



**Town of Cromwell  
Planning and Zoning Commission**

**REGULAR MEETING  
7:00 P.M. TUESDAY MAY 2, 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. New Business Accept and Schedule 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.
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 #17-15: 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.
10. Commissioner's Comments:
11. Approval of Minutes:
  - a. April 18, 2017
12. Adjourn

RECEIVED FOR FILING  
4/26 2017 at 11:39 AM.  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

*Gloria Brendergast, Asst.*  
TOWN CLERK

# Memo

To: Planning & Zoning Commission

From: Fred Curtin

Date: April 25, 2017

Re: April 2017 Activity Report

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49 River Road: The Cease and Desist order is still in place and Daily Citation Fines are accruing.

123 Evergreen Road: The property owner is appealing my Notice of Decision regarding the container. ZBA will hear this Appeal on May 9, 2017.

8 South Street: The cleaning up of the Zoning Violations is still proceeding such as the structure on the East side of the house, unregistered vehicles, etc.

520 Main Street: The Flat Bed Tow Truck has been removed and the unregistered vehicle.

<b>P &amp; Z Permits 2017</b>						
<b>Permit#</b>	<b>Name of Applicant</b>	<b>Site Location</b>	<b>Type of Activity</b>	<b>Decision Date</b>	<b>Status</b>	
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 Jasiocki	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 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	Fibredustry 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 Spermitt 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



**Fibre Dust LLC.  
30 New La.  
Cromwell, CT. 06416  
(860) 620-7775**

[stevelarson@fiberdust.com](mailto:stevelarson@fiberdust.com)

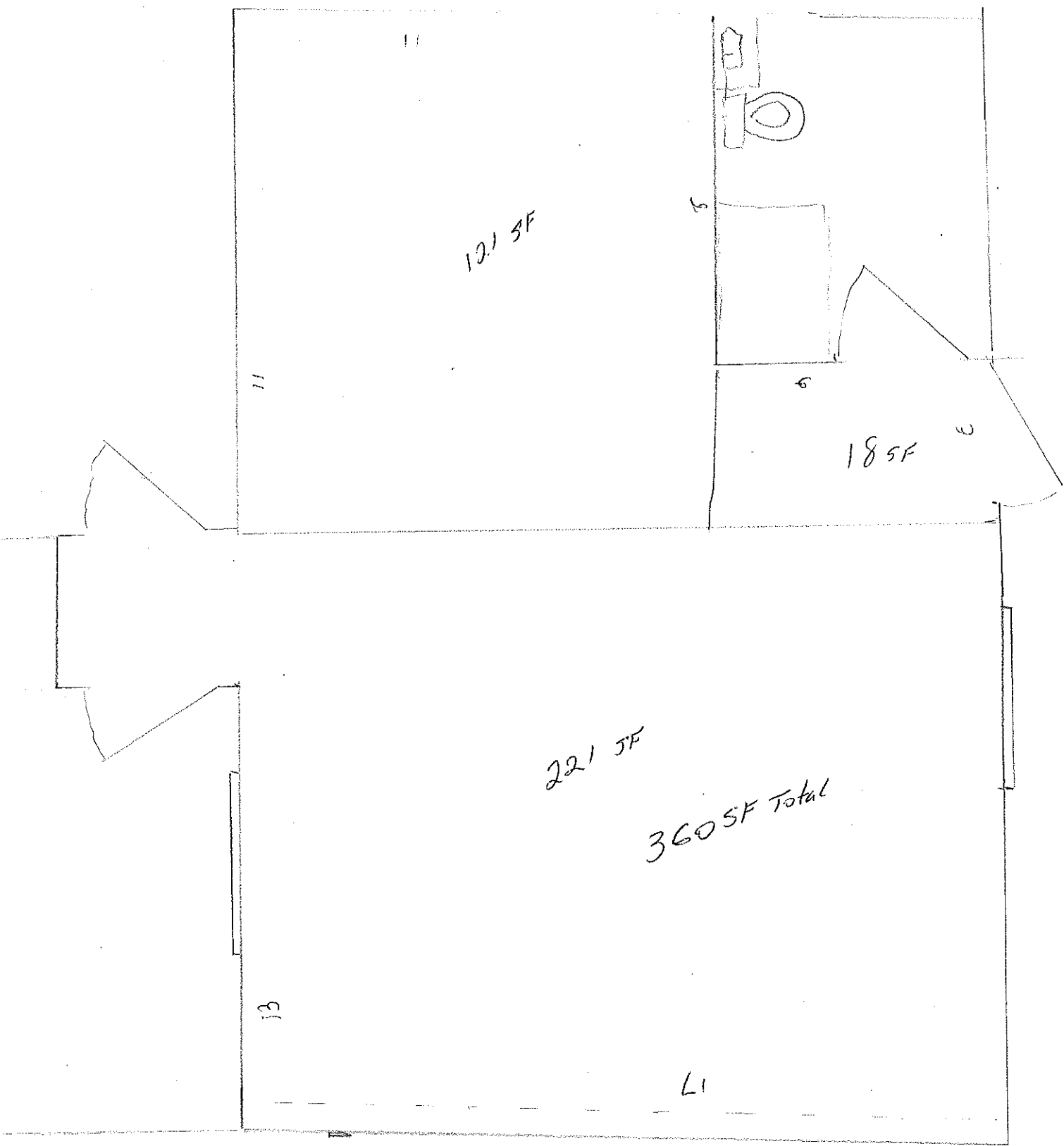
April 20, 2017

To the Cromwell Zoning board

The Retail store that we would like to open to the public is located at the far south eastern corner of the building. The main entrance will be located at the parking lot side. Closed to New Lane. There is a second means of egress at the rear of the store that leads in the main hallway. The store will have 306 square feet of floor space. The products that we will be selling are our own coconut base agricultural products, Garden supplies and some miscellaneous products. We also will sell some vegetables and plants mainly grown here. The hours of operations are 9:00 am to 5:00 pm Monday through Friday and some weekends in season.

As for the Greenhouse info. The house will be 35 feet by 96 feet. We will be using it to grow vegetables in our coconut fiber medium. We will be using it year-round except for a short time in the midst of the hot summer. It will not be open to the public but will be manned by workers. Not saying that we will be showing it off to an occasional customer. We need to be able to test different blends of our products to come up with the perfect mix to grow top quality plants. We may also use it rarely for some educational venue.

Thank you for your understanding in this matter.  
Yours Truly Stephen Larson



Store Floor Plan 30 Scale

17-18

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN modification  
PARKING lot BUTTER WAIVER

Name of Project: Caffe VERNAZZA EMPORIUM, LLC<sup>12</sup>  
Street Address: 6 KIRBY Road  
Volume/Page: 1550/83<sup>12</sup> PIN #: 00064900<sup>12</sup>

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

Telephone: 860-471-2868 (evening)  
Email Address: LucaLandscaping@gmail.com

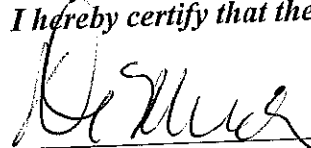
Property Owner Name: LUCA + SONS LANDSCAPING, LLC  
Address: 12 SAVAGE Hill Road  
BERLIN, Conn 06037

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 <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.

  
Applicant Name and Signature

4/26/2017  
Date

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. TR  
P TR 3.3.C.3 P

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

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

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

**This IS NOT a Building Permit!**

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FOR STAFF USE ONLY  
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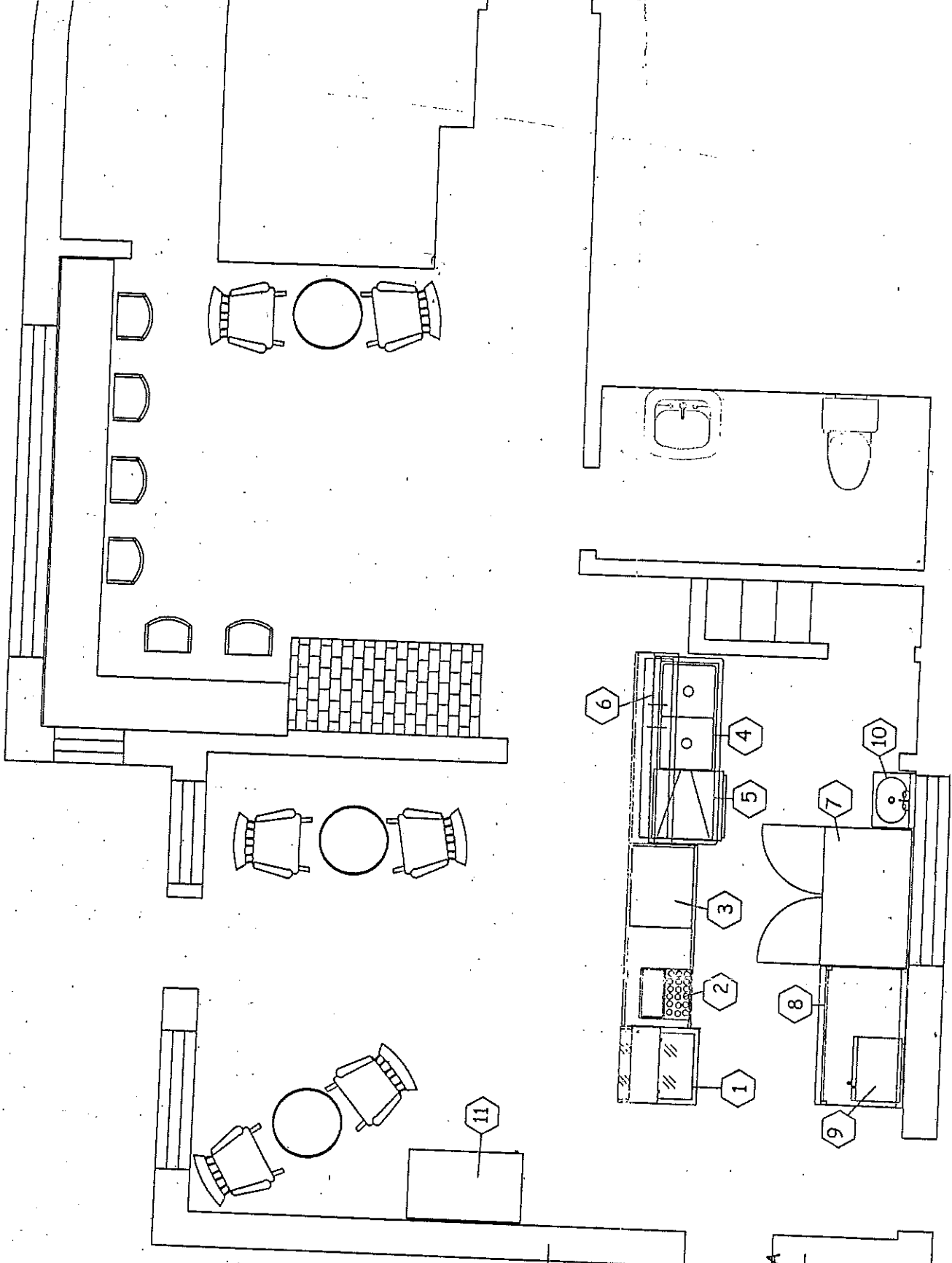
Town Planner: ( ) approve ( ) deny initials \_\_\_\_\_ date \_\_\_\_\_  
Comments: \_\_\_\_\_

Zoning Enforcement Officer: ( ) approve ( ) deny  
Comments: \_\_\_\_\_

\_\_\_\_\_  
Signature date



6 Kirby Road



EMPLOYEE  
COAT RACK

STORAGE AREA  
OFFICE

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 LLC

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.

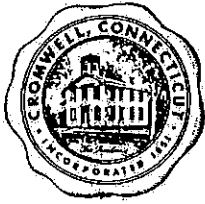
- |   |       |      |   |
|---|-------|------|---|
| 1. Is <u>any part</u> of the site within 500' of an adjoining town?   | (Yes) | (No) | ✓ |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> if yes, have you obtained it?                                      | (Yes) | (No) | ✓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

Bill Dunaway  
Applicant Name and Signature

\_\_\_\_\_  
Date

17-15



**Town of Cromwell  
Planning and Zoning Commission**

**APPLICATION FOR  
TEMPORARY EVENT PERMIT**

Date Submitted: 4/11/17 Zoning District: AB

Location (street name and number): 111 Berlin rd. Cromwell, CT

Name of Business (if applicable): Keystone Novelties Distributors, LLC

Description of Proposed Activity: Retail Sales of CT Legal Sparklers + Fountains  
(Fireworks) From June 23rd - July 5th 2017 from 9am-9pm  
July 3rd & 4th 9am-10pm.

Applicant's Name: Keystone Novelties Distributors, LLC. Keith Lambert

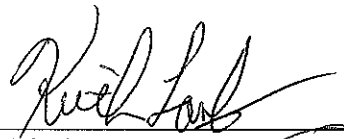
Applicant's Mailing Address: 801 Seymour St Lancaster, PA 17603

Applicant's Email Address: KLambert@KeystoneNovelties.com

Applicant's Telephone Number: 401-323-7197 SAME  
(daytime) (evening)

Property Owner's Name: Ganesh Hospitality, LLC dba Quality Inn (AL Pathik)

Property Owner's Address: 111 Berlin rd. Cromwell, CT 06416

  
(circle one: owner applicant agent)

4/11/17  
date

Keith Lambert  
(printed name of signer)



Location Name: Cromwell

Address: 111 Berlin Road Cromwell, CT 06416

Notes:



meeting 5/2/17



# Keystone Fireworks

201 Seymour Street, Lancaster, PA 17603  
(800) 390-0844 Fax (717) 290-7774  
www.keystonefireworks.com

THIS AGREEMENT IS MADE BETWEEN **Ganesha Hospitality, LLC dba Quality Inn** as Lessor with Keystone Novelties Distributors, LLC as Lessee, for the purpose of allowing the retail sale of approved fireworks from the premises: (hereafter the "Location").

Address: **Adjacent vacant lot  
111-113 Berlin Road  
Cromwell, CT 06416**

Cross Streets: \_\_\_\_\_  
Location Name: **CROMWELL**  
Municipality: Town of Cromwell

- Lessor represents that the parking lot or commonly occupied Location listed above is owned and/or controlled by the Lessor and that the Lessor grants Lessee the exclusive right to operate a Retail Fireworks Tent or outlet on the premises during the term of this agreement. The term of this agreement shall include setting the tent no sooner than June 17 and removal no later than July 10. The actual dates for the sale will not exceed: **June 22, 2017 through July 5, 2017**
- Following the term, this lease will automatically be renewed under the same terms and conditions as set forth above and below, for each season through **2017**.
- Following the term, the Lessor hereby grants the Lessee First Rights of Refusal to match any bona fide offer to lease the location for fireworks sales during the forthcoming renewal year.
- Lessor will have the right to void this lease if the above described property is sold or developed for any purpose other than the sale of fireworks by providing 90 days written notice.
- ~~Lessor shall provide...~~
- Lease agreement must be counter signed by Lessor and returned to Lessee prior to May 1, 2017 to be effective for 2017 season.

**In return, Lessee agrees to the following terms and conditions:**

- Keystone Novelties Distributors, LLC shall pay to Lessor rent in the amount of **\$2,000.00**, by check on or before June 20 of each year. **A W9 must be on file unless check is written out to a business name.**
- Lessee shall provide liability insurance coverage and post with Lessor, prior to occupancy, a certificate of insurance evidencing liability insurance in force covering the operation on the retail outlet. Lessor shall be held harmless from any claims arising from the maintenance or operation of the outlet. Insurance coverage will be in an amount not less than **\$1,000,000.00**.
- Lessee guarantees that the premises will be returned to its original condition including the patching of any stake holes and removal of trash and supplies.
- This Lease Agreement shall be assignable by Lessee and is contingent upon Lessee securing any local and state permits or licenses that may be required by law. If the sale of fireworks is prohibited by public authority or if required permits or licenses cannot be obtained prior to the commencement of the selling season, then this lease agreement automatically becomes null and void. If the local municipality having proper jurisdiction over this outlet limits the sale of fireworks or implements policies inconsistent with state statutes, then this Lease Agreement is subject to revision.
- Lessee shall have the right to void this agreement up to 90 days prior the commencement of the selling period each year.

**LESSOR INFORMATION (Please Update as Needed)**

**ADDITIONAL INSURED INFORMATION**

Ganesha Hospitality, LLC dba Quality Inn  
111 Berlin Road  
Cromwell, CT 06416  
Phone: 860-635-4100 Fax: 860-632-  
Email: hotelqic@gmail.com

Quality Inn  
111 Berlin Road  
Cromwell, CT 08416

Al Patlikh

4/7/17

\_\_\_\_\_  
Lessor Date

\_\_\_\_\_  
Keystone Novelties Distributors, LLC Date

10/6/16

For Office Use Only				
___ \$125 LL Cert	___ \$75 LL Cert	___ \$50 LL Cert	___ \$150 + \$125 each year Cert	___ None

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY APRIL 18, 2017  
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Michael Cannata, Brian Dufresne, Chris Cambareri, Richard Waters, Jeremy Floryan, Kenneth Slade, Paul Cordone, Ken Rozich, Nicholas Demetriades, and David Fitzgerald

**Also Present:** Director of Planning and Development Stuart Popper and Zoning Enforcement 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. It was also noted that Alternates David Fitzgerald and Nicholas Demetriades would not be voting as all regular Commission members were in attendance.

**3. Seating of Alternates**

NONE

**4. Approval of Agenda**

Mr. Popper asked that the Commission amend the agenda to include under New Business a discussion of 30 New Lane, new development proposed by Fibre Dust LLC. A motion was made by Michael Cannata to approve the amended agenda and seconded by Richard Waters. *All were in favor; the motion passed.*

**5. Public Comments**

There were no public comments at this time.

**6. Development Compliance Officer Report**

Mr. Curtin reviewed his March 2017 Activity Report dated April 11, 2017. The Commission members and Mr. Curtin discussed the four properties listed in his report.

Mr. Curtin also informed the Commission of the Cromwell Fire Department's upcoming annual flower sale, which would be approved at the staff level, as well as the proposed change in signage at Autumn Lake, which he would be reviewing for size and aesthetics. Chairman Kelly requested that Mr. Curtin reverse the date order of his future reports so that the most recent permits are listed first.

Mr. Curtin stated that Café Emporium at 6 Kirby Road wanted to make some renovations to their barber shop to allow them to also operate as a café for their patrons. Mr. Popper stated that the site plan would need to be reviewed at an administrative level to look at parking considerations and signage.

There was also discussion regarding Pizzapie at 136 Berlin Road, which would be a new woodfired pizza restaurant.

Chairman Kelly requested that Mr. Curtin check into the possible storage of vehicles at the Learning Center near Bishops Garage / Oak Road.

#### **7. Town Planner Report**

Mr. Popper stated that all of the Planning Department Commissions budgets had been approved by the Board of Finance. He stated that the former K-Mart Center owner was actively working with the Shop Rite and also on renting out the remaining 50,000-60,000 square feet of available space. He stated that there would be forthcoming announcements regarding development on Sebeth Road, at the former Sav-Mor store site, and along County Line Drive.

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

- 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.

Michael Cannata made a motion to accept and schedule the application for discussion tonight, which was seconded by Richard Waters. *All were in favor; the 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.

Michael Cannata made a motion to accept and schedule the application for discussion tonight, which was seconded by Chris Cambareri. *All were in favor; the motion passed.*

Bill Dunaway, Maintenance Supervisor at Autumn Lake, stated his request for new signage for the new short term rehabilitation unit at Autumn Lake, 385 Main Street, Cromwell. He was seeking to replace the current signs at the main entrance with larger, internally lit signage, which would be higher above grade, for greater visibility and to provide directional information.

There was some discussion regarding the impact on sight line and aesthetics. Mr. Popper proposed that the staff review the proposal with the applicant to ensure that the regulations were met. A motion to table the application was made by Michael Cannata, seconded by Richard Waters. *All were favor; motion approved.*

## 9. New Business

- a. Application #17-10: Request for a Site Plan Approval to construct a 5,400 square foot single story building and 4,200 square foot canopy for truck parking at 70 County Line Drive. Two Men and a Truck is the Applicant and Brothers Property LLC is the Owner.

Mr. Popper noted that the Applicant had already received approval from Inland Wetlands and Watercourses Agency at their March 2, 2017 meeting and that Town Engineer Jon Harriman, who had made comments on the original plans, had signed off on the revised plans without issue. He noted that the Applicant would be requesting a waiver from the landscape plan requirements.

James Cassidy, as project engineer, presented the application. He began by reviewing an aerial survey of the property and noting its topography and general features. He stated that Parcel 2 as denoted on the plans would be divided in half, with one half combined with Parcel 3 and the other half added to the current Brothers Property LLC lot. The applicant, Two Men and a Truck, were seeking to move their home operations from Rocky Hill to this location and were looking to build a secure facility in which they could store temporary moving containers on-site for their clients. A portion of the building would be designated as space for a future tenant. The canopied portion would be for the storage of the moving trucks.

Mr. Cassidy reviewed the proposed building, parking lot, and canopy layout, and reviewed how the plan met each of the zoning requirements, such as minimum lot area, frontage, and setbacks. He also reviewed the site grading and proposed drainage measures, the proposed utility hookups to public water and sewer, power and cable, all of which would be underground. Mr. Cassidy explained that they were requesting a waiver from the landscaping requirements because of the small site, the fact that there is a conservation easement over a third of the property, and because of the extensive plantings needed for the storm water quality basins. He pointed out the location of the street trees, hedges and shrubs on the plans. Mr. Cassidy reviewed some general building designs but stated that a final design had not been decided upon. It would likely be a split face concrete block masonry unit in brick red with vertical metal siding. He stated that no trucks would be visible from the roadway.

Commissioners Cambareri, Dufresne, Demetriades, Cordone and Rozich complimented the presentation, the use of the site and/or the proposed plan.

Chairman Kelly inquired about the possible tenant, the design of the building, and its visibility from Commerce Drive. Mr. Cassidy stated that no tenant had been identified, that while there was no front entrance of the building, it would be landscaped, and that the trucks would not be visible from the street.

Mr. Popper suggested that Mr. Cassidy address the locations of possible signage so he would not have to seek approval of signs at a future date. Mr. Cassidy said that there

would be a monument sign in the parking lot peninsula and signage along the building façade facing the street.

Michael Cannata made a motion to grant the waiver of the landscaping requirement. Ken Rozich seconded. *All were in favor; the motion passed.*

Mr. Popper suggested that the showing of the proposed sign locations on the site plan be a condition of approval. Michael Cannata made a motion to approve Application #17-10: Request for a Site Plan Approval to construct a 5,400 square foot single story building and 4, 200 square foot canopy for truck parking at 70 County Line Drive, with the inclusion of the proposed sign locations. Richard Waters seconded the motion. *All were in favor; the 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.

Mr. Popper stated this matter had been discussed last year, but did not recall the outcome of that discussion. Michael Cannata stated that he had no issue with brick and mortar stores, but did not approve of non-building, temporary tents competing with local, property-tax paying businesses.

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Mr. Popper recommended that the Commission not act tonight, but schedule the application for a time when the applicant would have the opportunity to be present to discuss its application. Richard Waters commented that he was in agreement with Mr. Popper's suggestion.

Michael Cannata made a motion to table the application, which was seconded by Richard Waters. *All were in favor; the motion passed.*

- c. 30 New Lane: Mr. Popper stated that Fibre Dust LLC was looking to build a greenhouse for the purposes of growing vegetables and as a demonstration area for their growing medium and related products for sale. He stated that the zoning regulations allow related retail sales. He asked if this request could be handled at the administrative level. Chris Cambareri asked about possible encroachments on the neighboring property; Mr. Popper said they would have to comply with setbacks. He also stated that all issues at the property would be addressed. Chairman Kelly stated that she wanted the property owner to address Planning and Zoning, rather than for this to be handled administratively. Michael Cannata asked that Mr. Popper present the plan to the Commission prior to staff approval. There was some discussion regarding the types of items to be grown in the greenhouse.

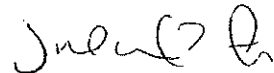
## 10. Commissioner's Comments

None

## 11. Approval of Minutes

- a. March 7, 2017: Motion by Michael Cannata to approve, Seconded by Richard Waters. *All in favor; motion passed.*
  - b. March 21, 2017: Alice Kelly requested that the spelling of Fred Curtin's last name be corrected. Michael Cannata made a motion to accept the minutes with the modification, seconded by Brian Dufresne. *All in favor; motion passed.*
- 12. Adjourn:** Motion to adjourn at 8:12 p.m. by Michael Cannata, seconded by Chairman Kelly. *All were in favor; the motion passed.*

Respectfully Submitted,



Julie C. Petrella  
Recording Clerk