

RECEIVED FOR FILING
5-30-2017 at 1:35 PM
TOWN CLERK'S OFFICE
CROMWELL, CONN.

**Town of Cromwell
Planning and Zoning Commission**

Jean Ahlquist
TOWN CLERK

**REGULAR MEETING
7:00 P.M. TUESDAY JUNE 6, 2017
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. **Public Hearing:**
 - a. Application #17-11: Request to Re-subdivide 20 and 40 Commerce Drive into 3 lots. G&G Holdings II LLC is the Applicant and the Owner.
 - b. Application #17-21: Request to amend the Zoning Regulations by deleting Sections 3.2.C.4 Local Business District Multi-family dwelling units and Section 3.3.C.4 Highway Business District Multi-family dwelling units. This will delete Multi-family dwelling units as a Special Permit Use in the Local and Highway Business District Zones. The Town of Cromwell Planning and Zoning Commission is the Applicant.
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.
 - 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.
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.
 - b. Application #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.
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
 - a. May 16, 2017
13. **Adjourn**

Memo

To: Planning & Zoning Commission

From: Fred Curtin

Date: May 30, 2017

Re: May 2017 Activity Report

49 River Road – Fines are still accruing;

8 South Street; Still cleaning up;

Resubdivision – Commerce Drive;

This request is based on a “Paper Road” as frontage. My question is, who is going to improve this “Paper Road”, and is it Town property?

P & Z Permits 2016					
Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
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 & Emporium	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 Novelties	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	Open for business
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
16-30	Three Sons Realty Pride Corner Farms, Inc.	600 Main Street	Millane Nurseries	Approved 7/19/16	Open
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	Fibredust Realty LLC	30 New Lane	Site Plan Modification for outdoor storage	Denied 10/4/16	
16-36	Rodnella 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

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 Demoeed
16-49	NGA Nguyen	25 Shunpike Road	New Building	Approved 1/17/17	Bldg. Demoeed

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 whtin 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 Jasiecki	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	Pending 4/18/17	
17-12	Lisa DiMichele	6 Kirby Road	Caffe Vernazza, Emporium	Pending	
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	
17-15	Keystone Novelities	113 Berlin Road	Temp Fireworks Retail	Approved 5/2/17	
17-16	Kevin Reed	town wide	Amenda reg 3.5.C.4 to add pet day care	Approved 5/16/2017	
17-17	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	Tabled	
17-19	Paraco Gas	Krauszers/117 Berlin Road	Propane tanks & cage	Scheduled 6/6/17	
17-20	Middlesex Counseling Center	1 Willowbrook Suite 6	Family Counseling	Approved by ZEO 5/15/2017	
17-21	Town of Cromwell	Town wide	Amend sections 3.2.3 and Section 3.3.4	Scheduled 6/6/17 mtg.	

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: May 30, 2017
Re: Revised comments for the June 6, 2017 Meeting Agenda

7. Town Planner Report:

a. Please fill out the Lower Connecticut River Valley Council of Governments (RiverCOG) Regional Planning Commission's POCD Questionnaire and bring it to the meeting. Thanks!

8. Public Hearing:

a. Application #17-11: Request to Re-subdivide 20 (2.06 acres) and 40 (1.88 acres) Commerce Drive into 3 lots. G&G Holdings II LLC is the Applicant and the Owner. The property is located in the Industrial Zone on the south side of Commerce Drive. *The existing 20 Commerce Drive (Lot #6 on the plans) would be reduced to 1.71 acres and 40 Commerce Drive (Lot #'s 7-1 and 7-2 on the plans) would be divided into two lots. Lot # 7-1 will contain 1.03 acres and Lot #7-2 will contain 1.23 acres. Staff reviewed the plans and will report on the status of the review process at the meeting.*

b. Application #17-21 - Request to amend Sections 3.2 Local Business District 3.2.3 Multi-family dwelling units and Section 3.3 Highway Business District 3.3.4 Multi-family dwelling units – Delete as a Special Permit Use. The Town of Cromwell Planning and Zoning Commission is the Applicant.

9. 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. The .24 acre site is located in the Highway Business Zone on the north side of Kirby Road and contains an existing 2,225 square foot single family house. *The applicant has converted the antique shop first floor of the building into a barber shop and is now proposing to convert the remaining first floor space into a coffee shop. The applicant is requesting that the Commission waive the 5 foot side yard buffer requirement to install additional parking spaces for the coffee shop. Staff will report on the status of the required site improvements at the meeting.*

b. Application #17-19: Request for a Site Plan Modification to install a retail Propane Tank Cage unit at 117 Berlin Road. Paraco Gas is the Applicant and SHRI AMBE LLC is the Owner. *The 3.6 acre site is located on the south side of Berlin Road in the Highway Business Zone District and contains the existing 2,880 square foot Krauser's Food Store. The applicant is proposing to install a retail propane tank cage unit on the west side of the front door. Staff reviewed the plans and will report on the status of the review process at the meeting.*

10. New Business Schedule and Accept 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. *The 4.88 acres of undeveloped land is located in the Local Business Zone on the east side of Shunpike Road and the north side of Court Street. Staff is requesting the Commission accept the application and schedule it to be heard on July 18, 2017.*

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. *The 1.21 acre site is located in Highway Business Zone on the south side of Berlin Road and contains the 8,298 square feet Cromwell Diner. Staff is requesting the Commission accept the application and schedule it to be heard on June 20, 2017.*

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 6, 2017 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

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

2. Application #17-21: Request to amend the Zoning Regulations by deleting Sections 3.2.C.4 Local Business District Multi-family dwelling units and Section 3.3.C.4 Highway Business District Multi-family dwelling units. This will delete Multi-family dwelling units as a Special Permit Use in the Local and Highway Business District Zones. The Town of Cromwell Planning and Zoning Commission is the Applicant.

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 22nd day of May 2017.

17-11

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

Re-
APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision (if applicable): Coles Brook Commerce Park
Street Address: Lots 6 & 7 Commerce Drive
Volume/Page: 1506/155
Zoning District: Indust. PIN # 10406900

Applicant's Name: C&G Holdings II, LLC
Address: 20 Commerce Drive
Cromwell, CT 06416
Telephone: 860-632-9294 ext. 122
Email Address: greg@goactgroup.com

Owner's Name: C&G Holdings II, LLC
Address: 20 Commerce Drive
Cromwell, CT 06416

Attached:

- (X) 1. Application fee in the amount of \$ 260.00 ;
- (X) 2. Copy of Inland Wetlands and Watercourses Agency Permit, if applicable;
- (x) 3. Evidence of Water Pollution Control Authority approval, if applicable;
- (X) 4. Twenty-five copies of plans prepared in accordance with Article 403 and 404 of the Cromwell Subdivision Regulations.

*Incomplete applications may be rejected at the next scheduled meeting
of the Planning and Zoning Commission*

17-11

Please answer the following questions:

1. Is any part of the site within 500' of an adjoining town? (Yes) (No)
2. Does any part of the site contain wetlands? (Yes) (No)
3. If you propose to disturb more than five acres, have you filed a Stormwater Management Plan with DEP? (Yes) (No) (N/A)
4. If the subdivision will involve more than 100,000 sf of floor area or 199 parking spaces, have you applied for an STC Permit with DOT? (Yes) (No) (N/A)
5. Is any portion of the site subject to any Conservation Restriction per Sec. 47-42d of the Connecticut General Statutes? (Yes) (No)



Applicant C&G Holdings II, LLC
Richard D. Cavella 143 Atty

3/7/2017

Date



Owner C&G Holdings II, LLC
Richard D. Cavella 143 Atty

3/ 7/ 2017

Date



**Town of Cromwell
Planning and Zoning Commission**

APPLICATION TO AMEND THE ZONING REGULATIONS

Name: Town of Cromwell

Address: 41 West Street
Cromwell, CT 06416

Telephone: 860-632-3422 Email: _____

A. Request to Change an Existing Regulation:

1. Current Article Number: 3.2.4 and 3.3.4
2. Current Regulation wording (attach if necessary):

3. Proposed Change wording (attach if necessary):
Delete Multi-family dwelling units as a use permitted by
Special Permit.

B. Request to Create a New Regulation:

1. Suggested Article Number: _____
2. Zoning District(s) to be Affected by New Regulation: _____
3. New Regulation wording (attach if necessary):

C. Reason for Proposed Change or New Regulation:

_____ (applicant) _____ (date)

INSTITUTIONAL USES	ADDITIONAL CRITERIA (SEE SECTION)
<ul style="list-style-type: none"> • Club, lodge or fraternal organization (private and operated for the benefit of the members and not for gain) 	
<ul style="list-style-type: none"> • Museum 	

OTHER USES	ADDITIONAL CRITERIA (SEE SECTION)
<ul style="list-style-type: none"> • Nurseries and sale of produce and plants (Commission shall approve areas for outside display) 	
<ul style="list-style-type: none"> • Retail store 	
<ul style="list-style-type: none"> • Utilities, including gas regulation stations, telephone exchanges, pumping stations, aboveground water storage tank, water reservoirs and satellite and cable television facilities 	

4. Requires Special Permit Approval [Section 8.7]

RETAIL/WHOLESALE SALES USES	ADDITIONAL CRITERIA (SEE SECTION)
<ul style="list-style-type: none"> • Retail store for the sales of alcoholic beverages 	
<ul style="list-style-type: none"> • Outside storage or display of merchandise 	
<ul style="list-style-type: none"> • Sale at retail of any commodity manufactured, processed, fabricated or warehoused on the premises provided the total floor area devoted to retail sales does not exceed 20 percent of the gross floor area of the building 	
<ul style="list-style-type: none"> • Sale at retail of equipment, supplies and materials designed especially for use in agriculture, mining, industry, business, transportation, building and other construction, with the exception of commercial explosives 	

HOUSING USES	ADDITIONAL CRITERIA
---------------------	----------------------------

commercial explosives	
•Retail store exceeding 50,000 square feet	

HOUSING USES	ADDITIONAL CRITERIA (SEE SECTION)
•Multi-family dwelling units	6.8

FOOD/HOSPITALITY RELATED USES	ADDITIONAL CRITERIA (SEE SECTION)
•Bed and breakfast inn	6.10
•Drive-in window service of any kind	6.5
•Hospital	
•Hotel, which may include a sit-down restaurant (but not a fast-food restaurant or any drive-in facilities), banquet hall and/or conference center	
•Live entertainment	
•Outdoor service accessory to a sit-down restaurant, including the placement of seating and tables out of doors and food served thereat.	
•Pet day-care facility or pet boarding facility	
•Restaurant with the accessory sales of alcoholic beverages	

INSTITUTIONAL USES	ADDITIONAL CRITERIA (SEE SECTION)
•Government Services	
•Public services, including ambulance service, fire station, library, police station, post office and terminal for public vehicles (including repair or storage)	

17-22

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Center Point Apartments

Street Address: 186 Shunpike Road, Cromwell, CT

Volume/Page: Map 25/2F PIN #: 11600700

V. 15581 P. 158

Applicant Name: JFG PARTNERS, LLC

Address: 110 Court Street, Suite 1
Cromwell, CT 06416

Telephone: 860-632-7090 (day) _____ (evening)

Email Address: pat@premierbuilding.org

Property Owner Name: Estate of Helen Ewald c/o Sybil Martin, Executrix


Address: 16 Chatfield Road
Derby, CT 06418

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? applied
3. Will this project require a DEP Stormwater Management Permit? (Yes) (No)
if yes, have you applied for it? applied
4. Will this Project Require an STC Permit? (Yes) (No)
if yes, have you submitted a copy of the plans to the STC? applied
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
 JFG Partners, LLC
 By: Patrick Snow, Member

5/12/17

 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@SBCGLOBAL.NET

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

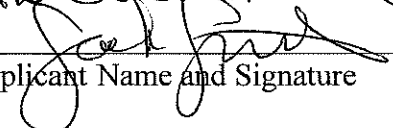
Attached:

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

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

17-18

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN modification
PARKING Lot Butler waiver

Name of Project: CAFE VERNAZZA EMPORIUM, LLC¹²
Street Address: 6 FIRBY ROAD
Volume/Page: 1550/837 PIN #: 00064900ⁿ

Applicant Name: LISA Di Michele
Address: 12 SAVAGE Hill Road
BERLIN Conn 06037
Telephone: 860-471-2868 (evening)
Email Address: LocalLandscaping@gmail.com

Property Owner Name: LUCA + SONS LANDSCAPING, LLC
Address: 12 SAVAGE Hill Road
BERLIN, Conn 06037

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?
if yes, have you obtained it? | (Yes) | (No) |
| 3. Will this project require a DEP Stormwater Management Permit?
if yes, have you applied for it? | (Yes) | (No) |
| 4. Will this Project Require an STC Permit?
if yes, have you submitted a copy of the plans to the STC? | (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.

Lisa Di Michele
Applicant Name and Signature

4/26/2017
Date

17-19

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL MOD

Name of Project: _____

Street Address: 117 Berlin Rd, Cromwell CT

Volume/Page: _____ PIN #: 00379300

Applicant Name: Paraco Gas

Address: 810 Access St
Stratford CT 06615

Telephone: 203 610 1999 (day) _____ (evening)

Email Address: Thagele@paracogas.com

Property Owner Name: ~~Krausers Food Store~~

Address: 117 Berlin Rd
Cromwell CT 06416

Amin Greene
203 624-7779
CA CT Permit
services

SHRI AMBE LLC

Attached:

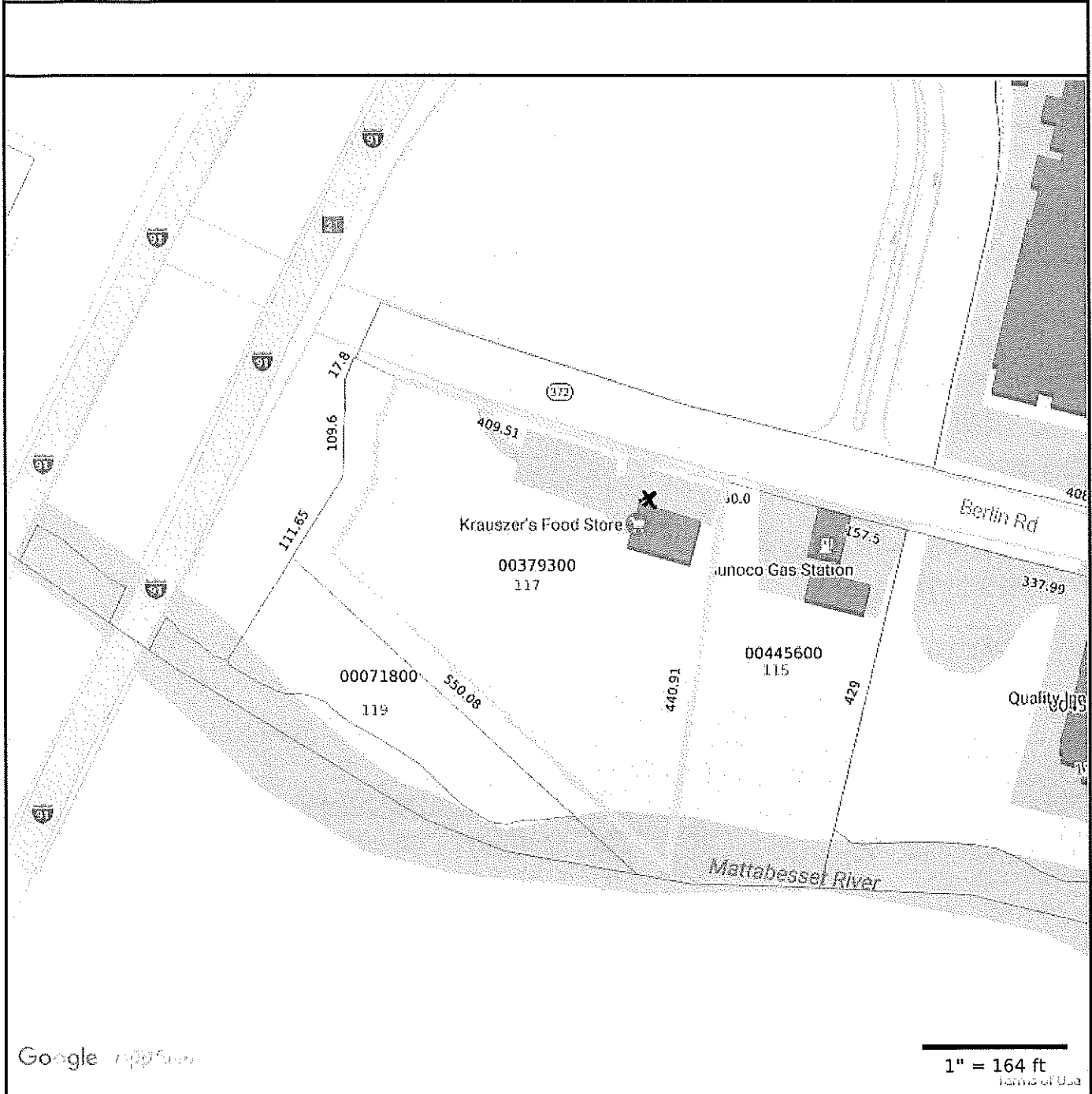
- () Application fee.
- () Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- | | | |
|---|-------|------|
| 1. Is <u>any part</u> of the site within 500' of an adjoining town? | (Yes) | (No) |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ? | (Yes) | (No) |
| if yes, have you obtained it? | (Yes) | (No) |
| 3. Will this project require a <u>DEP Stormwater Management Permit</u> ? | (Yes) | (No) |
| 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? | (Yes) | (No) |

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

Amin Greene 
Applicant Name and Signature

5-4-17
Date



Property Information

Property ID 00379300
Location 117 BERLIN ROAD
Owner SHRI AMBE LLC



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

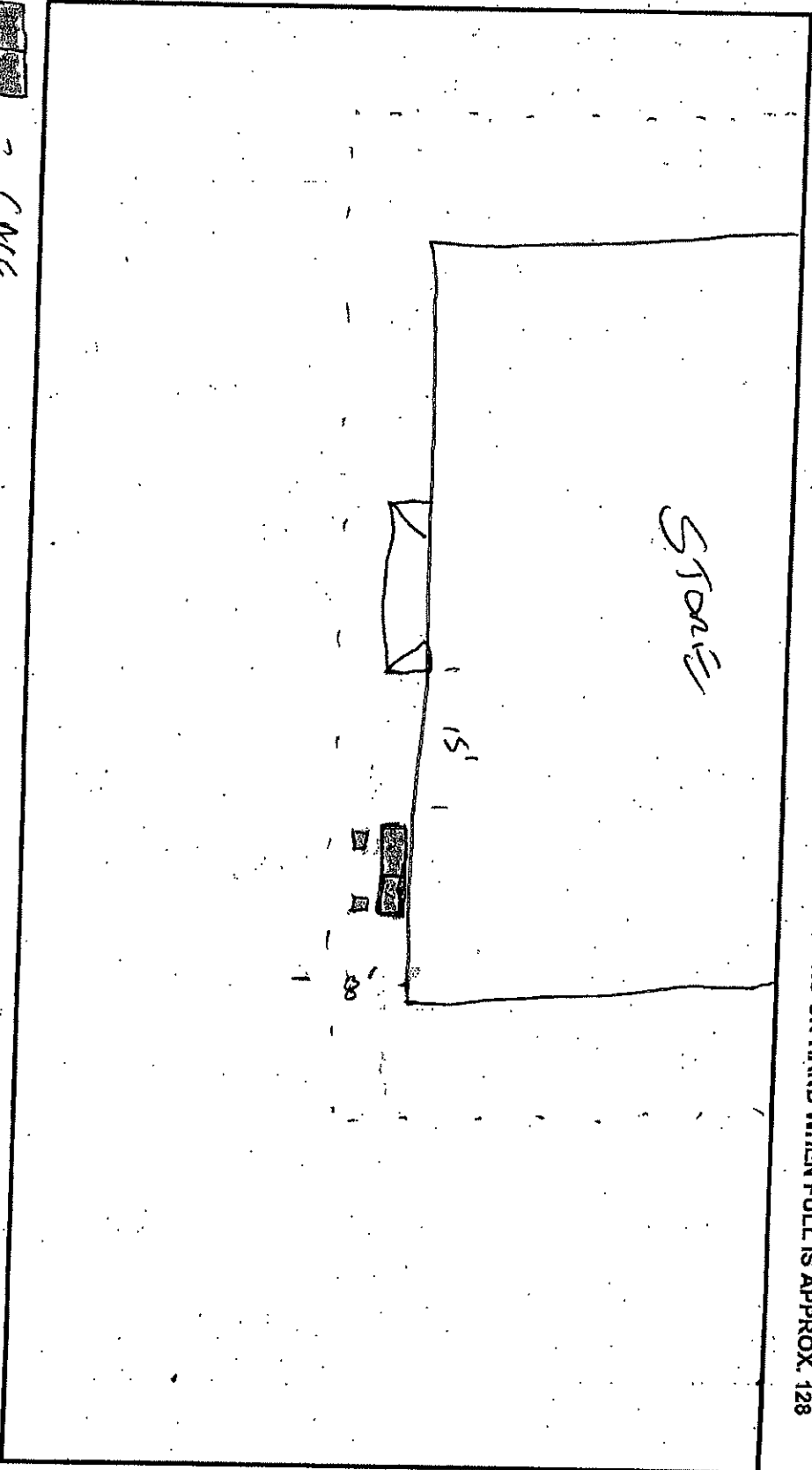
Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 10/1/2016
 Properties updated daily

BBO TANK EXCHANGE PROGRAM
NEW CUSTOMER FORM

STORE NAME: KNAUSE'S FOOD STORE
CONTACT NAME: HEIDI R. BAKER
STREET: 112 BRADLEY RD.
TOWN, STATE, ZIP: LAURENS SC 29556

CAGE IS STAINLESS STEEL AND LOCKABLE
80" WIDE X 36" DEEP X 72" HIGH
CAGE HOLDS QUANTITY OF 36, 15 POUND TANKS
TOTAL GALLONS ON HAND WHEN FULL IS APPROX. 128



☐ = CAGE
☐ = CASH
BRANSER

BRANSER PD

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY MAY 16, 2017
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Michael Cannata, Brian Dufresne, Chris Cambareri, Jeremy Floryan, Kenneth Slade and Paul Cordone

Absent: Richard Waters, Ken Rozich, Nicholas Demetriates (alternate), and 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 7:06 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

NONE

4. Approval of Agenda

Mr. Popper asked that the Commission amend the agenda to include under New Business - Accept and Schedule Applications - the following:

#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.

#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.

Section 8-24 Mandatory Referral to sell a portion of town owned land (204 Main Street) abutting the south side of 31 River Road.

A motion to approve the amended agenda so that it included the three additional matters was made by Michael Cannata and Seconded by Brian Dufresne. *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. He stated that the Zoning Board of Appeals had modified the order affecting 123 Evergreen Road, allowing an additional six months. There was a brief discussion regarding 6 Kirby Road. Mr. Curtin started discussing the areas of non-compliance and Mr. Popper stated that the matter should be discussed under new business, rather than at this time.

Chairman Kelly asked that Mr. Curtin include in his report more details regarding the conditions imposed on certain application approvals.

7. Town Planner Report

Mr. Popper stated that he had recently visited Autumn Lake and commented on the improvements made to the property, especially the rehab facility.

There was also a brief discussion regarding ShopRite. Mr. Popper stated that he expected an application to modify the site plan to be submitted by mid-June. There was a brief discussion regarding the site, the overall project and timeframe.

Mr. Popper also stated that he was continuing his discussions with the Developers on County Line Drive.

8. Public Hearing:

a. 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.

There was a motion made to hear the application out of order of the agenda by Michael Cannata; Seconded by Brian Dufresne. *All in favor; motion passed.*

Mr. Popper stated that the current signs were non-conforming, and in conjunction with the sign manufacturer, they were working to stay within the existing square footage of the signs. The proposal is to have two smaller signs on wooden posts, to be externally illuminated with spotlights. There was a brief discussion as to the proposed locations for installation. Paul Cordone asked if the sign height had been decreased and Mr. Popper stated that it had been. Chairman Kelly asked if the signs conformed with the regulations. Mr. Popper said that they were less nonconforming than the current signs.

Michael Cannata made a motion to approve the site plan modification, which was Seconded by Brian Dufresne. *All in favor; motion passed.*

b. 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. Kevin and Anellie Reed are the Applicants.

Chairman Kelly read the legal notice. Michael Cannata made a motion to open the public hearing; seconded by Jeremy Floryan.

Mr. Popper began by discussing what specific uses are allowed in which specific zones as it relates to animal care facilities and there was a brief discussion of current facility locations. Mr. Popper stated that boarding facilities need outside areas that are away from residential zones. He also stated that he submitted the proposed zone amendment to the Capitol Region Council of Governments and the Lower Connecticut River Valley Council of Governments. Both responded by stating that there was no significant impact or conflict.

Michael Cannata made a motion to open the public hearing; Seconded by Paul Cordone.

Jim Koras of 375 Maple Street, Wethersfield, spoke in favor of the proposed application. He discussed a proposed business model/facility that would be used for canine sports, competition and training, which could be a destination facility to attract people from around the region. He discussed the facility size and features and stated that it was preferable to build a new facility, rather than to use existing space.

There was a motion to close the public hearing made by Michael Cannata; Seconded by Paul Cordone. Michael Cannata made a motion to approve the application, Seconded by Ken Slade. Chairman Kelly stated that she had some concerns over the specific language of the application. Mr. Popper stated that the application had been advertised a certain way and that the specific wording of the regulation could be reviewed when an application for a facility was submitted. *All in favor; motion passed.*

9. 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. A motion to take the application off the table was made by Michael Cannata; Seconded by Ken Slade.

Mr. Popper stated that he and Mr. Curtin had recently inspected the property and Mr. Curtin had drafted a memo regarding the deficiencies. Mr. Popper requested that the application be tabled until June 6, 2017 to allow additional time to review the deficiencies. A motion to table the application was made by Michael Cannata; seconded by Ken Slade. *All in favor; motion passed.*

10. New Business: Accept and Schedule New Applications:

- a. #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. A motion was made by Michael Cannata to accept and schedule the Application for June 6, 2017. It was seconded by Jeremy Floryan. *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.

Mr. Popper stated that this application was being made because of the limited commercial property in town and because the floating PRD zone allows for multifamily housing in residential areas. A motion was made by Michael Cannata to accept and schedule the application for June 6, 2017; seconded by Chris Cambareri. *All in favor; motion passed.*

- c. Section 8-24 Mandatory Referral to sell a portion of town owned land (204 Main Street) abutting the south side of 31 River Road.

Mr. Popper explained that the owner of 31 River Road was requesting to purchase a portion of town owned property in order to construct a two car garage. Michael Cannata asked if the Conservation Committee had approved the proposed sale. Mr. Popper said he was unaware of any restrictions prohibiting the possible transfer. Mr. Popper reviewed the map with the Commission members. There was a brief discussion regarding the referral process and the next steps that would be taken by the Town Council. Mr. Popper stated that the state statutes require the Commission to comment when town land is proposed to be bought or sold. Chris Cambareri asked if there would still be access to River Road and Mr. Popper stated that the town planned road was unaffected. Michael Cannata made a motion to make a positive A-24 report to the Town Council. It was seconded by Chris Cambareri. *All in favor; motion passed.*

11. Commissioner's Comments

None

12. Approval of Minutes

- a. May 2, 2017: Motion by Michael Cannata to approve the minutes, Seconded by Ken Slade. *All in favor; motion passed.* Note: Chairman Kelly abstained from the vote.

- 13. Adjourn:** Motion to adjourn at 8:07 p.m. by Michael Cannata, Seconded by Brian Dufresne. *All were in favor; the motion passed.*

Respectfully Submitted,



Julie C. Petrella
Recording Clerk