



**Town of Cromwell  
Planning and Zoning Commission**

**REGULAR MEETING  
7:00 P.M. THURSDAY NOVEMBER 5, 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:**
  - a. Application #20-54: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to allow for a restaurant (Jefferson Fry Company) with the accessory sales of alcoholic beverages at 43 Berlin Road. Emmet Moore is the Applicant and River Grace Plaza LLC is the Owner.
  - b. Application #20-55: Request to Modify the Site Plan at 153 West Street to permit a Salon. Orlando J. and Lisa J. Cardenas are the Applicants and Owners.
9. **New Business:**
  - a. Application #20-46: Request to modify the Site Plan for Cromwell Villages at 150 Country Squire Drive. Cromwell Village Assoc LLC is the Applicant and the Owner.
10. **Public Hearings:**
  - a. Application #20-50: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to the accessory sales of alcoholic beverages at 77 Berlin Road (Wooster Street Pizza.) Wilson A. Ollana is the Applicant and BRC River Centre LLC is the Owner.
  - b. Application #20-47: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.
  - c. 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 Piney Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner.
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
  - a. October 6, 2020
  - b. October 20, 2020
13. **Adjourn:**

RECEIVED FOR RECORD  
Oct 29, 2020 11:46A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

	P&Z 2020 Permit Report					
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
20-01	Scannell Properties	120 County Line Drive	Site Plan Modification	Approved 1/7/2020	Complete	
20-02	Greater Hartford Community Foundation	One Golf Club Road	PGA Golf Tournament	Scheduled 3/4/2020	Complete	
20-03	John Hagel	43 Shadow Lane	Create a rear lot	Scheduled 3/17/2020	Pre-Construction meeting pending	
20-04	John Hagel	43 Shadow	Resubdivide into 3 lots	Scheduled 3/17/2020	Pre-Construction meeting pending	
20-05	Curtis Weybright	34 Shunpike Road	Middlesex Habitat for Humanity	Approved by staff 1/28/2020	Complete	
20-06	Joseph Moon	35A Berlin Road	Add patio liquor permit	Approved 2/4/2020	Complete	
20-07	Town of Cromwell	161 Coles Road	Special Permit to allow filling	PH on 4/7/2020	Approved, work in process	
20-08	Crown Battery - Site Plan Approval	50 Sebethe Drive	New signage	Approved 2/4/2020	Complete	
20-09	Crown Battery - Use Permit	50 Sebethe Drive	Distribution Center for Northeast Batteries	Approved by staff 1/31/2020	Business Open	

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
20-10	DFC of Cromwell, LLC	6 Piney Ridge Road	Erect commercial billboards facing Rt. 9	Approved 7/7/2020	Regulations approved
20-11	Kim Serignese	2 Willowbrook Plaza	Zerio's enlarged restaurant	Approved by staff 2/20/2020	Complete
20-12	Justin Philauong	199 Shunpike Road	Cut Republic Barbershop & Shave Co. (Use Permit)	Approved by staff 2/24/2020	Business open
20-13	Baltazas Contractors	53 Willowbrook	Staging area for materials and equipment (Use Permit)	Approved 2/24/2020	Complete
20-14	Baltazas Contractors	181-183 Coles Road	Staging area for materials and equipment (Use Permit)	Approved 2/24/2020	Work In Process
20-15	BSC Services	50 Berlin Road	Gaylord Healthcare (Use Permit)	Approved by staff 2/26/2020	Business open
20-16	Samantha DiFilippo	28-1 Shunpike Road	Chi Lash Academy	PH on 4/7/2020	Withdrawn
20-17	Arnco Sign	76 Berlin Road	Signs for Springhill Suites	Approved 3/4/2020	Complete
20-18	Benjamin Salerni	199 Shunpike Road	Karate classes for kids & adults	Approved 3/6/2020	Business Open

Appl#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
20-19	Jeannine Marron	328 Main Street	Peaceful Chaos Yoga	Approved 3/13/2020	Business open
20-20	Rodney Bitgood	241 & 251 Main Street	Erect commercial billboards facing Rt. 9	Approved 3/4/2020	Regulations approved
20-21	Nancy Hunter	332B Main Street	Hunter Law Office	Approved 3/25/2020	Business Open
20-22	Reed Builders, LLC	19 Pasco Hill road	Zone change from Ind to R-25	App 6/23/20	Complete
20-23	Const. Serv of Branford	674 Main Street	Install pole for Emer. Comm. Equipment	Approved by staff 5/5/20	Complete
20-24	Emmet Moore	42 Berlin Road	Picnic benches outside	App. By staff 5/6/20	Complete
20-25	Const. Serv of Branford	33 Prospect Hill Road	Install pole for Emer. Comm. Equipment	App. By staff 5/12/20	Awaiting Construction
20-26	Kemal Cecunjamin	35 Berlin Road	Café Luna seating	App. By staff 5/15/20	Complete
20-27	Brian Bonneau	546 Main Street	The Well seating	App. By staff 5/15/20	Complete
20-28	70 Commerce Drive LLC	70 Commerce Drive	Construct two buildings	App. 6/23/20	Awaiting Construction
20-29	Kemal Cecuistanis	35 Berlin Road	Café Luna remodeling	App. 6/23/20	Complete
20-30	Edward Alnas	136 Berlin Road	Pizza Pie seating	App. By Staff 6/15/20	Complete

Appl#	Name of Applicant	Site Location	Type of Activity	Decision	Status
20-31	PearlLoika-Garbiel	199 Shunpike Rod	Dog grooming salon	App. By staff 6/22/20	Complete
20-32	D'Amato Construction	100 Count Line Drive	Material Removal	App. 7/7/20	Complete
20-33	Halem Saad	135 Berlin Road-Cromwell Diner	Permanent Outdoor Seating	App. 7/7/20	Complete
20-34	Scannell Properties	120 County Line Drive	Signs for Amazon Bldg.	App. 7/7/20	Complete
20-35	Judd Malin	77 Berlin Road	Platinum Prep Meals, LLC Retail healthy prepared meals	App. By staff 6/30/20	Sign installed
20-36	Jenna Serrantino	11 Iron Gate Lane	Home Hair Salon	App. By Staff 6/30/20	Complete
20-37	Fontine Construction	26 Shunpike Road	Dental Arts of Cromwell	App. By staff 7/17/20	Complete
20-38	Rusit Cecunianin	134 Berlin Road	Café Fiore Restaurant-Use Permit	App. By staff 7/22/20	Complete
20-39	Mary Tobias	Main Street	Frisbee Parking wedding	App. By staff 7/22/20	Event complete
20-40	Superior Kitchen & Bath	199 Shunpike Road	Kitchen & Bath items	App. By staff 8/13/20	Complete
20-41	Total Tree Service	158 Sebethe Drive	Outdoor Storage	Scheduled for 10/20/20	In Process

App#	Name of Applicant	Site Location	Type of Activity	Decision	Status
20-42	Jared Matoy	36 Shunpike Road	99 Restaurant outdoor seating	App. by Staff	Complete
20-43	Ryan Kealey	51-14 Shunpike Road	Chicago Sams seating	App. By staff 5/21/20	Complete
20-44	Valon Avdimetaj	136 Berlin Road Café Fiore	Necessary sales of alcoholic beverages	Scheduled for 10/20/20	Complete
20-45	Melissa Lawler	4 Willowbrook	Yoga Revival Fitness	App. By staff 8/28/2020	Complete
20-46	Cromwell Village Assoc.	150 Country Squire Drive	Changes to original approved plot plan	Approved 9/15/2020	In Process
20-47	Rodney Bitgood	241-251 Main Street	Install Digital Billboard	Scheduled for 10/20/2020	Awaiting PH 11/05
20-48	DFC Cromwell, LLC	6 Piney Ridge	Erect 2 Digital Billboards	Scheduled for 10/20/2020	Awaiting PH 11/05
20-49	James Elias, Jr.	199 Shunpike Road	Beehive Bargains-Used retail items	Approved by staff 9/22/20	Use Permit & reface signs approved
20-50	Wilson Orellana	77 Berlin Road	Wooster St. Pizza-Liquor Permit	App. By staff 9/22/2020	Awaiting PH
20-51	Execuspace Const.	40 Sebethe Drive	Apria & Safelite-New dimising wall for space separation	App. By staff 10/7/20	Complete



TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Request approval for the ~~accessory~~ <sup>accessory</sup> sale of Alcoholic beverages (restaurant)  
(Per Section 3.3.A.A of the Cromwell Zoning Regulations)  
Street Address: 43 Bent's rd Zoning District: HB  
Assessor's Parcel ID #: 00319600 Volume/Page: 1313/048

Applicant's Name: Emmet Moore (Sepperson Fry Company LLC)  
Address: 43 Bent's rd Cromwell  
Telephone Number (daytime): 860 719 1082  
Email Address: emmet@SeppersonFryCompany.com

Property Owner's Name: Five Grace Place LLC  
Address: Crest Drive Cromwell

Description of Proposed Activity:  
Sale of alcoholic beverages in restaurant.

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).**

  
(applicant)

10.19.20  
(date)



20-55

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN MODIFICATION

Name of Project: Home Occupation-Salon  
Street Address: 153 West Street/50 Mystique Lane  
Volume/Page: 659/44&1449/344 PIN #: 373400/373100

Applicant Name: Orlando J. Cardenas & Lisa J. Cardenas  
Address: 153 West Street/50 Mystique Lane  
Cromwell, CT 06416

Telephone: 860-662-1466 (day) 860-662-1466 (evening)

Email Address: crdns@aol.com

Property Owner Name: Same as Applicant  
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 any part 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.

Orlando J. Cardenas  
Applicant Name and Signature  
10/21/20  
Date

## Site Modifications

### Home Occupation Information

The Cardenas Family owns and occupies property located at 153 West Street, Cromwell, CT and 50 Mystique Lane. They are proposing a to locate a home occupation-Salon/Spa within 684 square feet of the first floor the existing residential structure. No exterior modifications/alterations/additions to the existing structure will be required to accommodate the proposed use.

“Mia’s Salon” which is currently located at 34 Shunpike Road, Unit #10, Cromwell, CT will relocate it’s existing business to occupy the proposed space. The Salon offers the following services: 1. Hair Cutting/Styling, 2. Hair Coloring, 3. Waxing Services, 4. Makeup Services.

Proposed Hours of Operation are: Monday through Saturday - 9:00 am to 5:00 pm by appointment only. The business will be closed on Sundays.

Sit modifications include the following:

1. Overlay and modify the Driveway and parking to accommodate the layout shown on the attached site plan ( 9 Parking Spaces-One of Which is Handicapped Accessible).
2. The business will occupy 2 Employees.
3. Install Site Lighting per site plan.
4. Construct bluestone walkways per plan.
5. Provide Site Landscaping.
6. Install Signage per plan.



## MEMORANDUM

To: Stuart B. Popper, AICP, Director of  
Planning & Development

From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer **BD**

Date: October 29, 2020

Re: **Plan Review, PZC Application #20-55, Site Modification, 153 West Street**

### BACKGROUND

1. The Subject Property is approximately 1.02 acres in area and is located within the Highway Business Zone. Within the property is an existing residential structure and "Orlando's Landscaping" business. A sanitary sewage connection is proposed to replace an existing septic system.

### PROPOSAL

The Applicant is seeking approval to:

1. Internally convert 684 sq. ft. of first floor space into a Salon/Spa offering hair care and personal services.
2. Create nine parking spaces on a paved drive/parking lot.
3. A pedestrian walkway is proposed
4. One (1) 12 sq. ft. non-illuminated monument type ground sign located near along the driveway at roadside.

### COMMENTS

2. The Applicant's plan indicates overhead lighting but no lighting detail (type of fixtures, height of poles, etc.) were provided. That information is required to determine conformity with the lighting regulations.
3. The Applicant's drawing is not to scale. Unless provided, it is otherwise assumed the Applicant shall conform with all numerical requirements of the zoning regulations.
4. The Applicant should include safety stops at proposed Parking Spaces abutting the proposed pedestrian walkway.

The application meets other requirements of Cromwell's Zoning Regulations as noted below:

<b><i>Required/Permitted by Zoning</i></b>	<b><i>Proposed by Applicant</i></b>
PARKING SPACES- 6 spaces PARKING DRIVE WIDTH- 24-FT.	PARKING SPACES- 9, (8 Regular, 1 Handicap) PARKING DRIVE WIDTH- 24-FT.
SIGNAGE  24 sq. ft. in area. Max height of 6-ft	SIGNAGE  12 sq. ft. in area. Height of 3-ft.

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

**Memorandum**

**To:** Planning & Zoning Commission

**CC:** Stuart Popper, Town Planner

**From:** Jon Harriman, P.E.

**Date:** 10/26/2020

**Re:** 20-55: 153 West Street



---

I have reviewed the plans entitled Proposed Site Modifications 153 West Street, Cromwell, CT, etc" by PMCA LLC. revision date 10/15/20.

The plan Shows an increase in impervious surface in the form of a paved parking lot with sheet flow to the adjacent vacant lot to the west. No attenuation or treatment is proposed. Nine parking spaces are shown which includes one space designated for handicapped access.

The parking lot is curbed on all sides except the west side to allow for sheet flow. The designer should indicate how this will meet the stormwater requirements of the zoning regulations. The curbing would appear to prevent access to the landscaping business also on the parcel. The curbing also appears to hinder the access from the space marked as handicapped. The handicapped space should be close to the entrance to the salon, and should be laid out according to current ADA standards.

In compliance with Cromwell's CTDEEP MS4 permit requirements, attached to this memo is the Town's notification to contractors regarding CTDEEP storm water permitting requirements that may be relevant to this project.

# Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* (“Construction Stormwater General Permit”).

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the Town upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the Town of Cromwell which can be found in the Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a Town of Cromwell land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

[http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav\\_GID=1654](http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654)

## Popper, Stuart

---

**From:** Chief Lamontagne  
**Sent:** Monday, October 26, 2020 9:08 AM  
**To:** Popper, Stuart  
**Subject:** 20-55

In regards to the submitted application 20-55, a stop sign with stop bar should be installed and maintained per MUTCD guidelines. Also, the salon sign should not interfere with the site line for west bound traffic while exiting the business.

*Denise Lamontagne*

Chief of Police  
Cromwell Police Department  
860-635-2256 x.7843  
860-613-2934 fax

# Memo

To: Town Staff  
From: Stuart B. Popper, own Planner  
Date: October 23, 2020  
Re: Application #20-55

---

Please review and comment. Email responses are welcome.

Application #20-55: Request for a Site Plan Modification for a Home Occupation-Salon located at 153 West Street/50 Mystique Lane. Orlando J. Cardenas and Lisa J. Cardenas are the Applicants and Owners. If possible, we would like to have your comments back by Friday, October 30, 2020.

ACCESSIBLE PARKING SPACE SHALL  
BE VAN ACCESSIBLE.

John Egan B.O.

c: Town Engineer, Chief of Police, Cromwell Fire District (Fire Chief, Fire Marshal),  
Development Compliance Officer, Building Inspector, WPCA, File

## Popper, Stuart

---

**From:** Harold Holmes <hholmes@cromwellfd.com>  
**Sent:** Monday, October 26, 2020 4:11 PM  
**To:** Popper, Stuart  
**Subject:** 153 west street

I took a look at the site plans for 153 west and do not have any concerns at this time.

Respectfully

Harold Holmes CFEI  
Fire Inspector  
Cromwell Fire District  
(860) 635-3188 office  
(860)250-6752 cell



Application # 20-46

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

**APPLICATION FOR SITE PLAN MODIFICATION**

Name of Project: Planned Multifamily Residential Development  
Street Address: 150 Country Squire Drive  
Volume/Page: 1486-142 PIN #: 00336000

Applicant Name: Cromwell Village Associates, LLC.  
Address: 2319 Whitney Avenue, Suite 1A  
Hamden, CT 06518  
Telephone: (203)230-1600 (day) \_\_\_\_\_ (evening)  
Email Address: Markie\_f@sbcglobal.net

Property Owner Name: Cromwell Village Associates, LLC.  
Address: 2319 Whitney Avenue, Suite 1A  
Hamden, CT 06518

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?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> if yes, have you obtained it?                                      | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 3. Will this project require a <u>DEP Stormwater Management Permit</u> if yes, have you applied for it?                                 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 4. Will this Project Require an <u>STC Permit</u> if yes, have you submitted a copy of the plans to the STC?                            | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 5. Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

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

**JOSEPH P. WILLIAMS, ITS ATTORNEY**

Joseph P. Williams  
Applicant Name and Signature

10/27/20  
Date



October 27, 2020

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

**RE: Site Plan Modification  
Revisions to Cromwell Village Multi-Family Residential Development  
150 Country Squire Drive  
Cromwell, CT  
MMI #2398-07**

Dear Stuart:

As a result of the previous Site Plan Modification application heard on September 15, 2020, the submitted sketches are provided to depict location options to the commission regarding the communications pole and equipment.

At this time, we are seeking Site Plan Modification approval. Appropriate sketches and application enclosed. It is acknowledged that the application fee has been waived for this application.

Please do not hesitate to contact me if you have any questions.

Very truly yours,

**MILONE & MACBROOM, INC. | SLR CONSULTING**

A handwritten signature in black ink, appearing to read "Rock Emond".

Rock Emond  
Project Civil Engineer

Enclosures

CC:  
Mark Forlenza  
Michael Terenzio, Fire Chief – Cromwell Fire Department  
Julius Neto, Executive Director – Cromwell Fire District

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Thursday November 5, 2020 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #20-50: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to allow for a restaurant (Wooster Street Pizza) with the accessory sales of alcoholic beverages at 77 Berlin Road. Wilson A. Ollana is the Applicant and BRC River Centre LLC is the Owner.
2. Application #20-47: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.
3. 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 Piney Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner. (Public Hearing continued from 10/20/2020 meeting).

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 22<sup>nd</sup> day of October 2020.

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

Type of Activity: Wooster Street Pizza

(Per Section 7.5 of the Cromwell Zoning Regulations)

Street Address: 77 Berlin Road Zoning District: HB

Assessor's Parcel ID #: 00103200 Volume/Page: 931/175

Applicant's Name: Wilson A. Orellana

Address: 73 Cherry St 1st Floor Meriden Ct 06451

Telephone Number (daytime): 203-427-3581

Email Address: Thelma.WoosterStreetPizza@gmail.com

Property Owner's Name: BRC River Centre LLC  
c/o Robert Malin Realty

Address: Old Kings Hwy. South, Darien, CT 06820

Description of Proposed Activity:  
Restaurant Liquor Permit

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).**

Wilson A. Orellana  
(applicant)

9-23-2020  
(date)

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

Type of Activity: Install Digital Billboard  
(Per Section 3.6.C of the Cromwell Zoning Regulations)

Street Address: 241 + 251 Main St. Zoning District: CBD

Assessor's Parcel ID #: 00480800 + 00278500 Volume/Page: 1557/316 + 1505/190

Applicant's Name: RODNEY BITGOOD

Address: 263 MAIN ST CROMWELL, CT 06416

Telephone Number (daytime): 860-613-2355

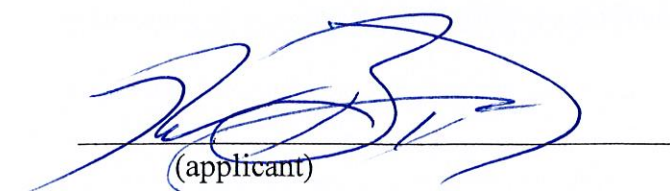
Email Address: RODNEY@CROMWELLAUTOMOTIVE.COM

Property Owner's Name: Rodrella Realty LLC

Address: 263 Main Street Cromwell, CT

Description of Proposed Activity:  
Request to install digital billboard

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).**

  
(applicant)

9-3-2020  
(date)

Application# 20-48

**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)*.

  
(applicant)

8-26-2020  
(date)

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
7:00 PM TUESDAY OCTOBER 6, 2020  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

RECEIVED FOR RECORD  
Oct 20 2020 10:36A  
JoAnn Douie  
TOWN CLERK  
CROMWELL, CT *JD*

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Jeremy Floryan, Nicholas Demetriades, Paul Cordone, Brian Dufresne, and Ann Grasso (alternate).

**Absent:** John Keithan, Ken Rozich, and Kenneth Slade.

**Also Present:** Director of Planning and Development Stuart Popper, and Development Compliance Officer Bruce Driska.

**1. Call to Order:**

The meeting was called to order by Chairman Alice Kelly at 6:58 PM.

**2. Roll Call:**

The presence of the above members was noted.

**3. Seating of Alternates:**

A motion was made by Vice Chairman Michael Cannata to seat Ann Grasso as alternate. Motion seconded by Chris Cambareri. *All in favor, Motion passed.*

**4. Approval of Agenda:**

Stuart Popper, Director of Planning and Development, asked the Commission to add two items under 8: New Business: Accept and Schedule New Applications.

a. Application #19-29, annual review of Special Permit under Section 3.5.C.4 of Zoning Regulations to allow for a Contractor's Yard at 150 Sebeth Drive. Robert Gallitto is the applicant and Alvin Ravizza and Christine T. Ravizza Trust is the owner.

b. Application #20-50, Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to allow for a restaurant with the accessory sales of alcoholic beverages at Wooster St. Pizza, 77 Berlin Road. Wilson Orellana is the Applicant.

Vice Chairman Michael Cannata made the motion to approve the agenda as amended; Seconded by Jeremy Floryan. *All in favor, motion passed.*

**5. Public Comments:**

None

**6. Development Compliance Officer Report:**

Compliance Officer Bruce Driska distributed the updated report to the Commission and said he would address any questions.

Chris Cambareri raised a concern about the clothing donation bin located at the SBC plaza. Mr. Driska said that he is aware of the situation with the clothing donation bin. Chairman Alice Kelly recommends removing the clothing bin as it has become an area for people to dump items other than clothing and has become unsightly. Mr. Popper said staff would look into the last approval and report back at the next meeting.

Mr. Driska said there were ongoing issues with erosion, dust, and mud at Cromwell Village and he has issued citations #2 and #3, at \$150 each. He explained that the contractor has added a tire washing station and applied calcium chloride and added a street sweeper to alleviate the problem. Mr. Driska said the new area of concern is trucks waiting to enter the property causing noise and diesel fumes. He said the trucks will be required to radio ahead to avoid waiting in line.

Brian Dufresne asked what was the status of the work on Coles Road. Mr. Driska said that the work on Coles Road continues and the final coat of bituminous has been put down, but no road striping yet.

7. **Town Planner Report:**

Mr. Popper said that construction continues on the new Starbucks with some delays due to scarcity of some building materials. He said the new Marriott hotel is now open and has a beautiful interior with many amenities including an indoor pool and gym. Mr. Popper said the construction of new homes at Arbor Meadows on Field Road is moving along. He said the town has selected a contractor and the work on Cromwell Landing should begin late fall and will include new landscaping, repair of the seawall and the installation of the handicapped accessible fishing pier. Mr. Popper said the tank farm rehab is on-going the portion of River Road from Wall Street north has been rebuilt. He said that more medical space is anticipated in town. Chairman Kelly announced that the new Department of Public Works (DPW) and Sewer Department facility on County Line Drive is waiting for sewer hookup and the planned move-in date is in late October. She said all the town employees are delighted the new facility.

The Commission members briefly discussed the upcoming applications for the digital billboards.

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

- a. Application #19-29, annual review of Special Permit under Section 3.5.C.4 of Zoning Regulations to allow for a Contractors' Yard at 150 Sebethe Drive. Robert Gallitto is the applicant and Alvin Ravizza and Christine T. Ravizza Trust is the owner.

Mr. Popper asked the Commission to accept and schedule Application #19-29 to be heard this evening.

Mr. Popper read Special Permit #19-29 published August 28, 2019. Condition #5 stated that the Commission will revisit the application in one year by reviewing a status reported submitted by the Applicant by August 1, 2020.



Mr. Driska reported that he visits the site weekly and that no complaints have been made by neighbors and there are no outstanding violations. He noted that Mr. Gallitto is very cooperative and calls office regularly to ensure that they are no complaints.

Vice Chairman Michael Cannata said because there are no further issues and there is no reason at this time to have the applicant report back to the Commission on a yearly basis he made a motion to remove condition #5 which states, "That the Commission will revisit the application in one year by reviewing a status report submitted by the Applicant by August 1, 2020."

Seconded by Brian Dufresne. *All in favor; motion passed.*

- b. Application #20-50, Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to allow for a restaurant with the accessory sales of alcoholic beverages at Wooster St. Pizza, 77 Berlin Road. Wilson Orellana is the Applicant.

Vice Chairman Michael Cannata made a motion to accept and schedule Application #20-50 for November 5, 2020; Seconded by Jeremy Floryan. *All in favor; motion passed.*

**9. Public Hearing:**

Chairman Alice Kelly read the legal notice into the record.

Vice Chairman Michael Cannata made a motion to open the public hearing for Application #20-44; Seconded by Paul Cordone. *All in favor; motion passed.*

Application #20-44: Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to allow for a restaurant with the accessory sales of alcoholic beverages at 134 Berlin Road. Valon Avdimentai is the Applicant and CRSI LLC is the owner.

Mr. Avdimentai presented his request to the Commission to obtain a Special Permit to allow for the sale of alcohol at Café Fiore, the former Baci Restaurant. He presented a floor plan to the Commission. Mr. Avdimentai and the Commission members discussed the proposed new restaurant.

Vice Chairman Michael Cannata made a motion to close the public hearing; Seconded by Chris Cambareri. *All in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to approve Application #20-44; Seconded by Jeremy Floryan. *All in favor; motion passed.*

**10. Commissioner Comments:**

Mr. Demetriades told the Commission that he attended an affordable housing workshop presented by RiverCog. He noted that the workshop focused on not only apartments, but also single family and duplexes. Mr. Demetriades said he will pass on the presentation to the Commission.

Nicholas Demetriades also spoke about the River COG Natural Hazard Mitigation Plan PowerPoint and survey for member towns to complete. He volunteered his assistance on this project if any help is needed.

**11. Approval of Minutes:**

a. May 5, 2020

Vice Chairman Michael Cannata made the motion to approve the minutes of May 5, 2020. Seconded by Cambareri. *All in favor, motion passed.*

b. June 2, 2020

Vice Chairman Michael Cannata made the motion to approve the minutes of June 2, 2020. Seconded by Paul Cordone. *All in favor, motion passed.*

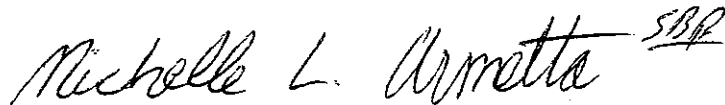
c. September 15, 2020

Vice Chairman Michael Cannata made the motion to approve the minutes of September 15, 2020. Seconded by Jeremy Floryan. *All in favor, motion passed.*

**12. Adjourn:**

Vice Chairman Michael Cannata made the motion to adjourn at 7:40 PM, seconded by Chris Cambareri. *All in favor, motion passed.*

Respectfully submitted,



Michelle L. Armetta  
Recording Clerk

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
7:00 PM TUESDAY OCTOBER 20, 2020  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Jeremy Floryan, Nicholas Demetriades, Paul Cordone, Brian Dufresne, Ken Rozich, John Keithan (alternate) and Ann Grasso (alternate).

**Absent:** Kenneth Slade.

**Also, Present:** Director of Planning and Development Stuart Popper, and Development Compliance Officer Bruce Driska.

**1. Call to Order:**

The meeting was called to order by Chairman Alice Kelly at 7:03 PM.

**2. Roll Call:**

The presence of the above members was noted.

**3. Seating of Alternates:**

A motion was made by Vice Chairman Michael Cannata to seat Ann Grasso and John Keithan as alternates. Motion seconded by Mr. Nicholas Demetriades. *All in favor, Motion passed.*

**4. Approval of Agenda:**

Mr. Stuart Popper, Director of Planning and Development, asked the Commission to add two items under 9: New Business.

a. The first is the Northwoods Subdivision Tree Bond Release in the amount of \$13,046.96 (plus interest).

b. The second is 100 County Line Drive Release of Bond #1779 in the amount of \$12,265 (plus interest).

Vice Chairman Michael Cannata made the motion to approve the agenda as amended; Seconded by Mr. Brian Dufresne. *All in favor, motion passed.*

**5. Public Comments:**

None

**6. Development Compliance Officer Report:**

Mr. Bruce Driska summarized the status of a number of items addressed at the last meeting. He said he continues to monitor the erosion control efforts at the Cromwell

Village project on Country Squire Drive. Mr. Driska said he had issued additional citations for failure to comply with their site plan and special permit as it relates erosion and sedimentation control and vehicles tracking mud off the site. He said a meeting was held with the contractor, developer and the consulting engineer from Milone & MacBroom and he was confident that issues will be resolved. Mr. Driska said he will continue to visit the site multiple times during the day.

Mr. Driska said the second item was the clothing collection bin located at the SBC Plaza on the corner of Coles Road and Shunpike. He said the ongoing problem is the dumping of inappropriate items. Mr. Driska said the clothing charity has been unresponsive to multiple contact attempts and he reached out to the property owner who stated he would try to contact the owner of the clothing bin. The Commission members discussed sending the property owner a certified letter stating the Commission's plan to have the bin removed.

**7. Town Planner Report:**

Mr. Popper said construction on the Starbucks is moving along. He said work continues on the new homes at Arbor Meadows and on Shady Lane. Mr. Popper said there is no new news on Friendly's or on the Red Lion.

Mr. Popper said he spoke with Mr. Julius Neto regarding the fire district radio antenna, and Mr. Neto indicated that they were considering using a flagpole in the center island. He said he asked Mr. Neto for information on the flagpole including the location and details as to how the antenna was going to be attached to the flagpole or if the antenna was going to be hidden in the flagpole. Mr. Popper said that information has yet to be received.

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

None

**9. New Business:**

1. Northwoods Subdivision Tree Bond Release Recommendation: Mr. Driska said he has completed an inspection of the landscaping requirements for Northwoods Subdivision and recommends the release of the remainder of the bond in the amount of \$13,046.96 (plus interest). Also attached to the memo was a document signed by the property owner of 34 Bucks Crossing requesting no trees be planted on said property. The Commission discussed this request and ultimately decided the request would be approved but going forward future subdivisions will be required to do plantings before the Certificate of Occupancy is issued for individual homes.

Vice Chairman Michael Cannata made a motion to approve the release of the bond. Seconded by Mr. Chris Cambareri. *All in favor, motion passed.*

2. 100 County Line Drive Bond Release Recommendation: Mr. Driska said he has completed an inspection of the new DPW/WPC site and recommends the release of

Bond #1770 in the amount of \$12,265 (plus interest). Chairman Alice Kelly recuses herself from voting.

Vice Chairman Michael Cannata made a motion to approve the release of the bond. Seconded by Chris Cambareri. *All in favor, motion passed.*

**10. Public Hearing:**

Ken Rozich read the legal notice into the record.

- a. Application #20-47: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner. *Tabled until November 5, 2020.*
- b. Application #20-48: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 6 Piney Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner.

Vice Chairman Michael Cannata made a motion to open the public hearing for Application #20-48; Seconded by Mr. Jeremy Floryan. *All in favor; motion passed.*

Attorney Dennis Ceneviva representing Owner Dominick DeMartino distributed a large volume of paperwork associated with the presentation. The Commission members determined that due to the very large volume of information that was just received, they cannot possibly vote on Application #20-48 at this time. The Commission members decided that since the presenters and public were present, the Applicant can make the presentation.

Attorney Ceneviva began the discussion. He introduced Mr. Wayne Violette, Landscape Architect for BL Companies.

Mr. Violette walked the Commission and public through a handful of slides to illustrate what is part of the special permit. He reviewed the site plan and landscaping plan. Mr. Violette explained that approximately 150 feet of trees will be cleared along Route 9 to allow visibility. He pointed out the two locations of the billboards with a 750-foot spacing from one another and several viewpoints were shown from South Street. The Commission members noted that the views were shown from the front of the properties, but the Commission would like to see views from the back of each of the properties. Mr. Violette explained that there are plans for supplemental buffering with the planting of three to four-foot Eastern White Pines 8 to 10 feet apart along the property lines. He also presented a video of what drivers on Routes 9 Northbound and Southbound would be seeing.

Attorney Ceneviva next introduced Mr. Ildio Vincente, Director of Business Development, for Media Resources, the manufacturer of the digital screens. Mr. Vincente

is an expert in light levels for digital billboards and he explained the technology to the Commission and Public. He explained that not only do their light sensors brighten or dim the LEDs to account for the outside light, but there are louvers that block the light from the sides, top and bottom. Mr. Vicente noted that the only clear view of the billboard is by looking at it straight on. He presented a drone video of actual billboards in place and demonstrated the light-blocking technology. Mr. Vicente also showed a physical example of a digital billboard, but it did not have working light sensors.

Vice Chairman Michael Cannata asked Mr. Vicente to address light reflection from snow. Mr. Vicente explained that there is minimal reflection from the billboards.

Attorney Ceneviva introduced Mr. John LoMonte, Real Estate Appraiser and Consultant. Mr. LoMonte prepared a Real Estate Market Study a copy of which was distributed presented to Mr. Popper. Mr. LoMonte said the study addressed the impact on property values due to the installation of the two proposed billboards. He said other characteristics of the property were taken into consideration such as the Route 9 corridor, railroad track corridor, and the location of Mattabassett Sewer Treatment Plant. Mr. LoMonte stated the following: "It's my professional opinion and knowledge of the market, that if two double-faced electronic billboard signs, located roughly 750 linear feet apart from each other along Route 9 right-of-way corridor, will not impact in any way negative the subject's market area, either immediate or extended."

The Commission thanked the gentlemen for their presentations. The Commission member and the Owner, Mr. Dominick DeMartino discussed the issue of the billboards initially being presented as single-sided, and now they are being presented at two-sided v-shaped billboards. The Commission members recalled the commercial billboard district only permitted single-faced billboards and until this application they had no realization that Mr. DeMartino was seeking to install two double-sided/v-shaped digital billboards. Mr. DeMartino argued that several times over the past two years, he is disclosed his intent. Mr. DeMartino pointed out the exhibits that were distributed to the Commission earlier in the evening show the V-shape the two-faced billboards and their proposed locations.

Mr. DeMartino noted that he is employing cutting edge technology for these billboards at an increased expense to mitigate light pollution, and planting trees and perhaps even erecting a fence to appeal to the neighbors. Mr. DeMartino stated "I really work hard to try to resolve issues with the neighbors. I met with my neighbors and walked their properties. He noted the he also met with the Commission and I walked the property with them."

Chairman Kelly reminded Mr. DeMartino that the Commission specifically asked if the neighbors would be looking at a "brown or black" back of billboard. She said it was not presented as a "V" shape.

Attorney Ceneviva thanked the Commission for their time this evening and closed the presentation. He would expect to be tabling the application to review all the documents

that have been submitted and will be communicating with Mr. Popper over the next few weeks.

The Public Hearing was then opened for Public Comments:

Mr. Terry Marks, of River Road, distributed handouts of his presentation to the Commission, including information from Scenic America. Mr. Marks' concerns included property value and safety. He has concerns about the effects of light pollution on wildlife. Mr. Popper asked if it he could make copies of the 5-page letter Mr. Marks submitted and forward to Commission Members rather than reading it into the records. Mr. Marks agreed with Mr. Popper. The Commission thanked Mr. Marks.

Ms. Laura Hall, 35 River Road. Ms. Hall submitted 15 letters (petitions) to Mr. Popper. Mr. Popper will distribute copies to the Commission. He briefly summarized the letters. Concerns included decreased property value, nighttime glare from billboards, encouragement of distracted driving, light pollution of night sky, impact on hiking trails, and impact on wildlife. Also submitted was a letter from the President of Scenic America regarding negative impacts of digital billboards. The Commission thanked Ms. Hall.

Last to speak was Mr. James Demetriades, Skyview Drive. Mr. Demetriades requested a copy of all information provided to the Commission tonight, as it did not go out with the packet. Mr. Demetriades had questions regarding the sureties regarding not only the sight line issues, but also the light pollution issues, and the effect that wildlife conservation area. Mr. Demetriades also had a question for Mr. DeMartino regarding his rental property and his comment that he may have to reduce the rent, leading Mr. Demetriades to believe that there will be financial impact on his property from the installation of the digital billboards. The Commission thanked Mr. Demetriades.

The Commission asked the applicant to look over all of the questions that have come from the public and all and to be able to answer them at the continuation of this public hearing in November.

Vice Chairman Michael Cannata made a motion to continue the Public Hearing on Thursday, November 5 at 7:00 p.m. in Room 224. Seconded by Nicholas Demetriades. *All in favor, motion passed.*

**11. Commissioner Comments:**

Mr. Nicholas Demetriades stated that he has a River COG meeting next Tuesday. They are going to be discussing again affordable housing updates and existing conditions. The Commission does not have any updates on our housing. The second issue is a couple weeks ago, Mr. Demetriades presented hazards mitigation. He has not received any feedback from the Commission.

Mr. Demetriades sent Mr. Popper an email with several of links regarding housing and several other things being proposed in the legislature from the next session. Mr. Popper

agreed to forward to the Commission. Mr. Demetriades also plans to reach out to Mr. Popper and his staff regarding the hazardous mitigation plan as there were several questions.

**12. Approval of Minutes:**

None

**13. Adjourn:**

Vice Chairman Michael Cannata made the motion to adjourn at 9:53 PM. *All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in blue ink that reads "Michelle L. Armetta" followed by a stylized flourish and the letters "SAP" written above a horizontal line.

Michelle L. Armetta  
Recording Clerk