



RECEIVED FOR RECORD
Nov 13, 2019 03:08P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. THURSDAY NOVEMBER 19, 2019
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:**
 - a. Application #19-56: Request for Site Plan Modification to install a new sign at Unit H 136 Berlin Road. Majid Rasool is the Applicant and TNO Cromwell LLC is the Owner.
 - b. Application #19-59: Request for Site Plan Modification to permit a Donation Bin at 15 Court Street. Charities for Hope Inc. is the Applicant and the Town of Cromwell is the Owner.
 - c. Application #19-60: Request for Site Plan Modification to permit a Donation Bin at 30 Woodside Road. Charities for Hope Inc. is the Applicant and the Town of Cromwell is the Owner.
 - d. Application #19-61: Request for Site Plan Modification to permit a Donation Bin at 199 Shunpike Road. Charities for Hope Inc. is the Applicant and Diversified Unlimited LLC is the Owner.
9. **New Business:**
 - a. Application #19-58: Request for Site Plan Modification to permit temporary storage trailers at 161 Berlin Road. Walmart is the Applicant and Infinity Cromwell Property LTD Partnership is the Owner.
10. **Public Hearing:**
 - a. Application #19-47: Request to amend the Zoning Regulations to include a new Business Zone District (Section 3.6 Commercial Billboard District). DFC of Cromwell LLC is the Applicant.
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
 - a. November 7, 2019
13. **Adjourn:**

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: November 13, 2019
Re: Comments for the November 19, 2019 Meeting Agenda

- 8. New Business: Accept and Schedule New Applications:**
- a. Application #19-56: Request for Site Plan Modification to install a new sign at Unit H 136 Berlin Road. Majid Rasool is the Applicant and TNO Cromwell LLC is the Owner. *Staff is requesting that the application be accepted this evening and scheduled to be considered this evening.*
 - b. Application #19-59: Request for Site Plan Modification to permit a Donation Bin at 15 Court Street. Charities for Hope Inc. is the Applicant and the Town of Cromwell is the Owner. *Staff is requesting that the application be accepted this evening and scheduled to be considered this evening. The applicant is proposing locate the donation bin on the grounds of the Edna Stevens School at 15 Court Street.*
 - c. Application #19-60: Request for Site Plan Modification to permit a Donation Bin at 30 Woodside Road. Charities for Hope Inc. is the Applicant and the Town of Cromwell is the Owner. *Staff is requesting that the application be accepted this evening and scheduled to be considered this evening. The applicant is proposing locate the donation bin on the grounds of the Woodside School at 30 Woodside Road.*
 - d. Application #19-61: Request for Site Plan Modification to permit a Donation Bin at 199 Shunpike Road. Charities for Hope Inc. is the Applicant and Diversified Unlimited LLC is the Owner. *Staff is requesting that the application be accepted this evening and scheduled to be considered this evening. The applicant is proposing locate the donation bin on the grounds of the shopping center at 199 Shunpike Road.*
- 9. New Business:**
- a. Application #19-58: Request for Site Plan Modification to permit temporary storage trailers at 161 Berlin Road. Walmart is the Applicant and Infinity Cromwell Property LTD Partnership is the Owner.
- 10. Public Hearing:**
- a. Application #19-47: Request to amend the Zoning Regulations to include a new Business Zone District (Section 3.6 Commercial Billboard District). DFC of Cromwell LLC is the Applicant. *Please see attached copy of the proposed regulations.*

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: PUFF KULTURE CROMWELL LLC
Street Address: Unit # 136 BERLIN RD, CROMWELL, CT 06416
Volume/Page: _____ PIN #: _____

Applicant Name: MAJID RASOOL
Address: 58 BROADWAY
BETHPAGE, NY 11714
Telephone: 917-595-9851 (day) same (evening)
Email Address: MAJID@RZSMOKE.COM

Property Owner Name: JOSEPH GEGA - TNO CROMWELL
Address: P.O. BOX 187
EAST ROCKAWAY, NY 11518

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

MAJID RASOOL 
Applicant Name and Signature

11-01-2019
Date

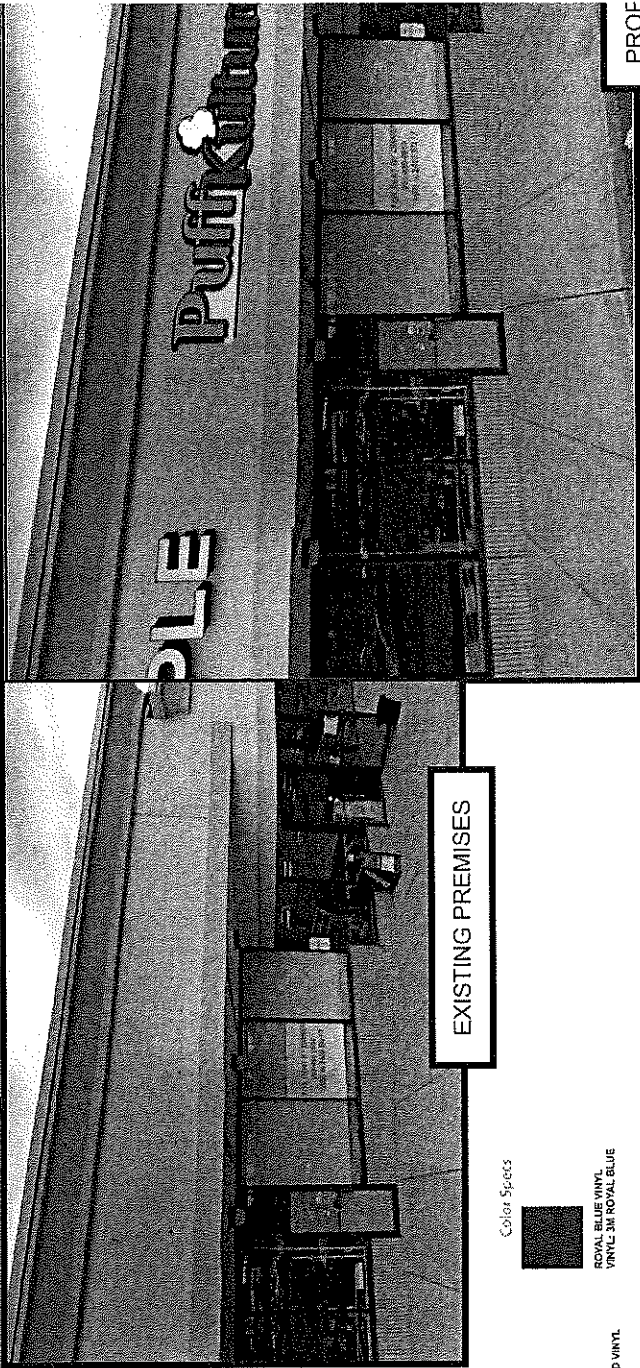
PUFF KULTURE 136 Berlin Rd. Cromwell, CT 06416

Channel Letter Sign

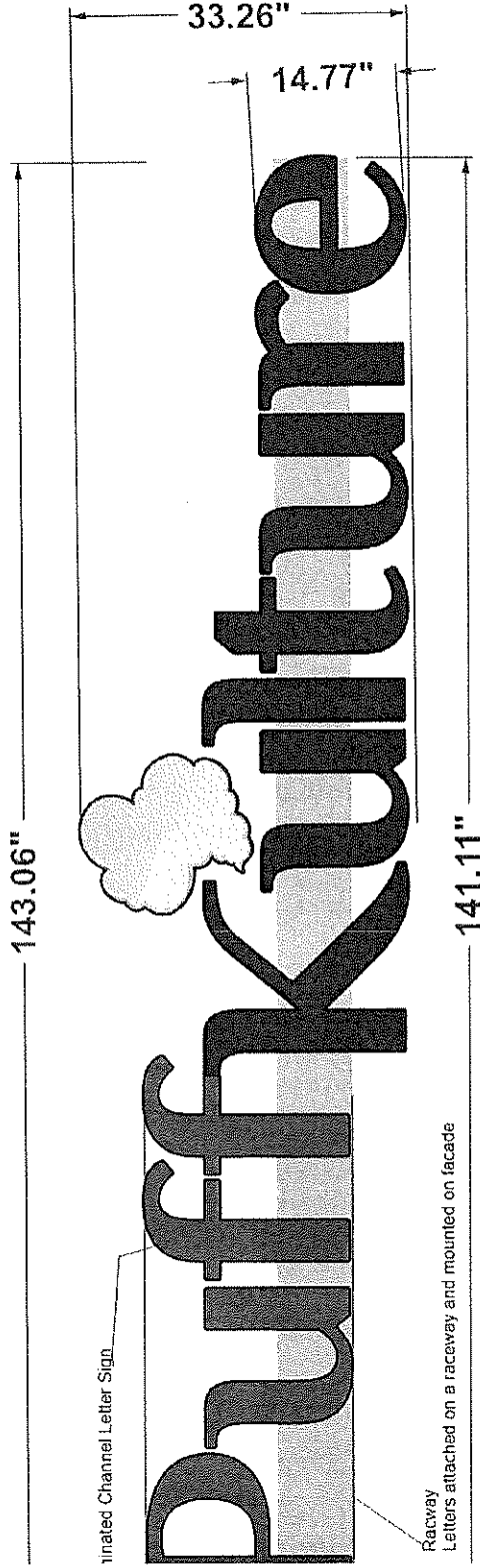
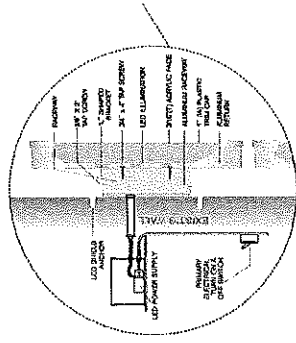
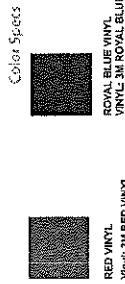
1" x 1" Square Tubing Aluminum O40
3" Depth

Colors: PMS Colors (Red & Royal Blue Color)
Aluminum (PMS Yellow & White)

L Listed SMD Type White Color LED Water proof

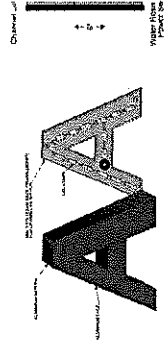


EXISTING PREMISES



Unidirectional Channel Letter Sign

Racway Letters attached on a raceway and mounted on facade



136 Berlin Rd. Cromwell, CT 06416
Tel: 860-399-1121
Cell: 718-314-3991
info@signsigns.com

Customer	PUFF KULTURE	Phone #	917-595-9851	E-mail	136 Berlin Rd
Date	11-08-2019	Revision		Location	
E-mail Sent Date		Directory			
Remark					

19-59

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Cromwell - Edna Stevens School
Street Address: 25 Court St, Cromwell, CT 06416
Volume/Page: _____ PIN #: _____

Applicant Name: Churches of Hope Inc
Address: 770 Wetherfield Ave
Hartford, CT 06114
Telephone: 860-424-0693 (day) _____ (evening)
Email Address: Bobie

Property Owner Name: Bd of Ed Town of Cromwell
Address: 9 Mann Memorial Dr
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) | <input type="radio"/> (No) |
| 2. <i>Will this project require an <u>Inland Wetlands Agency permit</u> if yes, have you obtained it?</i> | (Yes) | <input type="radio"/> (No) |
| 3. <i>Will this project require a <u>DEP Stormwater Management Permit</u> if yes, have you applied for it?</i> | (Yes) | <input type="radio"/> (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) | <input type="radio"/> (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) | <input type="radio"/> (No) |

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

Maria Ann Burt
Applicant Name and Signature

11/8/2019
Date

#19-59

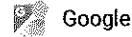


Image capture: Aug 2013 © 2019 Google

✓
 New
 Location
 Near parking
 (pottery)

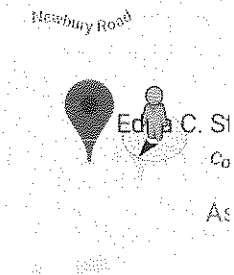
Bin Location
 away from
 crosswalk
 & main entrance

Cromwell, Connecticut



Street View - Aug 2013

- Suggested to School
 to ensure childrens
 safety



#19-59

Narrative of Proposed Activity by Charities of Hope, Inc.

Bins contents are set on a bi-weekly and weekly pickup schedule our truck cleans out the bin and any debris left on the outside of all bins. We request a 24 hour notice time to clear any debris left on unscheduled pickup days. The schedule will depend on the location of the bin and the amount of product regularly retrieved from the bin. All bins are cleaned out weekly, however some require more pickup days per week.

19-60

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Woodside Elementary School
Street Address: 30 Woodside Road, Cromwell, CT 06416
Volume/Page: _____ PIN #: _____

Applicant Name: Cromwell Charities of Hope, Inc
Address: 770 Westchesterfield Ave
Hartford, Ct 06416
Telephone: 860.424-0093 (day) _____ (evening)
Email Address: _____

Property Owner Name: Town of Cromwell
Address: 9 Mann Memorial Dr
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.

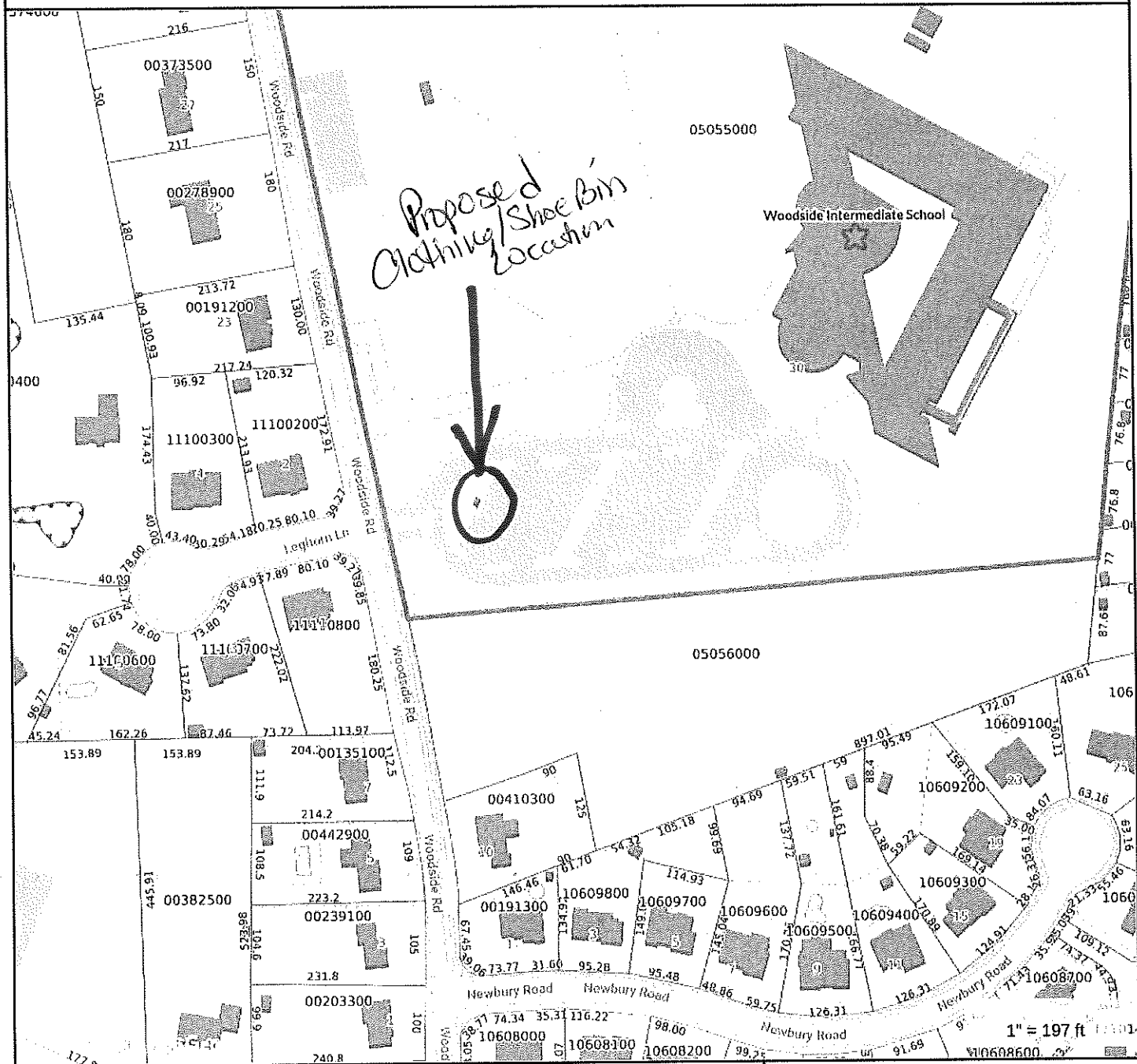
- 1. Is any part of the site within 500' of an adjoining town? (Yes) (No)
- 2. Will this project require an Inland Wetlands Agency permit if yes, have you obtained it? (Yes) (No)
- 3. Will this project require a DEP Stormwater Management Permit if yes, have you applied for it? (Yes) (No)
- 4. Will this Project Require an STC Permit if yes, have you submitted a copy of the plans to the STC? (Yes) (No)
- 5. Does the parking comply with the handicapped parking 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.

Majir Ajay Bar
Applicant Name and Signature

11/8/2015
Date

WOODSIDE ELEMENTARY SCHOOL



Property Information

Property ID 05055000
 Location 30 WOODSIDE ROAD
 Owner CROMWELL TOWN OF



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

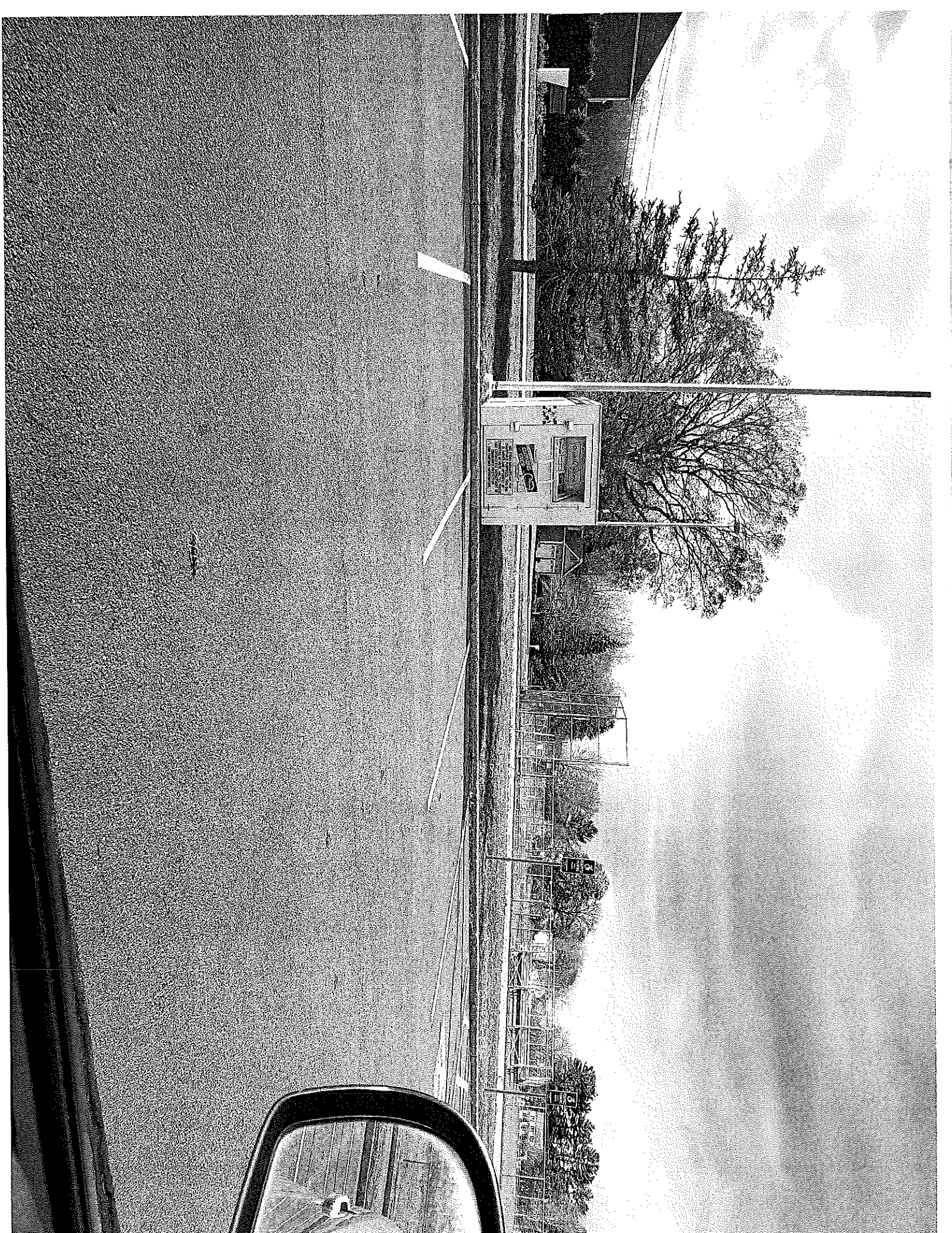
Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/1/2018
 Data updated 11/18/2018

#19-60

Narrative of Proposed Activity by Charities of Hope, Inc.

Bins contents are set on a bi-weekly and weekly pickup schedule our truck cleans out the bin and any debris left on the outside of all bins. We request a 24 hour notice time to clear any debris left on unscheduled pickup days. The schedule will depend on the location of the bin and the amount of product regularly retrieved from the bin. All bins are cleaned out weekly, however some require more pickup days per week.



TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Charities of Hope, Inc Bldg - SBC Shopping Plaza
Street Address: 199 Shunpike Rd, Cromwell, CT 06416
Volume/Page: _____ PIN #: _____

Applicant Name: Charities of Hope Inc
Address: 770 Wetherfield Ave
Hartford, CT 06114
Telephone: 860-424-0093 (day) _____ (evening) _____
Email Address: _____

Property Owner Name: Diversified Unlimited LLC
Address: P.O. Box 185598
Hamden, CT 06516

Attached: Joseph Munizzi, 203-415-8516

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

- 1. *Is any part of the site within 500' of an adjoining town?* (Yes)
- 2. *Will this project require an Inland Wetlands Agency permit?* (Yes)
if yes, have you obtained it? (Yes)
- 3. *Will this project require a DEP Stormwater Management Permit?* (Yes)
if yes, have you applied for it? (Yes)
- 4. *Will this Project Require an STC Permit?* (Yes)
if yes, have you submitted a copy of the plans to the STC? (Yes)
- 5. *Does the parking comply with the handicapped parking requirements as set forth in current version of the State Building Code?* (Yes)

Yes
 Yes
 Yes
 Yes
 Yes
 Yes
 No N/A

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

Megan Ann Baker
Applicant Name and Signature

11/8/2019
Date

Google Maps 204 Coles Rd

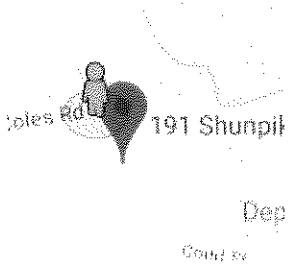


Image capture: Oct 2016 © 2019 Google

Cromwell, Connecticut



Street View - Oct 2016



199 Shunpike Rd
 location not in
 parking space in
 area not designated
 for parking

19-61

Narrative of Proposed Activity by Charities of Hope, Inc.

Bins contents are set on a bi-weekly and weekly pickup schedule our truck cleans out the bin and any debris left on the outside of all bins. We request a 24 hour notice time to clear any debris left on unscheduled pickup days. The schedule will depend on the location of the bin and the amount of product regularly retrieved from the bin. All bins are cleaned out weekly, however some require more pickup days per week.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday November 19, 2019 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #19-47: Request to amend the Zoning Regulations to include a new Business Zone District (Section 3.6 Commercial Billboard District). DFC of Cromwell LLC is the Applicant.

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 the 5th day November of 2019.

19-58

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL MODIFICATION

Name of Project: Temporarily storage 7 40' trailers

Street Address: 161 Berlin Road

Volume/Page: _____ PIN #: _____

Applicant Name: ~~Alex Canale~~ ^{Wal-Mart} Heather Guthrie store manager

Address: 161 Berlin Road
Cromwell CT 06416

Telephone: 860-635-0458 (day) SAME (evening)

Email Address: haguthr.502299.us@wal-mart.com

Property Owner Name: _____

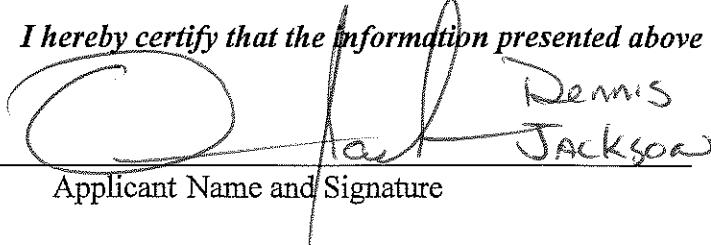
Address: _____

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.


Applicant Name and Signature

11-5-19
Date



161 Berlin Road,
Cromwell, CT, 06416
Phone: (860) 635-0458
Fax: (860) 635-2549
www.walmart.com

November 5th, 2019

To Whom It May Concern,

Walmart at 161 Berlin Rd, Cromwell CT is requesting permission to temporarily store 7 40 foot trailers on site. This will occupy 25 parking lot spaces.

We originally planned to use an offsite warehouse for the holiday; however, Corporate shut that program off unbeknownst to us. Due to the large freight flow for Black Friday and Christmas, as well as Layaway, our site requires more storage spaces this time of year.

All efforts will be made to get out of the trailers and have them removed by December 10th, 2019.

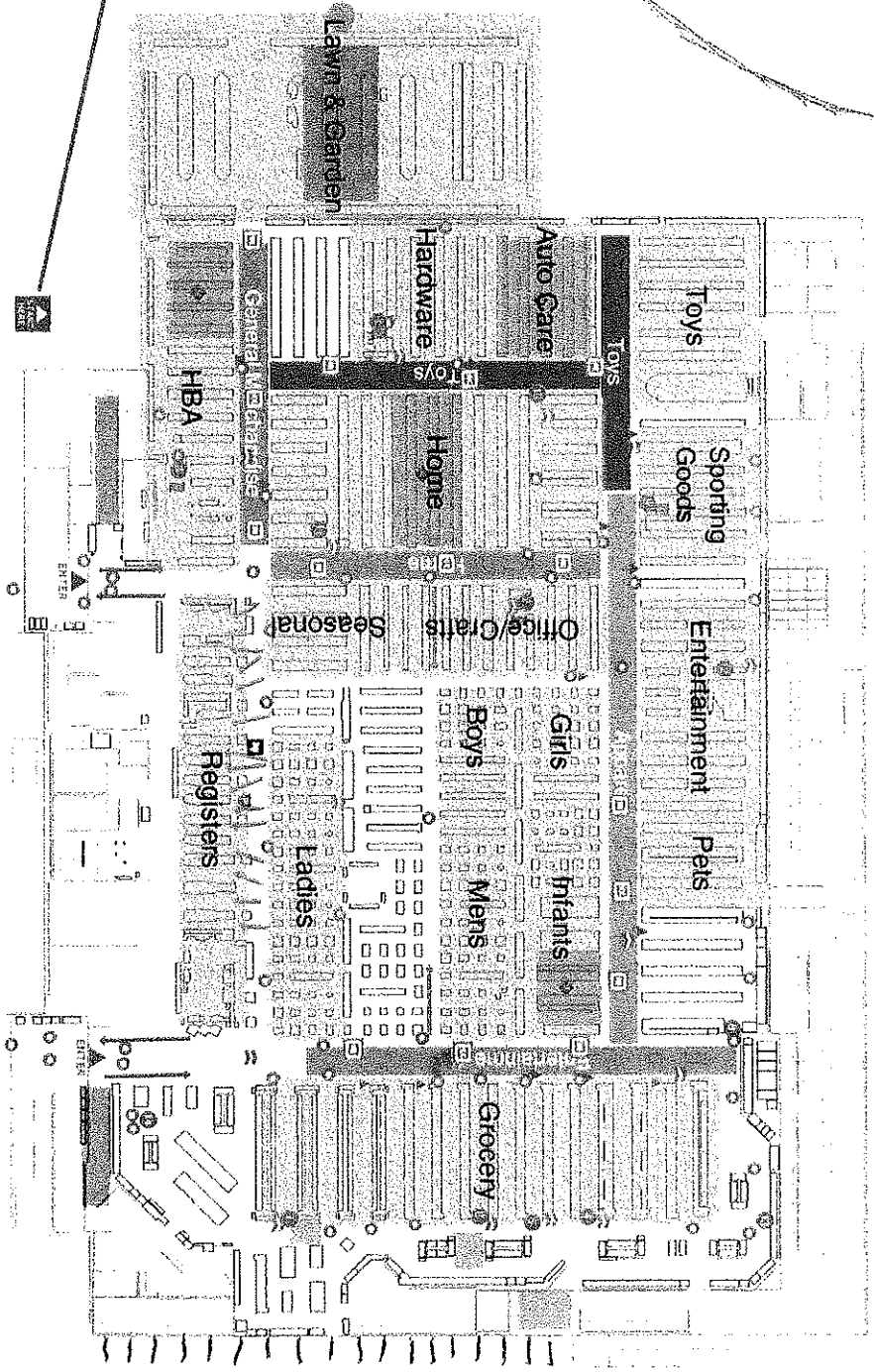
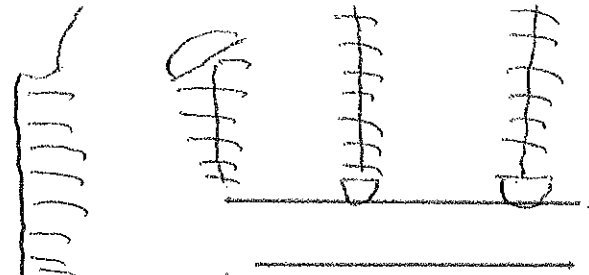
Your willingness to work with us regarding this request is much appreciated and look forward to discussing further this Thursday at the Zoning Meeting.

Best Regards,

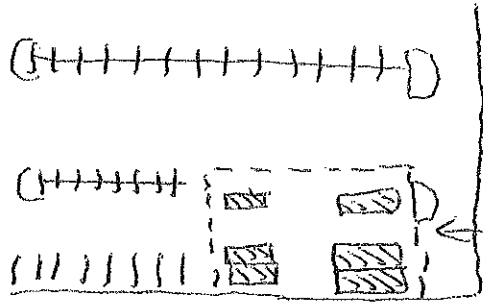
Alex Carlisle Walmart Representative
Phone: (860) 635-0458 Fax: (860) 635-2549

Walmart Store 2299, Market 163,
161 Berlin Road,
Cromwell, CT 06416
Save money. Live better.

140ft
Door holes



640ft
Door holes



19-47



**Town of Cromwell
Planning and Zoning Commission**

REVISED
APPLICATION TO AMEND THE ZONING REGULATIONS

Name: DFC OF CROMWELL, LLC
Address: 920 South Colony Road
Wallingford, CT 06492
Telephone: (203) 410-7649 Email: _____

A. Request to Change an Existing Regulation:

- 1. Current Article Number: _____
- 2. Current Regulation wording (attach if necessary):

- 3. Proposed Change wording (attach if necessary):

B. Request to Create a New Regulation:

- 1. Suggested Article Number: 3.6
- 2. Zoning District(s) to be Affected by New Regulation: New District
- 3. New Regulation wording (attach if necessary):
Attached

C. Reason for Proposed Change or New Regulation:

[Signature]
(applicant)

10/8/2019
9/15/2019
(date)

CROMWELL PLANNING & ZONING COMMISSION
CROMWELL, CT

PETITION FOR A TEXT AMENDMENT TO THE ZONING
REGULATIONS

The Undersigned, DFC OF CROMWELL, LLC, acting through its attorney, Dennis A. Ceneviva, Esq., hereby PETITIONS the Cromwell Planning & Zoning Commission to AMEND the CROMWELL Zoning Regulations in accordance with the proposal set forth on the attachment hereto entitled "Application to amend the Zoning Regulations".

DFC OF CROMWELL, LLC-
PETITIONER



By Dennis A. Ceneviva, Esq.
Ceneviva Law Firm, LLC
721 Broad Street
Meriden, CT 06450
203-237-8808 (phone)
203-2374240 (fax)
dennis@cenevivalaw.com

CROMWELL PLANNING & ZONING COMMISSION
PROPOSED ZONING TEXT AMENDMENT
PER SECTION 8.8 AND 8.10 OF THE CROMWELL ZONING
REGULATIONS

COMMERCIAL BILLBOARD DISTRICT

1.7 DEFINED TERMS

SIGN RELATED TERMS

Conventional Billboard. A billboard displaying static message or copy that cannot be changed mechanically or electronically.

Digital Billboard. A billboard utilizing digital message technology capable of changing the static message or copy electronically but not displaying any movement, or the appearance or optical illusion of movement, or any flashing, scintillating or varying of light intensity during the static display periods.

3.6 COMMERCIAL BILLBOARD DISTRICT (CBD)

3.6A Purpose.

The purpose of the Commercial Billboard District is to recognize that billboards are elements of a municipal landscape designed to identify businesses, relay messages (often emergency in nature), and provide advertising. In order to promote, preserve, enhance, and protect the public health, safety and welfare of the Town, the standards and bulk requirements set forth herein intend to diminish any possible distraction to traffic, minimize any potential visual concerns and ensure municipal design fundamentals to preserve Cromwell's landscape in the CBD.

3.6B Bulk Requirements.

	MINIMUM	MINIMUM	MIN. YARDS	MIN. YARDS	MIN. YARDS	MIN. YARDS	MAXIMUM	MAXIMUM
ZONE	LOT AREA	FRONTAGE ON HIGHWAY	FRONT	SIDE	AGGREGATE SIDE	REAR	BUILDING COVERAGE	STRUCTURE HEIGHT
CBD	20,000 SQUARE FEET	800 LINEAR FEET	N/A	N/A	N/A	N/A	N/A	50 FEET*

- **vertical distance from the grade of the closest lane of CT Highway to the top of billboard**

3.6C Location, Orientation, Size and Spacing.

1. All billboards in the CBD must be digital billboards on parcels with frontage or unimpeded visual orientation to the limited access highways known as CT Rte. 9.
2. All digital billboards shall be oriented with their faces at an angle no greater than 35 degrees perpendicular to CT Route 9.
3. All digital billboards shall have a maximum sign area not to exceed 672 square feet. Billboards shall have a minimum clearance of fifteen (15) feet between the lowest component of the billboard and the land grade in order to prevent unwanted access where other uses exist.
4. All digital billboards shall be spaced at a horizontal distance of not less than 750 feet from any other billboard on the same side of CT Route 9 in the CBD.

3.6D Display time, Transition time, and Brightness.

1. Messages and/or imagery must be displayed in a static manner for a minimum of seven seconds.
2. Transition time from one message or copy to another must be direct and immediate without special effects, and not to exceed one second.
3. No digital billboard may operate at brightness levels of more than 0.3 foot-candles above ambient light measured at 200 feet from the sign face; the brightness measurement shall be made with the light meter or similar device, positioned at a 90-degree angle to the orientation of the digital billboard.

3.6E Digital Billboard malfunction and Maintenance.

1. Digital billboards must be designed and equipped to freeze the sign face in position and immediately discontinue operation if a malfunction occurs.

2. All billboards must be maintained in good repair and safe condition. All non-face parts of the billboard shall be painted in a dark or neutral color.

3.6F Process for Approval.

Requires Special Permit Approval [Section 8.7]

5.1 LANDSCAPING.

5.1.H Variations to Landscaping Requirements.

5. In the Commercial Billboard District, the Commission may require additional landscaping or more mature plantings between the billboard location and any abutting residentially zoned properties when the existing vegetation creates an unusual condition that requires more extensive screening.

5.3 SIGNS

5.3I Prohibited Signs.

OFF PREMISES	[picture]	Signs which advertise a business not located on the premises for which the sign is located except digital billboards located in the CBD or existing conventional billboards converted to digital billboards by Special Permit.
---------------------	------------------	---

6. SPECIAL PERMITS

6.11 DIGITAL BILLBOARDS

Any Applicant proposing to erect one (1) or more digital billboards in the Commercial Billboard District must comply with the Special Permit Application requirements set forth in Section 8.7 hereinafter. A Special Permit is also required for conversion of an existing conventional billboard into a digital billboard. The converted digital billboard must comply with all standards/requirements set forth in Section 3.6D and 3.6E unless waived by the Commission.

**MEMORANDUM STATING REASONS FOR PROPOSED NEW
ZONE**

Statement of Purpose: Billboards are elements of the urban landscape identifying businesses, relaying messages and advertising. In order to promote, preserve, enhance and protect the public health, safety and welfare of the Town, these standards/regulations intend to diminish any possible distraction to traffic, minimize any potential visual concerns and ensure urban design fundamentals to preserve Cromwell's landscape. The following standards/regulations control billboard location, size, height, spacing, luminance and frequency of image.

November 8, 2019

TO: CROMWELL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2019-107: Proposed zoning amendments pertaining to a Commercial Billboard District.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. The particular location of this proposal would place the Billboard Overlay District within or in close proximity to wetlands, and therefore staff would like to urge caution in regard to these environmentally sensitive areas per CRCOG goal to Grow and Develop in Harmony with Natural Resources.

The public hearing date has been scheduled for 11/19/2019.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Caitlin Palmer.

DISTRIBUTION: Planner: Berlin, Rocky Hill, Glastonbury, River COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

Brendan Malone, Vice Chairman
Regional Planning Commission



Caitlin Palmer
Senior Community Development Planner