



**Town of Cromwell  
Planning and Zoning Commission**

**REGULAR MEETING  
7:00 P.M. TUESDAY MARCH 21, 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:
9. New Business:
  - a. Application #17-07: Request for Site Plan approval to reconstruct a portion of Willowbrook Road with the Flood Hazard Area. The Town of Cromwell is the Applicant and the Owner.
10. Public Hearing:
  - a. Application #17-05: Request for a Special Permit under Section 2.7.A.4. of the Zoning Regulations to construct more than 1000 square feet of accessory building (garage) at 17 Jennifer Lane. Michael Santangelo is the Applicant and Michael and Heather Santangelo are the Owners.
  - b. Application #17-06: Request for a Special Permit under Section 4.2 of the Zoning Regulations to reconstruct a portion of Willowbrook Road with the Flood Hazard Area. The Town of Cromwell is the Applicant and the Owner.
  - c. Application #17-08: Request for a Special Permit under Section 2.7.A.4. of the Zoning Regulations to construct more than 1000 square feet of accessory building (greenhouse) at 33 Shadow Lane. Stanley E. Jasiocki is the Applicant and Stanley and Elizabeth Jasiocki are the Owners.
  - d. Application #16-47: Request to amend the Section 3.5.C.4 Other Uses of the Zoning Regulations to permit as a Special Permit retail sales and small engine repair in the Industrial Zone District. The Planning and Zoning Commission is the Applicant.
11. Commissioner's Comments:
12. Adjourn

RECEIVED FOR FILING  
3-15 2017 at 11:28 AM.  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

*Lou Conacchia*  
TOWN CLERK

# Memo

To: Planning & Zoning Commission

From: Fred Curtin

Date: March 15, 2017

Re: March 2017 Activity Report

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49 River Road: The Cease and Desist order is still in place and daily citation fines are still accruing.

273 Main Street: The 3 unregistered vehicles have been removed.

## 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16-02	Frank Acheampong	538 Main Street	Clothing Bin for Non Profit	Withdrawn	Withdrawn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	Work in progress
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	Opening tis Spring
16-30	Three Sons Realty Pride Corner Farms, Inc.	600 Main Street	Millane Nurseries	Approved 7/19/16	Opning this Spring
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	
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	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 Shuinpike 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	Work in progress
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	Tabled 3/21/2017	
16-48	NGA Nguyen	25 Shunpike Road	3,500sf Retail Building	Approved 1/17/17	No Action
16-49	NGA Nguyen	25 Shunpike Road	New Building	Approved 1/17/17	No Action



TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday, March 21, 2017 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #17-05: Request for a Special Permit under Section 2.7.A.4. of the Zoning Regulations to construct more than 1000 square feet of accessory building (garage) at 17 Jennifer Lane. Michael Santangelo is the Applicant and Michael and Heather Santangelo are the Owners.
2. Application #17-06: Request for a Special Permit under Section 4.2 of the Zoning Regulations to reconstruct a portion of Willowbrook Road within the Flood Hazard Area in the vicinity of Berlin Road north to 4 Willowbrook. The Town of Cromwell is the Applicant and the Owner.
3. Application #17-08: Request for a Special Permit under Section 2.7.A.4. of the Zoning Regulations to construct more than 1000 square feet of accessory building (greenhouse) at 33 Shadow Lane. Stanley E. Jasiocki is the Applicant and Stanley and Elizabeth Jasiocki are the Owners.

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 7<sup>th</sup> day of March 2017.



TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Widening and Pavement Rehabilitation of Willowbrook Rd  
Street Address: Willow Brook Road (South End)  
Volume/Page: N/A PIN #: N/A

Applicant Name: Town of Cromwell  
Address: 41 West St.

Telephone: 860 632 3465 (day) \_\_\_\_\_ (evening)

Email Address: jharriman@cromwellct.com

Property Owner Name: Town of Cromwell  
Address: 41 West St.

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 DEP <u>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.

Jon Harriman      Jon Harriman      2/15/2017  
Applicant Name and Signature      Date



17-05

**Town of Cromwell  
Planning and Zoning Commission**

**APPLICATION FOR SPECIAL PERMIT**

Type of Activity: OVERSIZED GARAGE  
(Per Section 2.7.A.4 of the Cromwell Zoning Regulations)  
Street Address: 17 JENNIFER LANE Zoning District: \_\_\_\_\_  
Parcel ID #: 10901600 Volume/Page: \_\_\_\_\_

Applicant: Michael Santangelo  
Address: 17 JENNIFER LANE, CROMWELL, CT 06416  
Telephone Number (daytime): (860) 716-5232  
Email Address: MIKESANTANGELO@HOTMAIL.COM

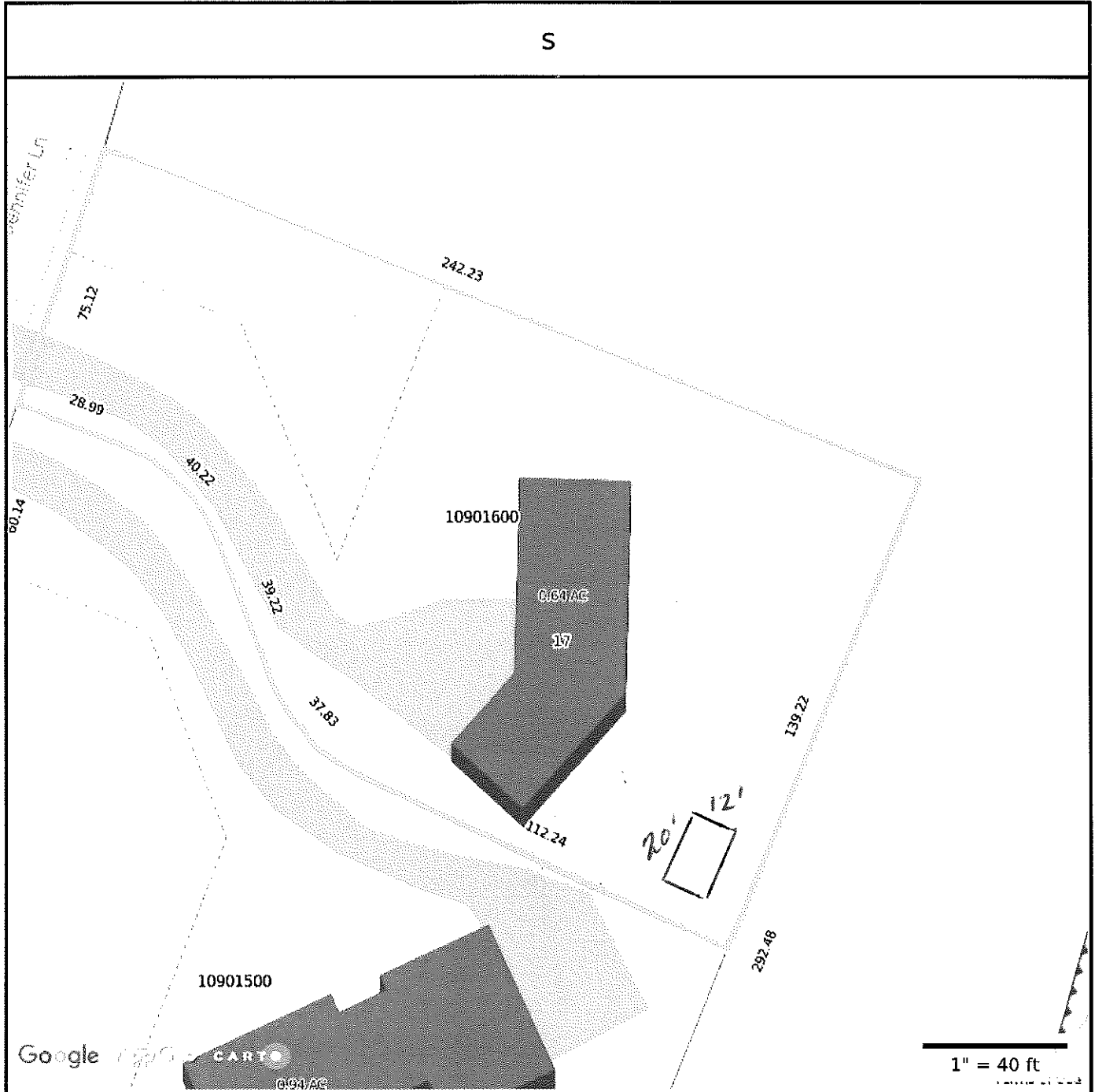
Property Owner: Michael Santangelo  
Address: 17 JENNIFER LANE, CROMWELL, CT 06416

Description of Proposed Activity: \_\_\_\_\_  
CONSTRUCTION OF A 12' X 20' SHED.  
\_\_\_\_\_

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

[Signature]  
(Signature of Owner or Designated Agent)  
Michael Santangelo  
(printed name of signer)

~~1/17/17~~ 2/10/17  
(date)



**Property Information**

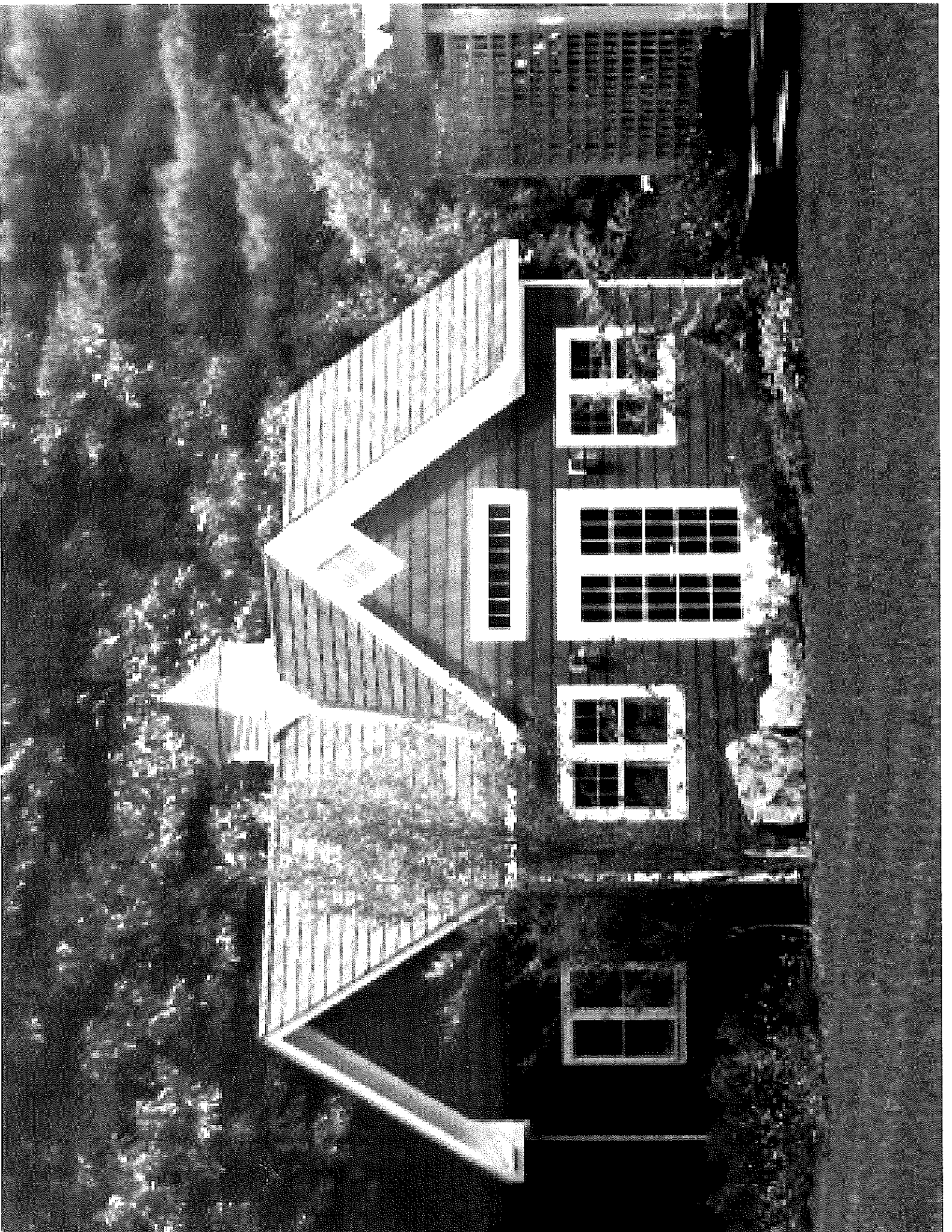
**Property ID** 10901600  
**Location** 17 JENNIFER LANE  
**Owner** SANTANGELO MICHAEL & HEATHER



**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 06/2016  
 Properties updated daily



TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Roadway Reconstruction (Filling) w/in Flood Hazard Area  
(Per Section 4.2 of the Cromwell Zoning Regulations)  
Street Address: Willowbrook Road @ 372 Zoning District: Highway Business  
Assessor's Parcel ID #: NA Volume/Page: NA

Applicant's Name: Town of Cromwell - Public Works  
Address: 41 West St  
Telephone Number (daytime): 860 632 3465  
Email Address: jharriman@cromwellct.com

Property Owner's Name: Town of Cromwell  
Address: \_\_\_\_\_

Description of Proposed Activity:  
Widening, adding turning lane, sidewalks +  
raising roadway low point to get above  
10-yr storm flood elevation (Filling).


I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, and with Section 13.2.d. (Sign Posting).

Jon Harman  
(applicant)

2/15/2017  
(date)

**Engineering Department  
Town of Cromwell  
Cromwell, CT**

**Memorandum**

**To:** Planning & Zoning Commission  
**CC:** Stuart Popper, Town Planner  
**From:** Jon Harriman, P.E.   
**Date:** 2/15/2017  
**Re:** Pavement Widening and Rehabilitation of Willowbrook Road – Site Plan & Special Permit

The Town has an STPURBN grant to reconstruct a portion of Willowbrook Road (widening, adding a turning lane onto Berlin Road, adding sidewalks and adjustment of horizontal and vertical alignments). Sidewalks would run continuously from the intersection of Berlin Road to the property line of the Town owned open space (Hoffman Farm). The cross culvert carrying Willow Brook under Willow Brook Road in the vicinity of #47 and #48 Willow Brook Road is to be replaced as well.

Willowbrook Road in the vicinity of Willowbrook Plaza is identified as a Special Flood Hazard Area (within the 100-year flood plain) and is subject to section 4.2 of the Cromwell Zoning Regulations. There are existing drainage issues on Willowbrook Road near the intersection of Route 372, Berlin Road. This portion of the roadway is within the backwater of the Mattabesset and Connecticut Rivers. The 10-year frequency flood elevation at this location is approximately 17.8'. The existing roadway low point near the intersection is at elevation 17.0' +/- . The proposed low point of the reconstructed roadway will be at elevation 19.23'. The low point of Route 372 in the vicinity is approximately 21.2. The increase in roadway elevation should alleviate the localized roadway drainage issues on the lower portion of Willowbrook Road while improving public safety at this location.

The cut and fill activity proposed for the reconstruction involves the placement of 1,150 cubic yards of net fill in the flood plain. Specifically this activity does not meet the requirements of section 4.2.R.13 which requires compensation of filling activities. A variance allowable under section 4.2.DD.3 of the zoning regulations was approved by the Zoning Board of Appeals on 2/14/2017. The reason for the variance is that this project cannot meet the requirement of balancing cuts and fills in the floodplain. We

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Construct a lean to Green House 8' x 23'

(Per Section \_\_\_\_\_ of the Cromwell Zoning Regulations)

Street Address: 33 Shadow Lane Zoning District: \_\_\_\_\_

Assessor's Parcel ID #: \_\_\_\_\_ Volume/Page: \_\_\_\_\_

Applicant's Name: Stanley E. Jasiecki

Address: 33 Shadow Ln., Cromwell, Ct. 06416

Telephone Number (daytime): 860 635-0873

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

Property Owner's Name: Stanley + Elizabeth Jasiecki

Address: 33 Shadow Lane, Cromwell, Ct.

Description of Proposed Activity:

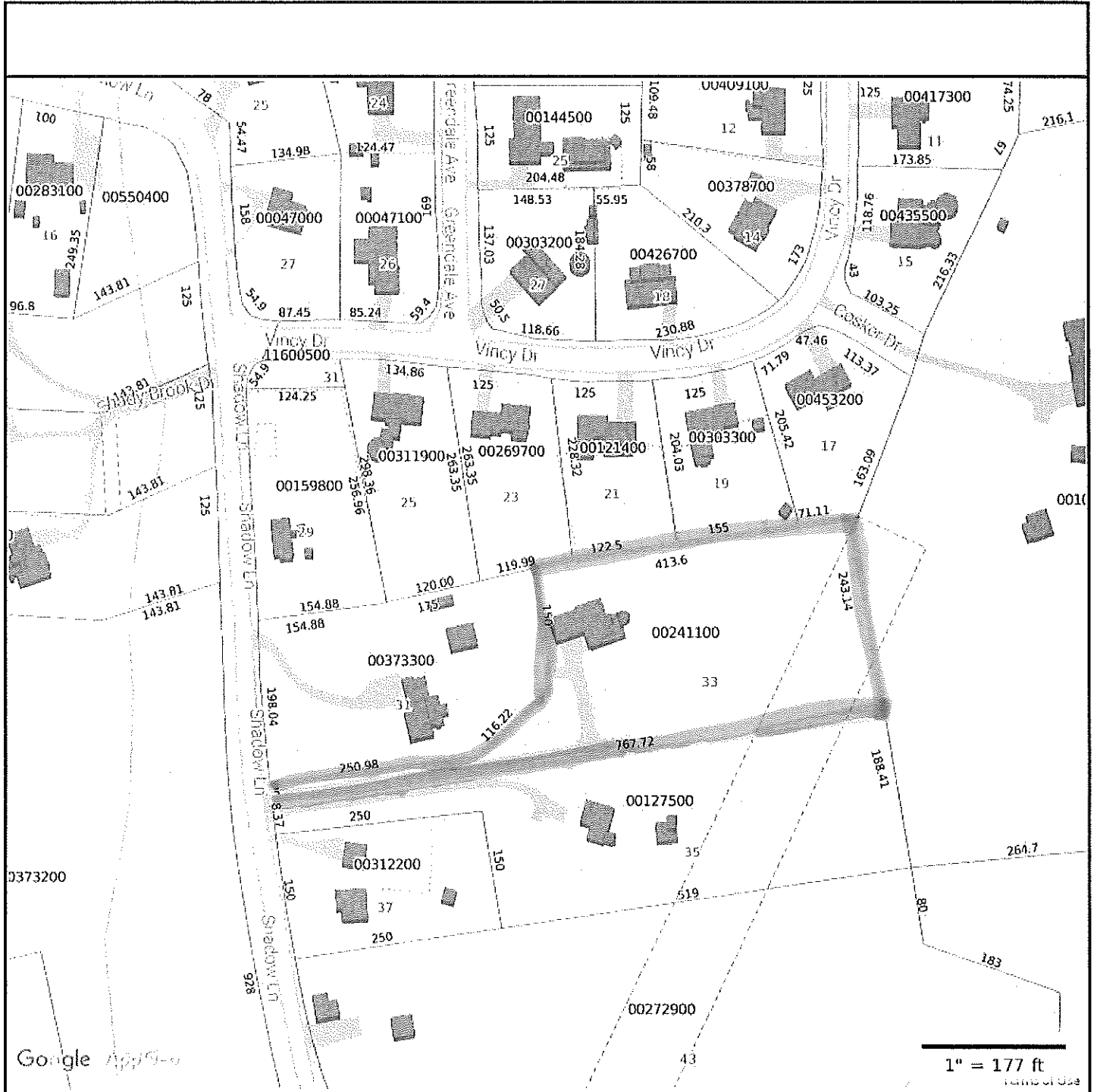
Build a lean to Green House, approx.  
8' x 13' on south side of existing  
shed.

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting).*

Stanley E. Jasiecki  
(applicant)

Feb. 16, 2017  
(date)

Stanley E. Jasiecki



**Property Information**

**Property ID** 00241100  
**Location** 33 SHADOW LANE  
**Owner** JASIECKI STANLEY & ELIZABETH



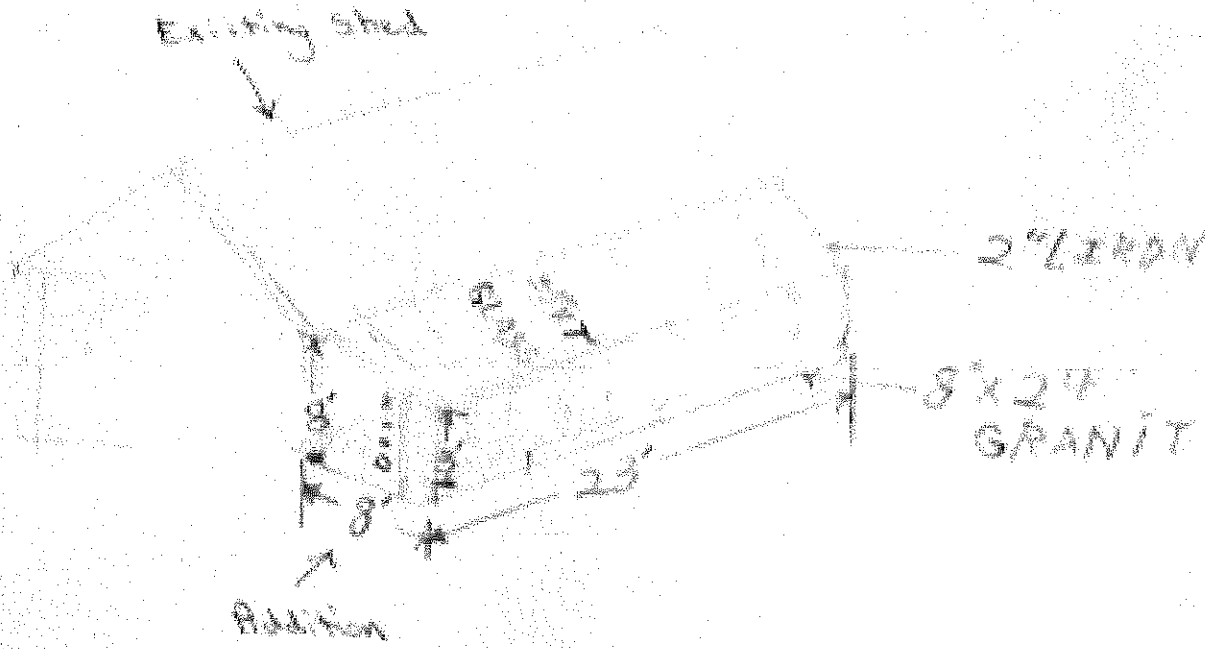
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Parcels updated 10/1/2016  
 Properties updated daily



4/20/17



Stanley Jasiacki  
33 Shadow Ln.  
Crenshaw, Ca. 90416  
860 635-0873