have you applied for it?  | (Yes)          | (No)              |
| 4. Will this Project Require an <u>STC Permit</u> ?   | (Yes)          | (No)              |
| if yes, have you submitted a copy of the plans to the STC?  | (Yes)          | (No)              |
| 5. Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code? | ( <u>Yes</u> ) | (No)              |

I hereby certify that the information presented above is correct to the best of my knowledge.

JOHN GUILMARTIN (JL SURVEYING)  
  
Applicant Name and Signature

5 24 17  
Date



**J L SURVEYING  
212 OLD BRICKYARD ROAD  
BERLIN, CT. 06037  
860-828-3200**

To: Mr. Stuart B. Popper  
Director of Planning and Development

June 1, 2017

Reference: 135 Berlin Road, SAAD LLC  
41 West Street  
Cromwell Ct. 06416

Dear Mr. Popper

The Owners of 135 Berlin Road (Cromwell Dinner) are seeking a Site Plan Amendment to their existing Approved Site plan for additional parking.

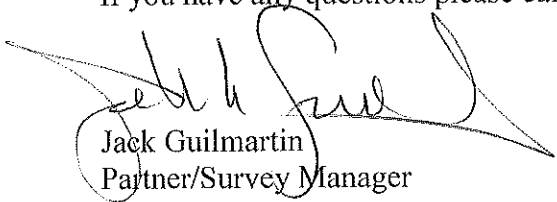
The Dinners customer base has increase dramatically over the past years, causing a need for additional parking.

We are requesting the Commission to allow us to reduce the a small amount of green space originally approved on our site and allow us to add 6 more spaces.

To achieve this we would have to remove one small island and reduce two others. Trees and mulch would be added in the revised existing islands. In two areas we would stripe the dead space between parking spaces. Two of the 6 parking spaces would require approval to park over the street line.

All the requested changes are highlighted and hatched on the submitted plan.

If you have any questions please call me.



Jack Guilmartin  
Partner/Survey Manager

Project No.21730

RECEIVED FOR FILING  
6/9 2017 at 2:07 P.M.  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING**

*Gloria Prendergast, Asst.*  
TOWN CLERK

**7:00 PM TUESDAY JUNE 6, 2017**

**ROOM 224 CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Kenneth Slade, Paul Cordone, Richard Waters, Ken Rozich, Nicholas Demetriades (alternate)

**Absent:** Brian Dufresne, David Fitzgerald (alternate)

**Also Present:** Director of Planning and Development Stuart Popper and Development Compliance Officer Fred Curtin

**1. Call To Order**

The meeting was called to order by Chairman Kelly at 7:05 p.m.

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates**

Richard Waters made a motion to seat Alternate Nicholas Demetriades, Seconded by Paul Cordone. *All in favor; motion passed.*

**4. Approval of Agenda**

A motion to approve the agenda was made by Michael Cannata and Seconded by Richard Waters. *All in favor; motion passed.*

**5. Public Comments**

There were no public comments at this time.

**6. Development Compliance Officer Report**

There was a brief discussion regarding Mr. Curtin's report dated May 30, 2017. Chris Cambareri asked Mr. Curtin to revisit the possible sight line issue caused by the AT&T boxes on the telephone poles and offered to meet with the police in regards to his concerns, if necessary.

Chairman Kelly asked that Mr. Curtin clarify the status notations on several matters as contained in his report.

**7. Town Planner Report**

Mr. Popper stated that Arcadis Environmental had determined that a portion of town owned property near Cromwell Landing required remediation. He explained that a

section of contaminated soil would be removed and replaced. Because the work would be occurring in the Upland Review area, a wetlands permit would be required. The work will likely begin in mid July and Chevron was the party responsible for the payment of the associated fees.

Chris Cambareri informed the Commissioners that the Lower Connecticut River Valley Council of Governments was in the process of preparing a plan of conservation and development for the first time and was requesting that their Commission complete a survey regarding the types of questions they should ask in preparing their plan. Chris Cambareri asked that they return their surveys to him as he is acting as the alternate to the Commission.

Mr. Popper informed the Commission that the Town of Cromwell had lost its appeal in regards to the Nike Site due to what the judge called an administrative error. At this point, it is up to the developer as to what the next step will be.

## 8. Public Hearing:

- a. Application #17-11: Request to Re-subdivide 20 and 40 Commerce Drive into 3 lots. C&G Holdings II LLC is the Applicant and the Owner.

Ken Rozich read the legal notices for both public hearings. Michael Cannata made a motion to open the public hearing for Application #17-11, which was seconded by Ken Slade. *All in favor; motion passed.*

Attorney Richard Carella presented the application on behalf of the applicant, C&G Holdings II LLC. He began by reviewing the map and the property itself. He explained that the vacant land (originally, Lot 7) was to be divided into two lots and through a modification of the property line, all three lots would then meet all zoning requirements. There was a discussion of the town right of way and how the current cul-de-sac would be changed into a through street, looping around to County Line Drive, in the event the property is later developed.

Mr. Popper reviewed the comments contained in Town Engineer Jon Harriman's memo dated May 17, 2017. Mr. Popper stated that street trees should be shown on the plan as a condition of approval. Michael Cannata asked the purpose of the resubdivision. Attorney Carella stated it was for economic reasons. Chairman Kelly asked if the property's association had approved the development and Attorney Carella stated that they had not yet approached the board.

There were no public comments regarding the application. Michael Cannata made a motion to close the public hearing. It was seconded by Ken Rozich. *All in favor; motion passed.*

Michael Cannata made a motion to approve the application with the conditions contained in Mr. Harriman's memo (that sizing calculations be submitted for each lot and installed

prior to the issuance of the Certificate of Occupancy, that the driveways require a concrete apron with integrated sidewalk matching the Cromwell Road specifications and the rest of the development, and that an annual report be filed on or before January 31 of each year documenting the stormwater system maintenance activities performed during the prior year), as well as the requirement that street trees be included on the plans. It was seconded by Chris Cambareri. *All in favor; motion passed.*

- b. #17-21 Request to amend Sections 3.2.3 Local Business District Multi-family dwelling units and Section 3.3.4 Highway Business District Multi-family dwelling units – Delete Multi-family dwelling units as a Special Permit Use. The Town of Cromwell Planning and Zoning Commission is the Applicant.

Michael Cannata made a motion to open the public hearing. It was seconded by Ken Rozich. *All in favor; motion passed.*

Mr. Popper presented the application. He began by stating that multifamily dwellings were previously banned from residential zones and only allowed in commercial zones. Now they are allowed in residential zones through the floating PRD zone. Because of the limited amount of commercial property available in town, he believes it makes economic sense to amend the regulation. He stated that he notified the Capital Region Council of Governments and they issued a statement of no conflict. There was no comment from the Lower Connecticut River Valley Council of Governments. Nicholas Demetriades asked for clarification as to the use of the PRD and why this amendment is being proposed. Mr. Popper restated that it was to preserve the limited commercial space in town.

Michael Cannata made a motion to close the public hearing. It was Seconded by Ken Rozich. *All in favor. Motion passed.*

Michael Cannata made a motion to approve the application. Jeremy Floryan seconded it. *All in favor, motion passed.*

#### **9. New Business: Accept and Schedule New Applications:**

- a. Application #17-22: Request for Site Plan Approval to construct an Affordable Housing Development at 186 Shunpike Road. JPG Partners, LLC is the Applicant and John C. and Sybil C. Martin Executrix of the Estate of Helen M. Ewald is the Owner. Motion to Accept and schedule for July 18, 2017 made by Ken Slade. Seconded by Paul Cordone. *All in favor; motion passed.*
- b. Application #17-23: Request for Site Plan Modification to install additional parking for the Cromwell Diner at 135 Berlin Road. JL Surveying is the Applicant and SAAD Associates LLC is the Owner. Motion to accept and schedule for June 20, 2017 made by Michael Cannata; seconded by Ken Slade. *All in favor; motion passed.*

## 10. New Business:

- a. Application #17-18: Request for a Site Plan Modification to install additional parking spaces at 6 Kirby Road. Lisa DiMichele is the Applicant and Luca & Sons Landscaping LLC is the owner.

Mr. Popper began by reviewing the plans approved by the Commission on August 1, 2016, which required, in part, new parking spaces and a handicap ramp. He stated that the barbershop opened without those requirements having been met. A drywell and ten foot buffer off the rear yard were also required by the plans. The applicant was now submitting a plan for more parking for the café. The whole site up to the property line had been paved, including the buffer and side yard, without having obtained a waiver. Mr. Popper wanted an engineer to prepare revised drainage calculations based on the new site conditions.

Chairman Kelly expressed her concerns regarding the applicant's decision to conduct work without the Commission's approval, which was in violation of the regulations. She was unwilling to look past the applicant's mistake and want them to restore the site and then re-submit their application.

Elias DiMichele stated that they had the lot paved based on their surveyor's advice that no buffer was necessary between commercial properties. Michael Cannata stated that they had received erroneous advice from their surveyor. He advised them to retain competent counsel and to work with the town staff to resolve the problems they had created. Luca DiMichele stated that the mistakes they had made were unintentional and they did not mean any disrespect. He stated that he had been working with the building department in regards to the construction of the interior premises of the coffee shop. Ken Rozich advised Mr. DiMichele to pursue the use permit for the coffee shop prior to investing resources in its construction. Chairman Kelly stated that any building intended for occupancy must be signed off by the Zoning Enforcement Officer. Mr. Popper suggested that the applicant withdraw his application and resubmit it at a later date without cost. The applicant agreed to do so.

Michael Cannata made a motion to table the application. Ken Rozich seconded it. *All in favor; motion passed.*

Mr. Popper stated for the record that a property line dispute existed between the applicant and the Cromwell Diner. The plans may need to be amended depending on the resolution of the dispute.

- b. #17-19 Request for a Site Plan Modification to install retail Propane Tank Cage unit at 117 Berlin Road. Paraco Gas is the Applicant and SHRI AMBE LLC is the Owner.

Mr. Popper stated that the applicant was proposing to install large concrete blocks in front of the store, which, were in his opinion, unsightly. He suggested that bollards be installed instead.

Steve Taylor presented the application. He stated that the tanks could be located elsewhere on the property provided that their placement was approved by the Fire Marshal. He stated that his company provides concrete blocks free of charge, but does not provide bollards. It would be up to the property owner to pay for the installation of the bollards. There was also a brief discussion regarding the marketing signage associated with the tank storage. There was a brief discussion regarding the preferred placement of the tanks.

A motion to approve the application was made by Michael Cannata, with the requirement that the tanks be placed on the West side of the property, that all requirements per the Fire Marshal be complied with, that all signage comply with the current zoning regulations and that bollards be installed in lieu of concrete blocks. Paul Cordone seconded the motion. *All in favor; motion passed.*

**11. Commissioner's Comments**

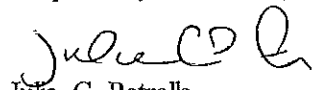
None

**12. Approval of Minutes**

- a. May 16, 2017: Motion by Michael Cannata to approve the minutes, Seconded by Ken Rozich. *All in favor; motion passed.* Note: Paul Cordone and Nicholas Demetriades both abstained from the vote.

- 13. Adjourn:** Motion to adjourn at 8:17 p.m. by Michael Cannata, Seconded by Ken Rozich. *All were in favor; the motion passed.*

Respectfully Submitted,



Julie C. Petrella  
Recording Clerk