

RECEIVED FOR FILING
5-9 2017 at 1:33 P.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.



**Town of Cromwell
Planning and Zoning Commission**

Luis Carmona
TOWN CLERK

**REGULAR MEETING
7:00 P.M. TUESDAY MAY 16, 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 #17-16: 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 Annelie Reed are the Applicants.
9. New Business:
 - 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.
 - b. 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.
10. Commissioner's Comments:
11. Approval of Minutes:
 - a. May 2, 2017
12. Adjourn

Memo

To: Planning & Zoning Commission
From: Fred Curtin
Date: May 9, 2017
Re: April 2017 Activity Report

49 River Road – Fines are still accruing;

127 Evergreen Road – ZBA to hear Application on 5/9/2017;

8 South Street – Still cleaning up.

6 Kirby Road – Last month they submitted a plot plan for additional parking. This month they submitted a new parking lot plan. They also have not complied with the Handicap Ramp and the Drainage System which was part of the Barber Shop approval.

See attached memo.

Curtin, Fred

From: lucalandscaping@gmail.com
Sent: Monday, April 24, 2017 2:31 PM
To: Curtin, Fred
Subject: Re: Kirby

Your secretary put it on your desk. Thanks, Lisa

Sent from my iPhone

> On Apr 24, 2017, at 1:24 PM, Curtin, Fred <fcurtin@cromwellct.com> wrote:

>

> Yes please

>

> Thank you

>

> -----Original Message-----

> From: lucalandscaping@gmail.com [<mailto:lucalandscaping@gmail.com>]

> Sent: Monday, April 24, 2017 7:46 AM

> To: Curtin, Fred; Vin Robitaille

> Subject: Kirby

>

> Good morning Fred,

> I have a design from the surveyor that shows the extra parking spots but without taking out the tree in front... should I bring it in?

>

> Sent from my iPhone

Curtin, Fred

From: Harriman, Jon
Sent: Tuesday, May 09, 2017 9:41 AM
To: 'Lisa Di Michele'
Cc: Popper, Stuart; Curtin, Fred
Subject: RE: 6 Kirby Rd
Attachments: 6 Kirby Rd.pdf

Hello Lisa,

I was able to see the site this morning. The apron is ok. The dry well does not meet standard- please see the sizing calculations submitted by your engineer in July of last year. As you can see an 8' diameter, 5' deep dry well with 12' of stone outside of the drywell is required. The volumetric capacity submitted by Fred Clark, P.E. was 318 cubic feet, with a 24 hour through put capacity of 863 cubic feet. I observed a small concrete yard drain installed with a hole knocked out of the bottom. I estimate the capacity of that (30"x30"x30"? did not measure) to be less than 20 cubic feet, and am not sure of the through put with the hole in the bottom (not much).

I have attached a copy of the engineer's computations for your use. Installation of the correct dry well will bring you into compliance with the zoning regulations in regards to stormwater runoff.

Jon Harriman, P.E.
Town Engineer
Town of Cromwell, CT
ph: 860 632-3465
fx: 860 632-3477

-----Original Message-----

From: Lisa Di Michele [<mailto:lisadimichele247@icloud.com>]
Sent: Monday, May 08, 2017 12:50 PM
To: Harriman, Jon
Cc: Popper, Stuart
Subject: 6 Kirby Rd

The drainage work has been completed and the 20ft apron has been paved as well. Would someone be able to inspect this afternoon? Thank you

Sent from my iPhone

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 pending	
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 Jasiacki	33 Shadow Lane	Leanto Greenhouse	Approved with conditions 3/21/2017	No Activity	
17-09	Edward Alnas	136 Berlin Road	Pizzapie Restaurant	Approved by ZEO 3/3/2017	Work in progress	

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 Shurpik 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	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 Spermit 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	No Activity
16-49	NGA Nguyen	25 Shunpike Road	New Building	Approved 1/17/17	No Activity

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: May 9, 2017
Re: Comments for the May 16, 2017 Meeting Agenda

8. Public Hearing:

a. 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. *Currently a Pet day-care facility or pet boarding facility use is allowed by Special Permit in the Local Business Zone District and the Highway Business Zone District. The Applicant is proposing to amend the Zoning Regulations to allow for this use in the Industrial Zone District by Special Permit.*

9. New Business:

a. Application #17-14: Request for a Site Plan Modification to install new signs at Autumn Lake of Cromwell 385 Main Street. Autumn Lake of Cromwell is the Applicant and Cromwell Realty LLC is the Owner. The existing sign would be removed and replaced with two new signs. *Staff will report on the status of the revised sign design at the meeting.*

b. 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. *Staff will report on the status of the required site improvements at the meeting.*

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday, May 16, 2017 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. 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.

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 1st day of May 2017.

17-016



Town of Cromwell
Planning and Zoning Commission

APPLICATION TO AMEND THE ZONING REGULATIONS

Name: Kevin and Anellie Reed
Address: 18 Clark Hill Rd. East Hampton, CT.
06424
Telephone: 203-537-7627 Email: dogcabin@sbcglobal.net

A. Request to Change an Existing Regulation:

- 1. Current Article Number: 3.5.C.4
- 2. Current Regulation wording (attach if necessary):

- 3. Proposed Change wording (attach if necessary):
Add "Pet day-care facility or pet boarding facility"

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:

[Signature]
(applicant)

5/2/17
(date)

#160.00 pd cash

17-14

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL MOD

Name of Project: Autumn Lake at Cromwell

Street Address: 385 Main St.

Volume/Page: _____ PIN #: 00108600

Applicant Name: Bill Dunaway

Address: 385 Main St. Cromwell, CT 06416

Telephone: 860-635-5613 (day) 860-841-6468 (evening)

Email Address: bdunaway@autumnhc.net

Property Owner Name: Cromwell IIc

Address: 385 Main Street
Cromwell, CT 06416

Attached:

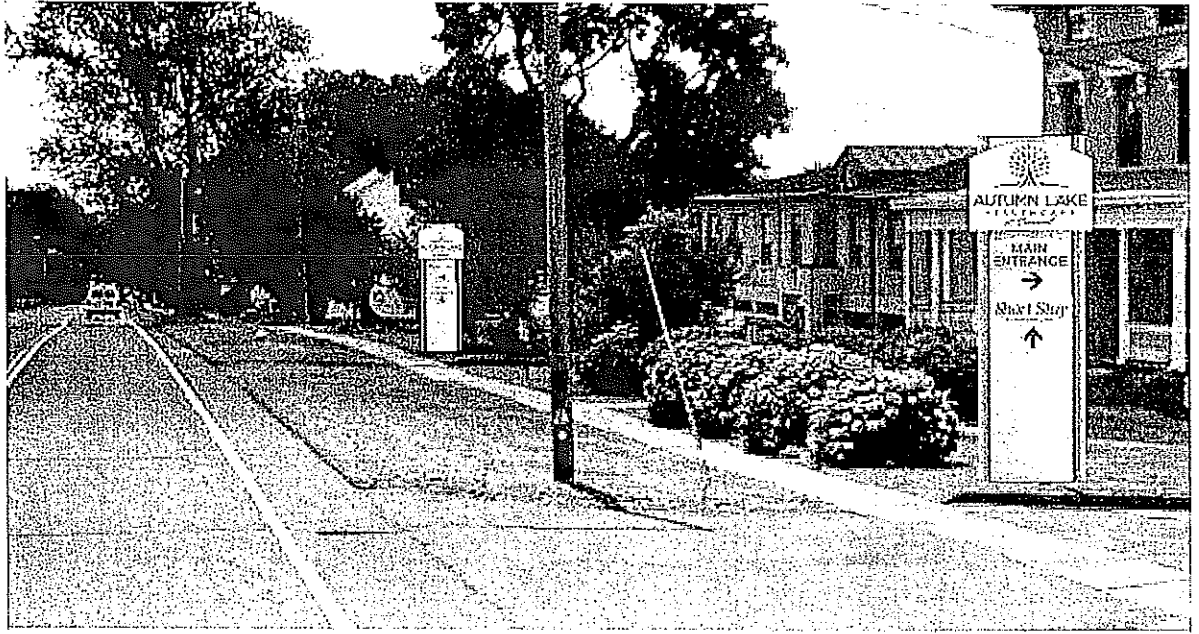
- Application fee.
- Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- | | | |
|--|-------|--------|
| 1. <i>Is any part of the site within 500' of an adjoining town?</i> | (Yes) | (No) ✓ |
| 2. <i>Will this project require an <u>Inland Wetlands Agency</u> permit?
if yes, have you obtained it?</i> | (Yes) | (No) ✓ |
| 3. <i>Will this project require a <u>DEP Stormwater Management Permit</u>?
if yes, have you applied for it?</i> | (Yes) | (No) ✓ |
| 4. <i>Will this Project Require an <u>STC Permit</u>?
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> | (Yes) | (No) ✓ |

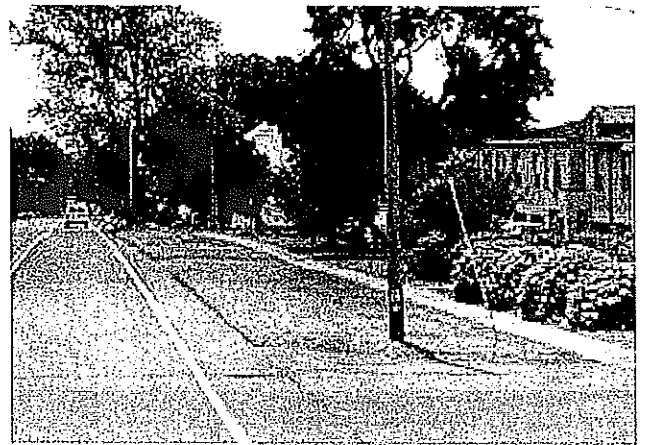
I hereby certify that the information presented above is correct to the best of my knowledge.

Bill Dunaway
Applicant Name and Signature

Date



Proposed

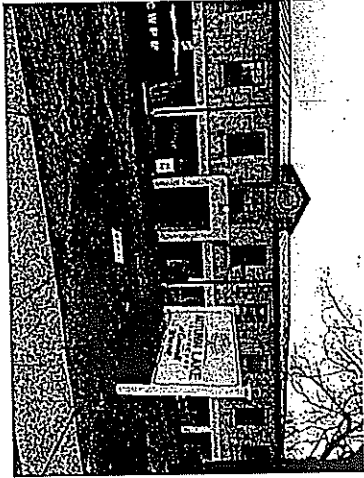


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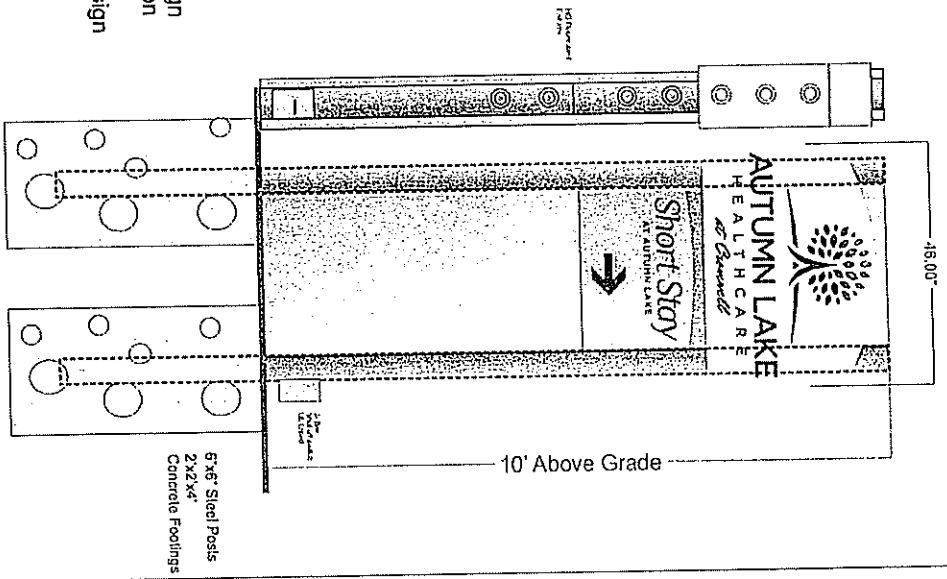


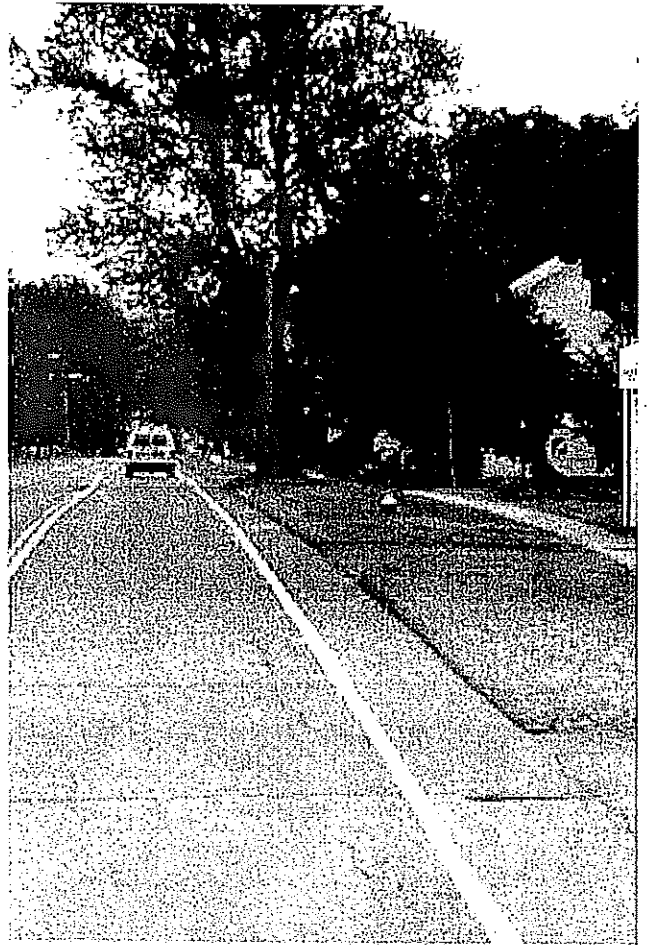
Proposed



Existing

Double sided illuminated Wayfinding Sign
of Aluminum and steel frame construction
Stencil cut letters
Replacing existing illuminated lamppost sign





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17-18

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN modification
PARKING Lot BUTTER WAIVER

Name of Project: Café VERNAZZA EMPORIUM, LLC^{TR}
Street Address: 6 FIRBY Road
Volume/Page: 1550/83^{TR} PIN #: 00064900^N

Applicant Name: LISA Di Michele
Address: 12 SAVAGE Hill Road
BERLIN Conn 06037

Telephone: 860-471-2868 (evening)

Email Address: LucaLandscaping@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 <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 requirements</u> 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.

[Signature]
Applicant Name and Signature

4/26/2017
Date

Permit # 17-12

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

USE PERMIT

Location Address: 6 Kirby Rd
Zoning District: Mixed Use H.B. Parcel ID #: 00064900 R
Name of Business (if applicable): Caffe Vernazza Espresso, LLC
Description of Proposed Activity: serving coffee and pastries

This request complies with the following Cromwell Zoning Regulation (check one):

Article IV, Paragraph 4.2.
 Other. Explain: 4.6 Mixed Use District H.B. 3.3.C.3 F

Property Owner's Name: Luca DiMichele
Property Owner's Address: 12 Savage Hill Rd Berlin CT 06037

Applicant's or Agent's Name: Lisa DiMichele
Applicant's or Agent's Address: 12 Savage Hill Rd Berlin CT 06037

Daytime Telephone Number: (860) 471-2868

Email Address: luca.landscaping@gmail.com

Signature: [Signature] 4/6/17
circle one: (owner) (applicant) (agent) date

Printed Name of Signer: Luca DiMichele / Lisa DiMichele
owner applicant

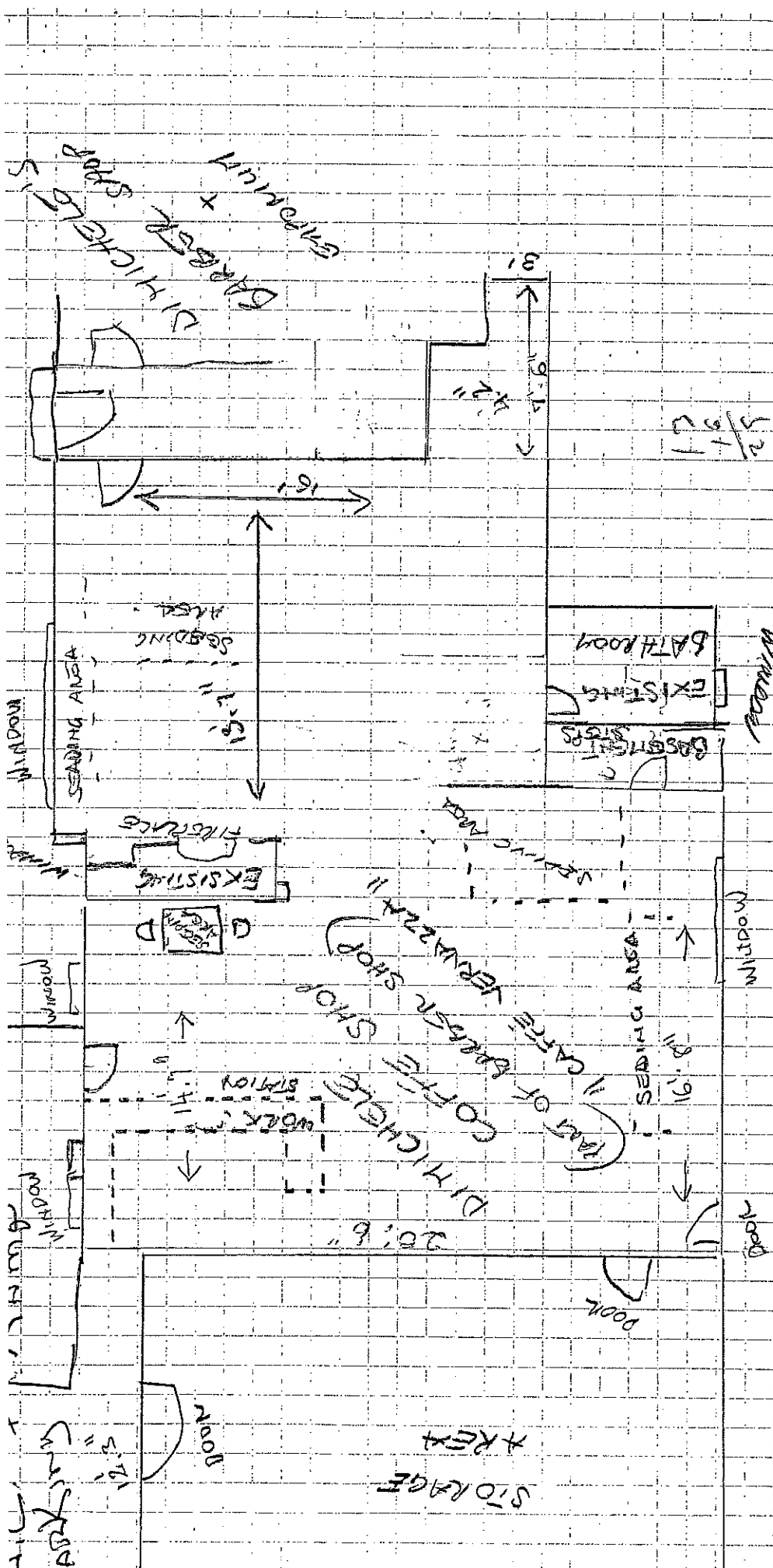
This IS NOT a Building Permit!

----- FOR STAFF USE ONLY -----

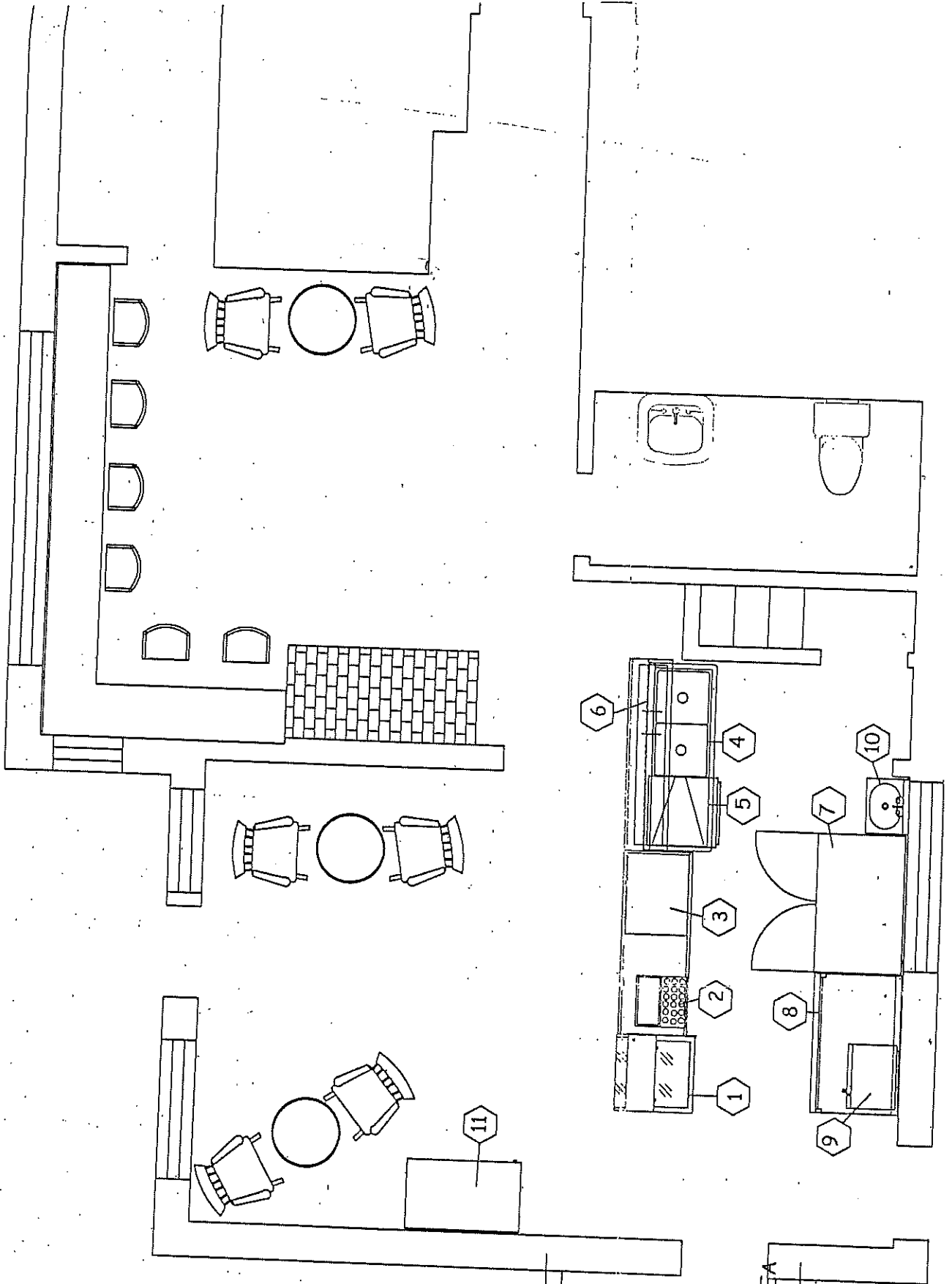
Town Planner: () approve () deny initials _____ date _____
Comments: _____

Zoning Enforcement Officer: () approve () deny
Comments: _____

Signature date



6 Kirby Road



EMPLOYEE
COAT RACK

STORAGE AREA
OFFICE

6 Kirby Road

RECEIVED FOR FILING
5-5 2017 at 1:37 P.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

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

7:00 PM TUESDAY MAY 2, 2017

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

L. M. Conroy, Jr.
TOWN CLERK

Present: Vice-Chair Michael Cannata, Brian Dufresne, Chris Cambareri, Richard Waters, Jeremy Floryan, Kenneth Slade, Paul Cordone and Nicholas Demetriades

Absent: Alice Kelly, Ken Rozich, and David Fitzgerald

Also Present: Director of Planning and Development Stuart Popper

1. Call To Order

The meeting was called to order by Acting Chairman Cannata at 7:04 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

A motion was made by Richard Waters to seat Nicholas Demetriades as an alternate. It was seconded by Paul Cordone. *All in favor; the motion passed.*

4. Approval of Agenda

Mr. Popper asked that the Commission amend the agenda to include under New Business Accept and Schedule Applications #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 Annellie Reed are the Applicants. Amendment to 3.5(c)(4).

Mr. Popper also requested that the Commission amend the agenda to include under New Business Application #17-11: Request to Re-Subdivide 20 and 40 Commerce Drive into three lots. G&G Holdings II LLC is the Applicant and the Owner. The existing 20 Commerce Drive would be reduced to 1.71 acres and 40 Commerce Drive would be divided into two lots containing 0.97 acres and 1.22 acres.

A motion to approve the amended agenda so that it included the two additional applications was made by Ken Slade 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

Mr. Curtin was not present. Mr. Popper offered to direct any questions that the Commission may have to Mr. Curtin. There were no questions.

7. Town Planner Report

Mr. Popper stated that the Commission had requested additional information from FibreDust, LLC (30 New Lane). He read into the record a letter dated April 20, 2017 submitted by Stephen Larson, which provided information regarding the retail store. He also noted that there was a layout drawing submitted. There was a brief discussion regarding the requirement for a formal parking area. It was reiterated that the application would be handled administratively.

There was also a brief discussion regarding ShopRite. Mr. Popper stated that he expected an application to be submitted by mid-June. ShopRite planned to re-do the parking area and was still looking for two major tenants for the remaining 60,000 square feet of vacant space.

Richard Waters asked about the Advance Auto Parts and Mr. Popper responded by saying they the situation was in flux. Mr. Popper also stated that the car wash on Route 372, which had been previously approved, would be submitting revised plans shortly in response to staff comments, and would be moving forward. There was a brief discussion as to the status of the former SavMor property.

8. New Business: Accept and Schedule New Applications

- 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 was made by Ken Slade to schedule for May 16, 2017, Seconded by Richard Waters. *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 Annellie Reed are the Applicants. A motion was made by Nick Demetriades and Seconded by Brian Dufresne. *All in favor; motion passed.* Application to be heard on May 16, 2017.

9. New Business

- 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.

Richard Waters made a motion to table the application until next meeting, Seconded by Ken Slade. *All in favor; motion passed.*

- b. Application #17-15: Request for a Temporary Use Permit to operate a Fireworks Retail Tent at 113 Berlin Road. Keystone Novelties Distributors LLC is the Applicant and Ganesha Hospitality LLC is the Owner.

Jerome Allen, 32 Goshen Road, Mossup, Connecticut, Area Manager for Keystone Novelties, presented the application. The application is to operate a temporary sales tent from June 22 to July 5 for the sale of fireworks.

Michael Cannata expressed his concerns regarding competition from temporary operations and their impact on brick and mortar stores which pay property taxes and otherwise contribute to the general community. He acknowledged that the applicant's lease agreement and rental payment would benefit the Quality Inn. Mr. Cannata also stated that it might be appropriate for the Commission to institute a policy regarding temporary tented operations.

Chris Cambareri stated that the applicant could lease space and there was a discussion of available spaces located within town. Michael Cannata suggested that the applicant consider obtaining a short term lease and such an application would be handled as a staff approval. The applicant stated that he understood and agreed with the Commission's concerns, but suggested that their operation helps bring in a larger consumer base that ultimately benefits the local community businesses. He also stated that competition for prices and products is healthy. He stated that his company was receptive to the Commission's ideas. The applicant requested that a listing of possible locations be made available, which Mr. Popper stated that he would provide upon request.

A motion to approve the Temporary Use Permit was made by Nick Demetriates and seconded by Richard Waters. *All in favor; motion passed.* It was hereby noted that this is the last year in which the applicant's temporary use permit would be granted by the Commission.

- c. Application #17-11: Request to Re-Subdivide 20 and 40 Commerce Drive into three lots. G&G Holdings II LLC is the Applicant and the Owner. The existing 20 Commerce Drive would be reduced to 1.71 acres and 40 Commerce Drive would be divided into two lots containing 0.97 acres and 1.22 acres.

Mr. Popper read into the record a letter from the applicant's attorney, Richard Carella, requesting a 65 day extension until June 7, 2017, if not acted on before that date. There was a brief discussion regarding the fact that this is an application for a resubdivision. A motion to grant the request for an extension was made by Ken Slade; Seconded by Paul Cordone. *All in favor; motion passed.*

10. Commissioner's Comments

None

11. Approval of Minutes

- a. April 18, 2017: Motion by Richard Waters to approve the minutes, Seconded by Paul Cordone. *All in favor; motion passed.* Note: Nicholas Demetriades abstained from the vote.

- 12. Adjourn:** Motion to adjourn at 7:46 p.m. by Richard Waters, Seconded by Paul Cordone..
All were in favor; the motion passed.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk