



**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. THURSDAY NOVEMBER 17, 2020
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 New Applications:
9. New Business:
10. Public Hearings:
 - a. Application #20-48: Request to for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 6 Pine Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner.
11. Commissioner's Comments:
12. Approval of Minutes:
 - a. November 5, 2020
13. Adjourn:

RECEIVED FOR RECORD
Nov 06, 2020 01:19P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Application# 26-48

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT**

Type of Activity: Erect Two (2) Digital Billboards

(Per Section 3.6C of the Cromwell Zoning Regulations)

Street Address: 6 Piney Ridge Zoning District: CBD

Assessor's Parcel ID #: 00212500 Volume/Page: 1626/61

Applicant's Name: DFC OF CROMWELL, LLC

Address: 920 S. Colony Rd. Wallingford, Ct 06492

Telephone Number (daytime): (203) 410-7649

Email Address: _____

Property Owner's Name: DFC OF CROMWELL, LLC

Address: 920 S. Colony Rd., Wallingford, Ct 06492

Description of Proposed Activity:

See attached

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)*.

[Signature]
(applicant)

8-26-2020
(date)

CENEVIVA LAW FIRM, LLC

721 BROAD STREET
MERIDEN, CONNECTICUT 06450

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November 5, 2020

Mr. Stuart B. Popper, AICP
Cromwell Director of Planning and Development
Cromwell Town Hall
41 West Street
Cromwell, CT 06416

Re: Application #20-48; 6 Piney Ridge Road

Dear Mr. Popper,

The purpose of this letter is to request a continuance of the Public Hearing with regard to the above-identified Application #20-48 to the November 17, 2020 Planning & Zoning Commission meeting.

The reason for this request is that Applicant is submitting a revision to its Special Permit application reducing the number of advertising faces on its proposed billboards from four (4) to two (2) as shown on the plan attached to this letter. Thus, the Applicant proposes one (1) advertising face on each of the two (2) proposed billboards – both billboards comply with all requirements set forth in the Commercial Billboard District.

My client and I will complete our presentation at the November 17, 2020 meeting.

Thank you and the Commissioners for their consideration on this matter.

Very truly yours,



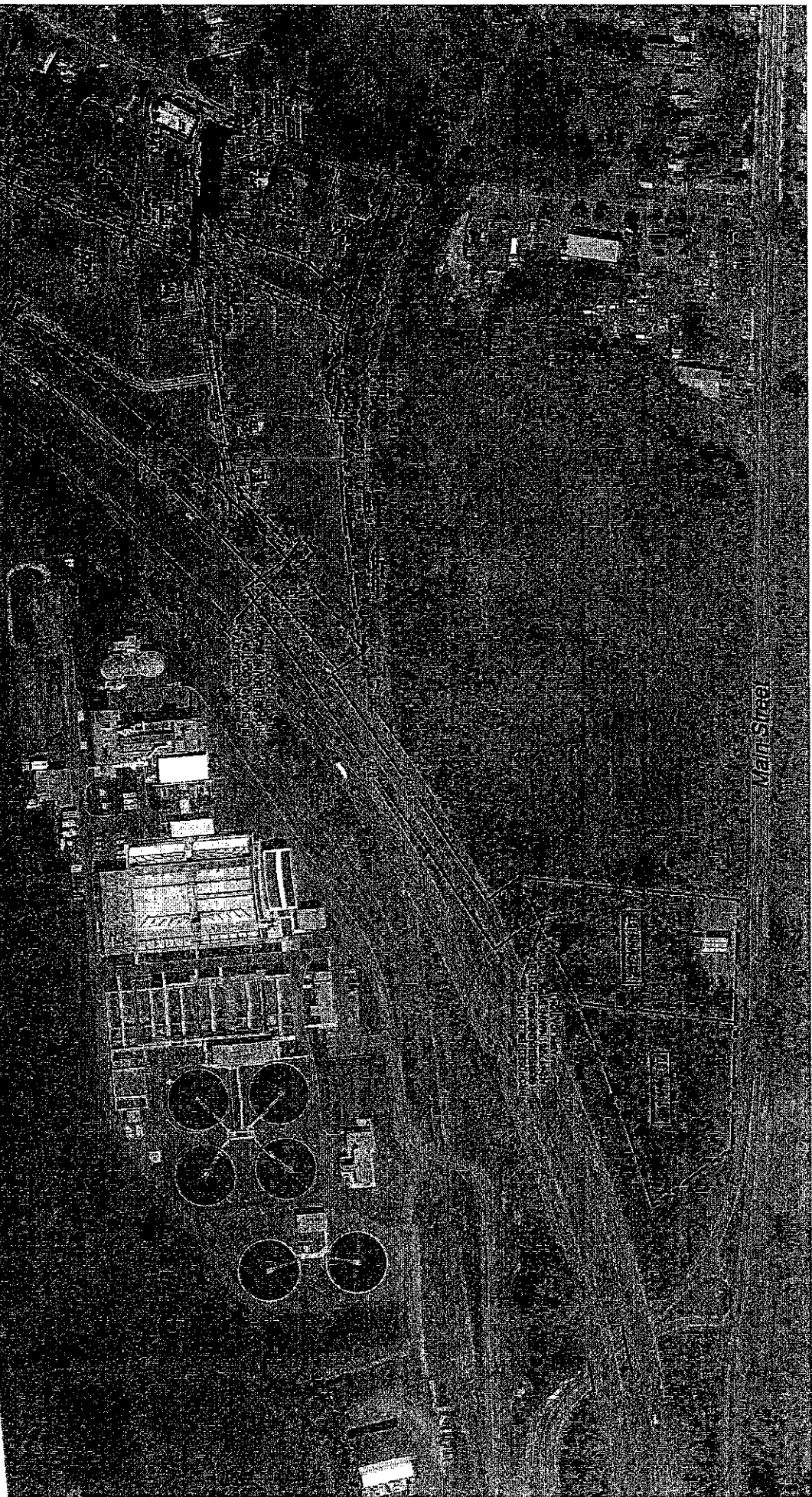
Dennis A. Ceneviva, Esq.
Ceneviva Law Firm LLC

DAC/dmm
Encs.

ZONING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	34,000 S.F.	10,347 S.F.	NO
2	MINIMUM LOT FRONTAGE	750 FEET	1148 FEET	NO
3	MINIMUM FRONT SETBACK	ASIDE SETBACK	0 FEET	NO
4	MINIMUM SIDE SETBACK	10 FEET	108 FEET	NO
5	MINIMUM REAR SETBACK	10 FEET	217 FEET	NO
6	MINIMUM STRUCTURE HEIGHT (1)	30 FEET	35 FEET & ABOVE PER §	NO
7	MINIMUM STRUCTURE HEIGHT (2)	30 FEET	35 FEET & ABOVE PER §	NO

1. HEIGHT OF STRUCTURE SHALL NOT EXCEED 35 FEET.



**FOR PERMITTING PURPOSES ONLY
NOT RELEASABLE FOR CONSTRUCTION**

GRAPHIC SCALE
100' 0" 100'
SCALE IN FEET

Popper, Stuart

From: Ann Grasso <Ann@ae-grasso.com>
Sent: Thursday, November 05, 2020 12:17 PM
To: Kelly, Alice; Popper, Stuart
Subject: Memo for P&Z meeting 11.5.20 regarding billboards
Attachments: 11.5.20 billboard, plan view.jpg; 11.5.20 billboard elevation view.jpg

Alice and Stu,

Regrettably, I am unable to attend P&Z in person this evening. In either public comments capacity, or my position as alternate, would you be willing to offer the following?

Regarding the billboard discussions, my comments reflect both my attendance via zoom or in person since July 2020 and my research regarding billboards locally.

1. Zoom meeting where billboards were presented as two billboards with back of boards facing community:
 - a. I support the understanding that two billboards never indicated two posts with four billboards.
 - b. I further understood that the size and specific locations of the billboards would be addressed at a subsequent meeting and that just because zoning was approved did not mean the billboards were approved.
2. Subsequent to Zoom meeting, I emailed Middletown to find out why billboards facing Rt. 9 were being placed on Cromwell property. I learned that Middletown does not allow any new billboards at all. Only billboards that are grandfathered in are allowed. I feel this information should be made public.
3. As an architect, I am comfortable reading plans and certainly could see the dimensions on the attached drawings provide for the Oct. 20th meeting. I requested they be identified at the public hearing in order to point specifically to the 30'-0" dimension that will face private residences if a single pole, double sided billboard is approved.
4. If P&Z moves forward with allowing billboards, not something I personally endorse, I request that the initial concept of two billboards be adhered to by allowing only ONE pole with two billboards attached to it. This means 30 feet of black (rear of billboard) space needs to be hidden not 48 feet x 2 locations, or 96 feet of black space.
5. Further, I request this one billboard be placed on 6 Piney Ridge Rd property in such a way that no other billboards can be erected at a later time due to 750 feet between billboard restriction on this parcel of land.
6. The elevation drawing is attached in order to question why the size and height of the billboard was never discussed as was assured it could be in the July meeting. I thought this was one way of opening the discussion, again, regarding the appropriateness of billboards on Rt. 9, especially at this location.

Thank you for taking these points into consideration.

Ann Grasso

Ann Grasso

70 Strand Circle

Cromwell CT 06416

Land: 860-632-7735

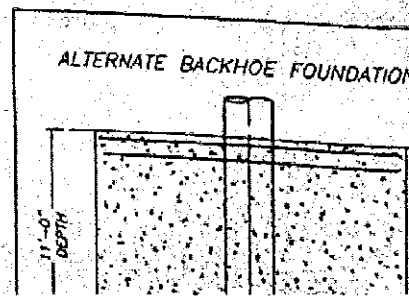
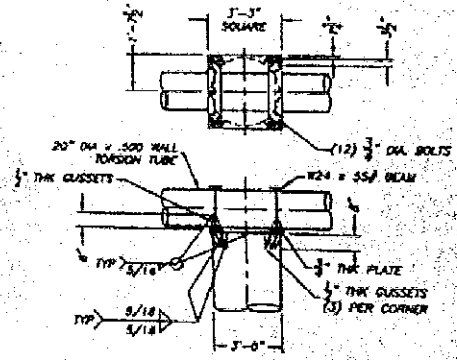
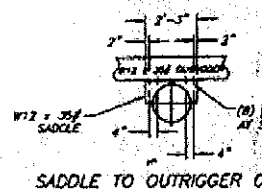
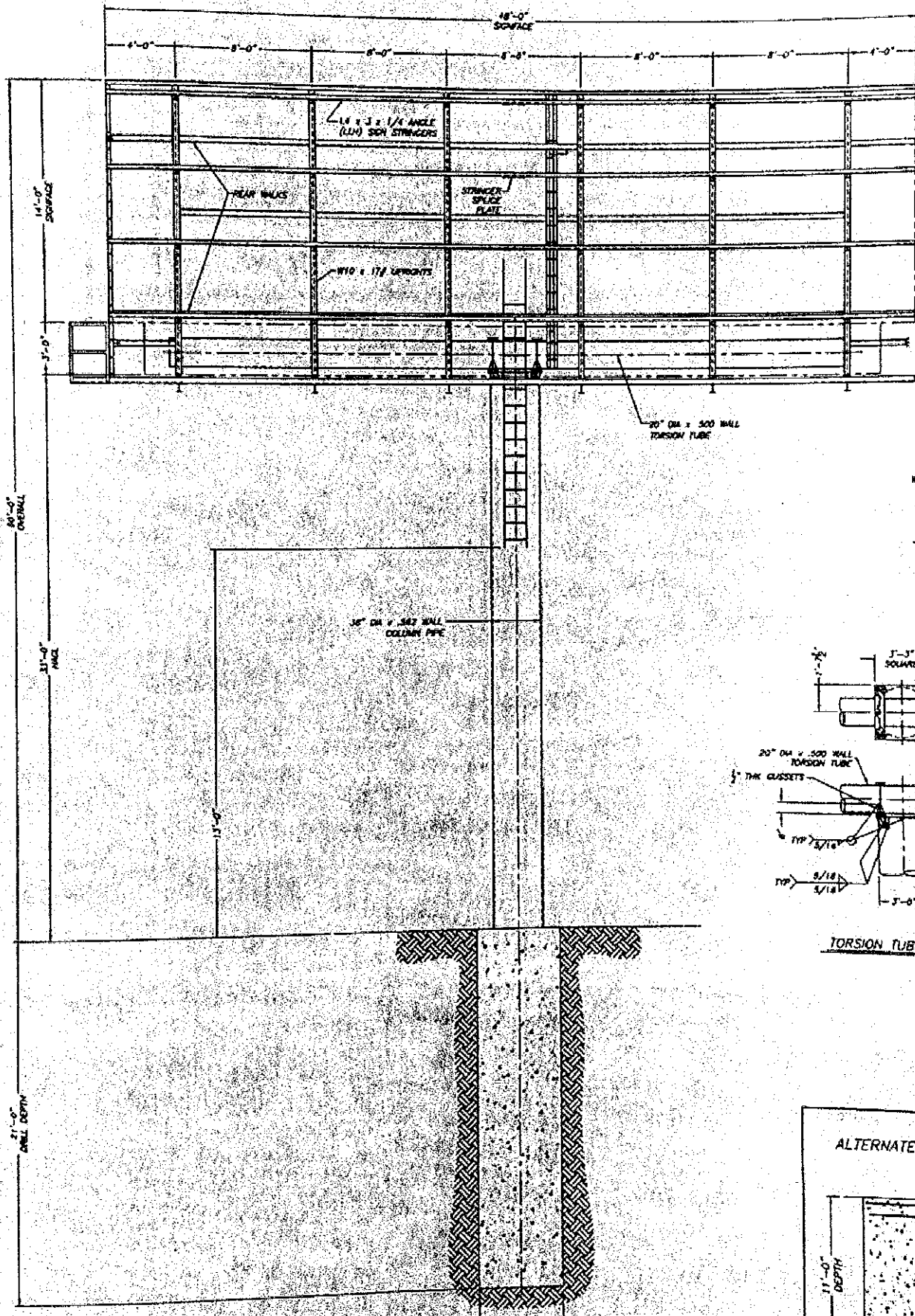
Cell: 401-273-9563

Ann@AEGrasso.com

<https://amgrasso.com>

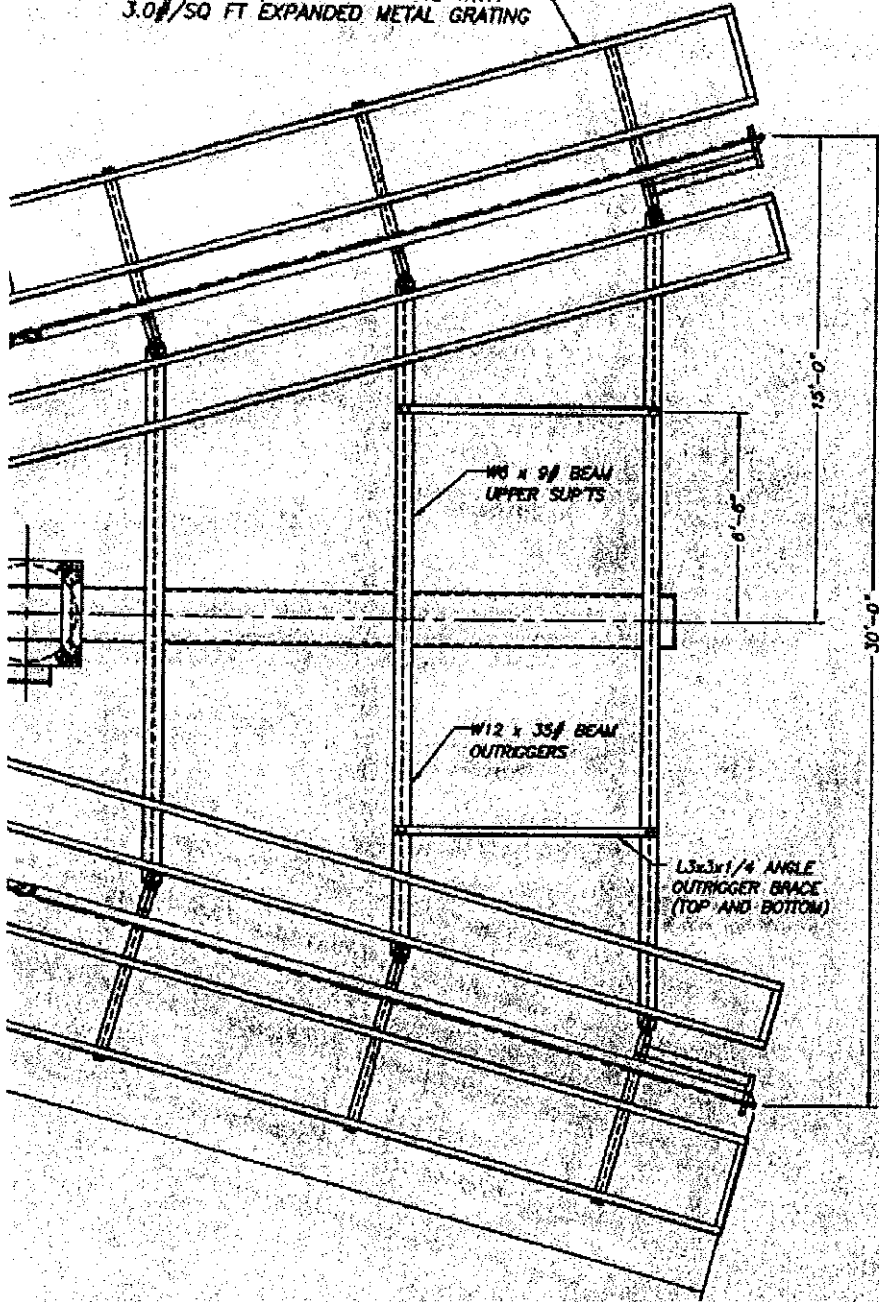
<https://anngrassopatternart.com/>

<http://www.aegrasso.com/>



TO UPRIGHT CONNECTION

WALKWAYS: L4x3x1/4 ANGLE FRAME WITH
3.0#/#SQ FT EXPANDED METAL GRATING



PROPOSED DIGITAL BILLBOARD

6 PINEY RIDGE ROAD

CROMWELL, CONNECTICUT

IS:

TM A992
STM A36

ALL BOLTS GRADE
SPECIFIED.

OF THE 2015
M.P.H. (3 SEC GUST)
POSURE "C".
WITH AWS

60 (REBAR IS NOT

PROPOSAL DRAWING

BILLBOARD LOCATION #1
PER SITE PLAN

PRODUCTIVITY FABRICATORS

SCALE: NONE

DATE: 07/24/20

DRAWN BY:

P. PLATT

REVISIONS
No. Date Desc

Designed: W.E.V.
Drawn: W.E.V.
Reviewed:
Scale: NONE
Project No: 180441
Date: 06/24/2017