



**Town of Cromwell
Economic Development Commission**

**REGULAR MEETING
6:30 PM WEDNESDAY MARCH 17, 2021
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
AGENDA**

1. Call to Order
2. Roll Call/Seating of Alternates
3. Approval of Agenda
4. Public Comments
5. Director of Planning and Development Report
6. New Business:
 - a. Election of Officers
7. Chairman's Comments/Commissioners' Comments
8. Communications: see attached P & Z Minutes
9. Approval of Minutes:
 - a. November 18, 2020
10. Good & Welfare
11. Adjourn

RECEIVED FOR RECORD
Mar 08, 2021 11:18A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, JANUARY 19, 2021
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Vice Chair Michael Cannata, Jeremy Floryan, Chris Cambareri, Nick Demetriades, John Keithan, Ken Rozich, Ann Grasso (alternate) and Robert Donohue (alternate)

Absent: Chairman Alice Kelly, Brian Dufresne, Paul Cordone


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

1. Call to Order:

The meeting was called to order by Vice Chairman Michael Cannata at 7:02 p.m.

2. Roll Call:

The presence of the above members was noted.

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Jan 27, 2021 10:48A
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3. Seating of Alternates:

A motion was made by Nick Demetriades to seat Ann Grasso as alternate. Seconded by Chris Cambareri. *All in favor, Motion passed.*

A motion was made by Nick Demetriades to seat Robert Donohue as alternate. Seconded by John Keithan. *All in favor; Motion passed.*

4. Approval of Agenda:

Mr. Popper asked that all the Public Hearing items be tabled. Mr. Popper also asked that an informal discussion regarding the property at 186 Shunpike Road be added to New Business.

Nick Demetriades made a motion to approve the agenda as amended. Seconded by Chris Cambareri. *All in favor; Motion passed.*

5. Public Comments:

None

6. Development Compliance Officer Report:

Compliance Officer Bruce Driska distributed the updated report to the Commission and offered the following updates:

Mr. Driska said that the Starbucks project at 136 Berlin Road is coming to a rapid close and soon to be receiving a CO. He said that the signage was installed last week including

the drive-up menu board. Mr. Driska said one area of concern is an issue with the relocation of the Burger King dumpsters. He said the landlord is working on resolving the issue.

Mr. Driska said Arbor Commons continues to move forward. He said Phase 1 has nine or ten foundations complete with or without structures and Phase 2 will be next with seven homes.

7. Town Planner Report:

Mr. Popper reported there was a ribbon cutting at Lapels Dry Cleaners because it is now under new management and ownership.

Mr. Popper said that he had spoken with some staff members from Dunkin Donuts corporate office and they said that there will be changes to all the local store signage to reflect the name change from Dunkin Donuts to simply Dunkin.

Mr. Popper said that discussions continue with more potential development in the northern tier. He said there will be several announcements regarding new tenants in the ShopRite plaza in the near future.

Mr. Popper said that as Mr. Driska mentioned, Starbucks is nearly completion and there are hopes that this will draw more attention to that shopping center. He said that there are several vacancies, including the large space formerly occupied by a pet store.

Ann Grasso inquired about the Tea Roses tea shop. Mr. Popper that the owner has retired and plans to do some online sales. He said that so far, there have been no inquiries on that space.

8. New Business: Accept and Schedule New Applications:

None

9. New Business:

Attorney Timothy Furey, 43 Bellevue Avenue, Bristol, addressed the Commission regarding the property located at 186 Shunpike Road. Attorney Furey said that he represents Carrier Construction, Inc and we are currently, in negotiations with the owner, Mr. Snow, regarding the property.

Attorney Furey said that a court agreement called for the construction of two buildings containing thirty market-rate apartments in each building and two commercial buildings in front. Attorney Furey and his clients would like to take this opportunity to present their ideas for the property to the Commission.

Mr. Charlie Talmadge, Site Development Specialist with Development Planning Solutions, LLC of Bristol, distributed revised site plans for 186 Shunpike Road prepared for Carrier Construction Inc. to the Commission. He explained that the previous site plan was for a mix of one and two-bedroom units that were very small. Mr. Talmadge said that

the new site plan would be for two-bedroom, two-bath units that have a larger square footage. He noted that the previous site plan called for 1.5 parking spaces per unit and the new site plan includes 2 parking spaces per unit. Mr. Talmadge said Carrier Construction LLC has had great success in Bristol with a similar property. He handed out pictures of this property to the Commission members.

Attorney Furey and the Commission discussed the site plan modifications, including parking and landscaping issues.

Mr. Popper said he will speak with the Town Attorney Kari Olsen regarding the proposal by Attorney Furey and Carrier Construction.

Attorney Furey thanked the Commission for allowing him to offer this presentation and have an informal discussion regarding this project. Vice Chair Michael Cannata thanked Attorney Furey and Carrier Construction for their work with Mr. Popper and the Town Engineer. He also commented that Carrier Construction is doing a great job in Cromwell.

10. Public Hearings:

- a. Application #20-63: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to allow for the installation of a digital billboard within the Floodplain at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner. Nick Demetriades made a motion to table the Public Hearing for Application #20-63 to the February 2, 2021 meeting. Seconded by Chris Cambareri. *All in favor; motion passed.*
- b. Application #20-47: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner. Nick Demetriades made a motion to table the Public Hearing for Application #20-47 to the February 2, 2021 meeting. Seconded by Jeremy Floryan. *All in favor; motion passed.*
- c. Application #21-02: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to allow for the installation of a digital billboard within the Floodplain at 6 Piney Ridge Road. DFC of Cromwell, LLC is the Applicant and the Owner. Nick Demetriades made a motion to table the Public Hearing for Application #21-02 to the February 2, 2021 meeting. Seconded by Jeremy Floryan. *All in favor; motion passed.*
- d. Application #20-48: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 6 Piney Ridge Road. DFC of Cromwell, LLC is the Applicant and the Owner. Nick Demetriades made a motion to table the Public Hearing for Application #20-48 to the February 2, 2021 meeting. Seconded by Jeremy Floryan. *All in favor; motion passed.*

11. Commissioner's Comments:

Nick Demetriades talked about the River COG regional planning effort for the Plan of Conservation and Development. He sent out an email to the Planning and Zoning Commission members regarding the efforts to put together a regional plan and map that involves all the towns. Nick Demetriades said he met with Town Planner Stuart Popper and Planning and Zoning Chairman Alice Kelly to discuss areas of the Regional Plan that

are of interest for Cromwell, such as the regional effort which addressed innovative business areas. Mr. Popper was able to provide updated zoning maps which will be distributed to Commission members. Nick Demetriades said that items discussed also included the Northern Tier being identified as innovation and business hub.

Nick Demetriades noted that more public participation is needed. Mr. Popper suggested that perhaps links to the River COG site can be offered on the Town of Cromwell website and perhaps Town Council member, James Demetriades will bring this issue to the attention of the Town Council at their next regular meeting.

Vice Chairman Michael Cannata thanked Nick Demetriades for providing this information to the Commission.

12. Approval of Minutes:

a. January 5, 2021

Nick Demetriades made the motion to approve the minutes of January 5, 2021.

Seconded by Jeremy Floryan. *All in favor, motion passed.*

13. Adjourn:

Nick Demetriades made the motion to adjourn at 7:58 p.m. Seconded by Jeremy Floryan.

All in favor, motion passed.

Respectfully submitted,

Michelle L. Armetta/SBP

Michelle L. Armetta
Recording Clerk

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, FEBRUARY 2, 2021
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chair Michael Cannata, Jeremy Floryan, Chris Cambareri, Nick Demetriades, Paul Cordone, Ann Grasso (alternate) and Robert Donohue (alternate)

Absent: John Keithan, Ken Rozich, and Brian Dufresne

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, and Recording Clerk Michelle Armetta

1. Call to Order:

The meeting was called to order by Chairman Alice Kelly at 7:09 p.m.

2. Roll Call:

The presence of the above members was noted.

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Feb 11, 2021 02:04P
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3. Seating of Alternates:

A motion was made by Mr. Nick Demetriades to seat Ann Grasso and Robert Donohue as alternates. Seconded by Vice Chairman Michael Cannata. *All in favor, Motion passed.*

4. Approval of Agenda:

Mr. Popper asked the Commission to amend the agenda to include under New Business the following two items: A discussion regarding the Covenant Living project and a discussion regarding a new sign at 14 Alcap Ridge.

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

5. Public Comments:

None

6. Development Compliance Officer Report:

Compliance Officer Bruce Driska distributed the updated report to the Commission and asked if there were any questions. A Commission member inquired about Starbucks noting that there was an article in the newspaper referencing the new establishment. Mr. Driska reported that the grand opening is scheduled for Monday, February 8, 2021 and Starbucks should receive their CO on Wednesday, February 3, 2021.

7. Town Planner Report:

Mr. Popper reported that a wetlands application was received for a single-family subdivision on Hicksville Road located north of the entrance to Adelbrook. He said there

will be four lots fronting Hicksville Road with one rear lot and two rear lots on West Street. Mr. Popper said once the wetlands permit is approved, they will be submitting an application to this Commission, perhaps in March.

Mr. Popper said that Starbucks will receive CO on February 3, 2021, as reported by Mr. Driska and grand opening is scheduled for February 8, 2021. He said everyone is very pleased with how the site looks and are happy to have Starbucks in Cromwell.

Mr. Popper said not too many other projects are at the CO stage. He said that the Nike site project is moving along, but is a long way off from a CO. Mr. Popper said that Covenant Village has received a CO for a portion of their new building. He said the project includes 57 new living units as well as a variety of new services for the residents of Covenant Village. Mr. Popper said the project is very attractive, and everyone is pleased with it. He noted that this evening there representatives from Covenant Village to advise the Commission on changes that were made to the plan.

Mr. Popper said there are a few outstanding issues at the new Cromwell Department of Public Works facility that should be resolved soon and they will be receiving their CO shortly.

8. New Business: Accept and Schedule New Applications:

None

9. New Business:

Mr. Popper said there are representatives from Covenant Village of Cromwell who will address changes that have been made to the original site plan. He explained that the Town Engineer, Jon Harriman, and Mr. Driska are working on the CO for this development and in the process, discovered that there was an "outlook" at the pond which was not installed. Mr. Popper said it was not appropriate to approve this change at staff/administrative level and felt the Planning and Zoning Commission should be involved and advised of the change.

Mr. Popper invited Mr. Michael Hamlin, 515 Meriden Avenue in Southington, Director of Facilities at Covenant Village of Cromwell to address the Commission. Mr. Hamlin explained that the original plans for the pond area were to include an "outlook" measuring 25' x 40', similar to a fishing dock attached to the walkway around the pond. He explained during construction unsuitable soil materials were discovered and as a result the retaining wall and the shape of the board walk had to be redesigned and the outlook removed. Mr. Hamlin said therefore, the as-built does not match the original plans. Mr. Hamlin is asking for an administrative amendment to the site plan. Chairman Alice Kelly stated that this situation should have been brought to the Commission's attention immediately when it was discovered that the plans would need to change. Mr. Hamlin replied that when the plans changed from the single-tier wall to the two-tier wall engineering was involved and the architect did not catch it and for that Mr. Hamlin apologized.

Mr. Popper again pointed out that he just wanted the Commission to be aware of this situation should any questions arise in the future.

Vice Chairman Michael Cannata made a motion that a site plan modification is not necessary for the Covenant Village site. Seconded by Chris Cambareri. *All in favor; Motion passed.*

Mr. Popper said the next item is for a sign to be installed on the building for Advanced Window Systems at 14 Alcap Ridge. He said although the applicant was willing to be present at the meeting, but he had advised that due to COVID restrictions, it was not necessary to be present. Mr. Driska distributed pictures of the proposed signage and explained that he had reviewed the sign and it meets zoning regulations. He said that it is a 48" x 106", non-illuminated. Mr. Popper is asking the Commission to allow this application to be approved administratively.

Vice Chairman Michael Cannata made a motion that the application for signage at Advanced Window Systems be handled administratively. Seconded by Jeremy Floryan. *All in favor; motion passed.*

10. Public Hearings:

Chairman Alice Kelly read the Legal Notice into the record. Applications #20-63 and #20-74 for 241 and 251 Main Street will be heard together and Applications #21-02 and #20-48 for 6 Piney Ridge Road will be heard together.

- a. Application #20-63: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to allow for the installation of a digital billboard within the Floodplain at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.
- b. Application #20-74: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.

Vice Chairman Michael Cannata made a motion to open the Public Hearing for Applications #20-63 and #20-74. Seconded by Chris Cambareri. *All in favor; motion passed.*

Attorney Richard D. Carella, from the law firm of Updike, Kelly and Spellacy, PC in Middletown addressed the Commission. Attorney Carella said he is representing the Owner, Rodnella Realty, regarding the special permit application and Flood Plain permit application for the installation of a digital billboard at 241 and 251 Main Street. Attorney Carella began his presentation by describing the site and the location of the sign pylon/digital bill board on the site plan. He explained that the pylon would be in the floodplain and the pipe would be hollow to allow for water flow and therefore have minimal impact in the flood zone. The Commission members raised the question as to why the billboard was 2-sided. Vice chair Michael Cannata explained that as indicated in previous meetings, the Commission had only approved a one-sided billboard.

vinyl fence along certain points of the property line and the planting of additional trees. Mr. Violette said there will now be a variety of evergreen trees planted including: Blue Spruce, White Pine and White Spruce along the Northern boundary on the site to supplement existing vegetation. He said the plans call for about 70 trees at a height of 8' to 10' to be planted. Mr. Violette said in addition to these plantings, the applicant is proposing to a reforestation plan for 1.75 acres with about 200 whip size trees to be planted. He explained that over time this would create a dense forest of oaks, maples, and cedars in an effort to engulf the backside of the billboards. Mr. Violette showed an illustration of the size and location of the western-most billboard as seen from 53 South Street and views from 45, 47 and 49 South Street.

Vice Chairman Michael Cannata asked about the hours of operation. Mr. Violette said the applicant is proposing that the billboard be dark from 12:00 am to 5:00 am and a baffle system will be used as previously presented.

Chairman Kelly asked if anyone from the public wished to address the Commission. There were no comments from the Public. Mr. Popper read a memo from Mr. John Harriman, Town Engineer and noted that the applicant has agreed with the conditions set forth and has no issues. Attorney Dennis Ceneviva addressed the Commission and indicated that his client wants everyone on the Commission to feel comfortable with this project and is trying to address all the Commission's and staff comments and be responsive. Chairman Alice Kelly questioned the perspective being shown and felt it was an accurate portrayal. The Commission is also concerned about the hours of operation. Mr. Popper will consult with the Town Attorney to be sure that the Commission has jurisdiction to control hours of operation.

Attorney Dennis Ceneviva asked the Commission to continue the public hearings in order for the applicant to address the concerns raised by the Commission this evening.

Vice Chairman Michael Cannata made a motion to continue the Public Hearings for Applications #21-02 and #20-48; seconded by Paul Cordone. *All in favor; motion passed.*

11. Commissioner's Comments:

Mr. Nicholas Demetriades gave an update on the Regional Plan of Conservation and Development. Mr. Demetriades sent out a couple of informational emails to the Commission regarding the regional maps. Mr. Demetriades spoke with Mr. Popper about the maps and added some of the larger innovative business districts which are in the northern tier as well as walking paths. He said he also put together a spreadsheet that has links to various sites with info about a variety of planning related topics including zoning regulations for multi-family housing. Mr. Demetriades will be sending this information to the Commission members in a day or two.

Vice Chairman Michael Cannata asked the Commission members that if they have a specific point or comment that they want to make certain is in the written minutes, to please make the Recording Secretary aware of that. He pointed out that at the last meeting, a Commission member made a comment that they hoped to have clearly

mentioned in the minutes and it was not. Vice Chairman Cannata said so, going forward, if a Commission member has a comment that they want in the written minutes, please make it know at that time.

Chairman Alice Kelly reminded the Commission members of the Connecticut Land Use Attorney's Program in March at Wesleyan University. She said this year it will be a virtual meeting with a variety of lectures addressing procedures and processes for land use boards and commissions and current issues such as affordable housing, more inclusive zoning, etc. Chairman Kelly said there may be things offered in which you are not currently involved but would gain some insight and those interested in attending should contact Mr. Popper's secretary Greta O'Connell, to enroll.

12. Approval of Minutes:

a. January 19, 2021

Tabled.

13. Adjourn:

Vice Chairman Michael Cannata made the motion to adjourn at 8:50 p.m. *All in favor, motion passed.*

Respectfully submitted,

Michelle L. Armetta/SBP

Michelle L. Armetta
Recording Clerk

Town of Cromwell
Economic Development Commission
Regular Meeting
7:00 Pm Wednesday November 18, 2020
Room 222 Cromwell Town Hall 41 West Street

Meeting Minutes

Present: Chairman Richard Nobile, Joseph Fazekas, Jay Polke, Marilyn Teitlebaum-Dworkin and Paul Warendas,

Absent:,

Also Present: Director of Planning and Development Stuart Popper

1. Call to Order

The meeting was called to order by Chairman Nobile at 7:00 PM.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of Agenda

Motion made by Jay Polke to approve the Agenda; seconded by Marilyn Teitlebaum-Dworkin. *All in favor, motion passed.*

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Dec 14, 2020 01:58P
JoAnn Doyle
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4. Public Comments

There were none.

5. Director of Planning and Development Report

Mr. Popper offered the following updates:

- The Planning and Zoning Commission approved a number of applications at their November 5, 2020 meeting including: a Request to Modify the Site Plan at 153 West Street to permit a Salon; a Request to modify the Site Plan for Cromwell Villages to allow for a communications tower and Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to allow for the accessory sales of alcoholic beverages at 77 Berlin Road (Wooster Street Pizza.)
- The Town and the Developer for 60 and 61 River Road have agreed to continue the discussion regarding a possible contract for the development of the properties.

- Work continues at Cromwell Village and Covenant Village.

6. New Business:

- a. Approve meeting dates for 2021.

The Commission members discussed the idea of changing the meeting time from 7:00 pm to 6:30 pm on the third Wednesday of the month.

A Motion made by Joseph Fazekas to approve the amended calendar with the meeting time starting at 6:30 pm; seconded by Jay Polke. *All in favor, motion passed.*

7. Chairman's Comments/Commissioners' Comments

There were no comments.

8. Communications: see attached P & Z Minutes

9. Approval of Minutes:

- a. October 21, 2020

Motion made by Jay Polke to approve the minutes; seconded by Marilyn Teitlebaum-Dworkin. *All in favor, Joseph Fazekas abstained and the motion passed.*

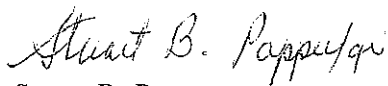
10. Good & Welfare

The Commission members all wished each other and staff a Happy Thanksgiving!

11. Adjourn

Motion made by Jay Polke to adjourn at 7:18 PM; seconded by Marilyn Teitlebaum-Dworkin. *All in favor, motion passed.*

Respectfully submitted,



Stuart B. Popper

Acting Recording Clerk