

**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY OCTOBER 18, 2016
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 #16-39: Request for a Site Plan Modification to permit the installation of signs at 14 Hillside Road. Sign Pro Inc. is the Applicant and Buhl Land East is the Owners
 - b. Application #16-40: Request for a Site Plan Modification to permit the installation of signs at 1000 Corporate Row. Sign Pro Inc. is the Applicant and Buhl Land East is the Owner.
9. **Old Business:**
 - a. Application #16-37: Request for a Site Plan Modification to allow for Outside Storage and Sale of Propane Tanks at 207 West Street. Blue Rhino of New England is the Applicant and the TA Cromwell LLC and TA New Milford LLS are the Owners.
10. **Public Hearings**
 - a. Application #16-32: Request to Modify the Special Permit at 161 Berlin Road by adding seasonal storage of trailers in the parking lot. Wal-Mart Real Estate Business Trust is the Applicant and Infinity Cromwell Properties Limited Partnership is the Owner.
 - b. Application #16-36: Request to Amend the Zoning Map for 241 and 251 Main Street from Riparian Protection District to Local Business Zone. Rodnella Realty LLC is the Applicant and Owner.
11. **Approval of Minutes:**
 - a. September 20, 2016
 - b. October 4, 2016
12. **Commissioner's Comments:**
13. **Adjourn**

RECEIVED FOR FILING
10-11-2016 at 2:26 PM
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Jean Auger
TOWN CLERK

Memo

To: Planning & Zoning Commission
From: Fred Curtin
Date: October 11, 2016
Re: Activity Report for September 2016

196 Coles Road – The Hearing Officer waived the citation fine for the failure to maintain erosion controls.

57 Timber Hill Road – This site is stabilized.

199 Shunpike Road – Notice of Violation issued for lawn signs.

211 Shunpike Road – Notice of Violation issued for lawn signs.

107 West Street – Commercial vehicle removed.

| 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 Base 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 | Out to Bid |
| 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 | No Activity |
| 16-17 | Dana Woods | 11 Applewood Road | Add fill to yard | Approved 5/9/16 by ZEO | Work in progress |
| 16-18 | Keystone Novelities | 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 | No Activity |
| 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 | No Activity |
| 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 | |
| 16-30 | Three Sons Realty Pride Corner Farms, Inc. | 600 Main Street | Millane Nurseries | Approved 7/19/16 | |
| 16-31 | Mukesh A. Patel | 164 West Street | Proposed Bldg. Conversion - Retail Store | Approved with conditions 9/20/16 | No Activity |
| 16-32 | Walmart Real Estate Trust | 161 Berlin Road | Add seasonal storage trailers in parking lot | Pending - 10/18 meeting | |
| 16-33 | Victor Torza | 180 Sebehe Drive | Outside Halloween Party | Approved 10/4/2016 | No Activity |
| 16-34 | Allan Spotts | 321R Main Street | Cromwell Rep. Town Committee Headquarters | Approved by ZEO 9/9/16 | Open for business |
| 16-35 | Fibredust Realty LLC | 30 New Lane | Site Plan Modification for outdoor storage | Denied 10/4/16 | |
| 16-36 | Rodnella Realty LLC | 241 and 251 Main Street | Amend zoning map | Pending - 10/18 meeting | |
| 16-37 | Blue Rhino of New England | 207 West Street | Outside storage and sale of propane tanks | Pending 10/18 mtg. | |

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: October 11, 2016
Re: Comments for the October 18, 2016 Meeting Agenda

8. New Business: Accept and Schedule New Applications:

a. Application #16-39: Request for a Site Plan Modification to permit the installation of signs at 14 Hillside Road. Sign Pro Inc. is the Applicant and Buhl Land East is the Owners. *Staff is requesting that the Commission accept and act on the application at the October 18, 2016 meeting.*

b. Application #16-40: Request for a Site Plan Modification to permit the installation of signs at 1000 Corporate Row. Sign Pro Inc. is the Applicant and Buhl Land East is the Owner. *Staff is requesting that the Commission accept and act on the application at the October 18, 2016 meeting.*

9. Old Business:

a. Application #16-36: Request for a Site Plan Modification to allow for Outside Storage and Sale of Propane Tanks at 207 West Street. Blue Rhino of New England is the Applicant and the TA Cromwell LLC and TA New Milford LLS are the Owners. *The 1.98 acre site and 2,300 square foot building with gas pumps and canopy is located on the south side of West Street in the Highway Business Zone District. The applicant is proposing to install two steel cages containing the propane tanks on the east side of the building with three concrete barriers.*

10. Public Hearings

a. Application #16-32: Request to Modify the Special Permit at 161 Berlin Road by adding seasonal storage of trailers and seasonal outdoor sales in the parking lot. Wal-Mart Real Estate Business Trust is the Applicant and Infinity Cromwell Properties Limited Partnership is the Owner. *The twenty eight (28) acre site is located in the Highway Business Zone District on the south side of Berlin Road. The site contains the existing 188,000 square foot Walmart Store. The applicant is proposing to park ten (10) seasonal outside storage trailers and have seasonal outdoor sales in the garden center parking lot. Please see attached letter from the applicant.*

b. Application #16-36: Request to Amend the Zoning Map for 241 and 251 Main Street from Riparian Protection District to Local Business Zone. Rodnella Realty LLC is the Applicant and Owner. *Two forty one (241) Main Street contains 1.93 acres and is undeveloped while Two fifty one Main Street contains the remaining structures from the former Citgo Gas Station on 2.23 acres... Prior to the last zone change at these properties 241 Main Street was located in the Flood Plain Zone District while 251 Main Street was located in the Business Zone District. The*

applicant is requesting to rezone both properties to the Local Business Zone District. Attached is a map showing the location of the properties and copies of the property cards.

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: GKN Aerospace
Street Address: 14 Hillside Road
Volume/Page: _____ PIN #: 00380100

Applicant Name: Robert Kuszpa / Sign Pro Inc.
Address: 60 Westfield Drive
Plantsville, CT 06479
Telephone: 860-426-3012 (day) 860-999-4571 (evening)
Email Address: bob@signpro-usa.com

Property Owner Name: Buhl Land East
Address: PO Box 695
Wallingford, CT 06492

Attached:
(X) Application fee.
(X) 20-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.

Robert Kuszpa _____
Applicant Name and Signature

10/7/2016
Date

September 30, 2016

Town of Cromwell
Planning and Zoning Commission
41 West Street
Cromwell, CT 06416

Re: GKN Aerospace
1000 Corporate Row and 14 Hillside Road
Cromwell, CT 06416

Mr. Stuart B. Popper,

As being the owner of record for 1000 Corporate Row and 14 Hillside Road, both properties located in the Town of Cromwell, CT, we hereby authorize Sign Pro, Inc. of Plantsville, CT to apply for Site Plan Approval for the purpose of locating a freestanding identification sign for 1000 Corporate Row, and several wayfinding signs to be located on each property.

Sincerely,



Lawrence D. Buhl III

Buhl Brothers Property Management

CEO

PO 695 Wallingford, CT 06492

203-623-0799

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: GKN Aerospace
Street Address: 1000 Corporate Row
Volume/Page: _____ PIN #: 00102000

Applicant Name: Robert Kuszpa / Sign Pro Inc.
Address: 60 Westfield Drive
Plantsville, CT 06479
Telephone: 860-426-3012 (day) 860-999-4571 (evening)
Email Address: bob@signpro-usa.com


Property Owner Name: Buhl Land East
Address: PO Box 695
Wallingford, CT 06492

Attached:

- (X) Application fee.
- (X) ~~20~~ 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>? if yes, have you obtained it?</i> | (Yes) | (No) |
| 3. <i>Will this project require a <u>DEP Stormwater Management Permit</u>? if yes, have you applied for it?</i> | (Yes) | (No) |
| 4. <i>Will this Project Require an <u>STC Permit</u>? if yes, have you submitted a copy of the plans to the STC?</i> | (Yes) | (No) |
| 5. <i>Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code?</i> | (Yes) | (No) |

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

Robert Kuszpa 
Applicant Name and Signature

10/7/2016
Date

September 30, 2016

Town of Cromwell
Planning and Zoning Commission
41 West Street
Cromwell, CT 06416

Re: GKN Aerospace
1000 Corporate Row and 14 Hillside Road
Cromwell, CT 06416

Mr. Stuart B. Popper,

As being the owner of record for 1000 Corporate Row and 14 Hillside Road, both properties located in the Town of Cromwell, CT, we hereby authorize Sign Pro, Inc. of Plantsville, CT to apply for Site Plan Approval for the purpose of locating a freestanding identification sign for 1000 Corporate Row, and several wayfinding signs to be located on each property.

Sincerely,



Lawrence D. Buhl III

Buhl Brothers Property Management

CEO

PO 695 Wallingford, CT 06492

203-623-0799

16-37

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: STOP + SHOP FUEL SITE # 606
Street Address: 207 WEST ST.
Volume/Page: _____ PIN #: _____

Applicant Name: BLUE RHINO OF NEW ENGLAND
Address: 1709 PAGE BLVD.
SPRINGFIELD, MA. 01104
Telephone: 413-781-3694 (day) 800-258-7466 (evening)
Email Address: WLAFFLECHE@BLUE RHINO.COM

Property Owner Name: STOP + SHOP
Address: 1385 HANCOCK ST.
QUINCY, MA. 02169

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? (Yes) (No)
if yes, have you obtained it? (Yes) (No)
- 3. Will this project require a DEP Stormwater Management Permit? (Yes) (No)
if yes, have you applied for it? (Yes) (No)
- 4. Will this Project Require an STC Permit? (Yes) (No)
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.

[Signature]
Applicant Name and Signature

8/23/16
Date

Store Name: STOP+SHOP # 606 FUEL SITE Account #: 157776 Date of Site Plan: 2-24-16
 Installation Address: 207 WEST STREET City: SPOMWELL State: CT Zip: 06416
WEST STREET

STORAGE CABINET(S)

- Bolted Down
- NFPA 58 Clearance
- No. of Cabinets: 2
- Cabinet Size: 71x44x29
- Total Cylinders del: 42

VEHICLE PROTECTION

- Crush Posts
- # of post required: _____
- 6 in. curb
- Other: 3 CONCRETE BARRIERS

DOORS INTO BUILDING

- One
- More Than One
- Cabinet Distance: _____ ft.

FIRE EXTINGUISHER

Type: ABC
 Size: 20 lbs.
 Cabinet Distance: 46 ft.

Store Manager Name:

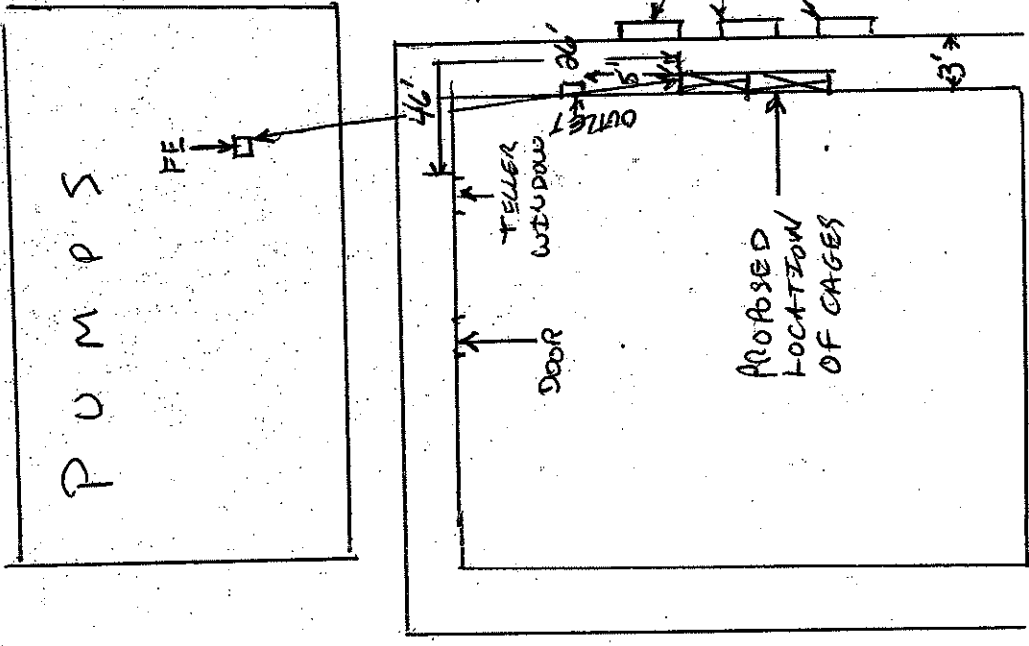
GUY

Store Phone:

860-632-2565

Distributor and Installer Name:

BRNES



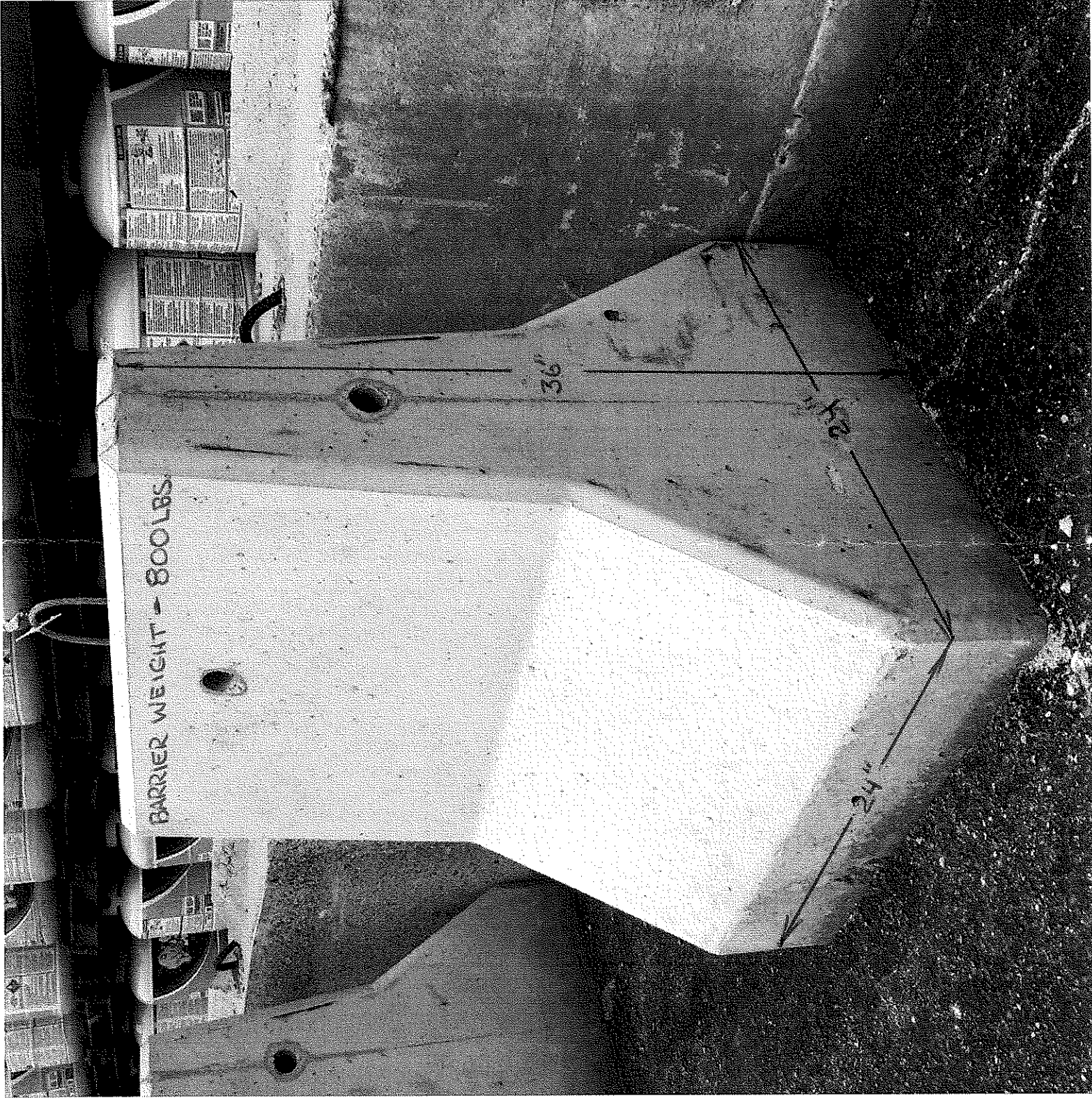
(Inside this box please detail buildings, cross streets, North orientation, building doors, etc.)

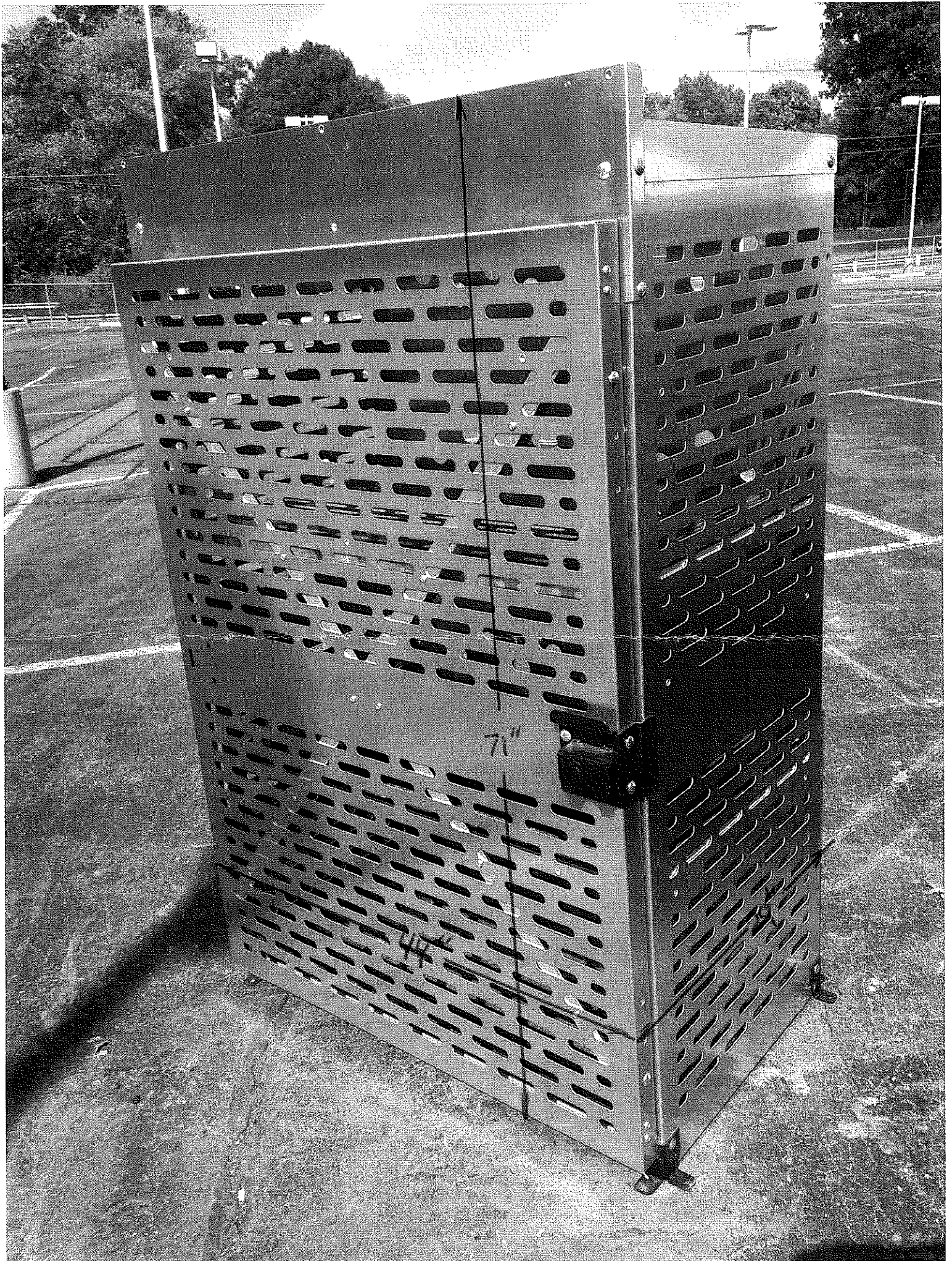
BARRIER WEIGHT - 800LBS.

36"

24"

24"





BlueRhino.com

SCAN FOR INFO



Blue Rhino®

It's not just propane.

Net Weight 15 lb (6.8 kg) Propane

**NO TANK TO EXCHANGE?
SEE STORE TO GET A RHINO.**



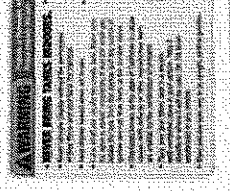
EMERGENCIES: 1.800.258.7466

NO SMOKING

FLAMMABLE LP GAS

ACCEPTABLE EMPLOYERS
Acceptable employers are those who:
- Provide a safe and healthy work environment.
- Comply with all applicable laws and regulations.
- Do not discriminate on the basis of race, color, sex, religion, national origin, age, or disability.
- Do not use force, threat, or intimidation against employees.
- Do not engage in any other conduct that would be considered harassment or discrimination.

WARNING
NEVER FILL TANKS BEYOND THE FILL LINE.
Always use proper filling technique.
Do not use a propane tank if it is damaged, rusted, or has a leak.
Do not use a propane tank if the pressure relief valve is missing or damaged.
Do not use a propane tank if the tank is overfilled.
Do not use a propane tank if the tank is underfilled.
Do not use a propane tank if the tank is not properly secured.
Do not use a propane tank if the tank is not properly labeled.
Do not use a propane tank if the tank is not properly inspected.



Blue Rhino is a registered trademark of Blue Rhino, Inc. © 2011 Blue Rhino, Inc.



**NOTICE
NO PROPANE
CYLINDERS
ALLOWED IN STORE.**

BY ORDER OF THE FIRE MARSHAL

AVISO PROHIBIDA LA PRESENCIA DE
TANQUES DE GAS PROPANO EN LA TIENDA.
POR ORDEN DEL JEFE DE BOMBEROS

DO NOT REMOVE - STATE LAW

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday, October 18, 2016 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #16-32: Request to Modify the Special Permit at 161 Berlin Road by adding seasonal storage of trailers and seasonal outdoor sales in the parking lot. Wal-Mart Real Estate Business Trust is the Applicant and Infinity Cromwell Properties Limited Partnership is the Owner.

2. Application #16-36: Request to Amend the Zoning Map for 241 and 251 Main Street from Riparian Protection Zone District to the Local Business Zone District. Rodnella Realty LLC is the Applicant and Owner.

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 6th day of October 2016.



16-32
12-

**Town of Cromwell
Planning and Zoning Commission**

APPLICATION FOR SPECIAL PERMIT

Type of Activity: Seasonal outdoor display and sales of merchandise
(Per Section _____ of the Cromwell Zoning Regulations) Trailer storage.
Street Address: 161 Berlin Rd. Zoning District: Highway business.
Parcel ID #: 001 79600 Volume/Page: _____

Applicant: Walmart Real Estate Business Trust
Address: 2001 S. E. 10th Street Bentonville AR 72616-5510
Telephone Number (daytime): 479-204-0440
Email Address: _____

Property Owner: Infinity Cromwell Properties Limited Partnership
Address: 1330 Boylston Street Suite 212, Chestnut Hill MA 02467

Description of Proposed Activity:
Set a side proposed site locations and yearly
time frames for seasonal trailer storage
and seasonal outdoor display and sales of merch.

"I have read and I am familiar with the Cromwell Zoning Regulations Article 8.7 ("Special Permit Application Procedures"), Article 8.10.G ("Notification of Abutting Property Owners") and Article 8.10.H ("Public Hearing Sign Posting Requirements"). An "Impact Statement" per Section 9.4.A is attached." at garden center

Edward Siech
(Signature of Owner or Designated Agent)
Edward Siech
(printed name of signer)

9-9-16
(date)



**Town of Cromwell
Planning and Zoning Commission**

APPLICATION TO AMEND THE ZONING MAP

Property Address: 241 & 251 Main Street PIN 00278500

Current Zone: RPD Proposed Zone: LB

Applicant: Rodnella Realty LLC

Mailing Address: 263 Main Street

Cromwell, CT 06416

Email: _____

Telephone: _____

Owner: Rodnella Realty LLC

Mailing Address: 263 Main Street

Cromwell, CT 06416

Reason for Proposed Change:

Is the property within 500' of an adjoining town? (yes) X (no) _____

Does the property contain streams or wetlands? (yes) X (no) _____

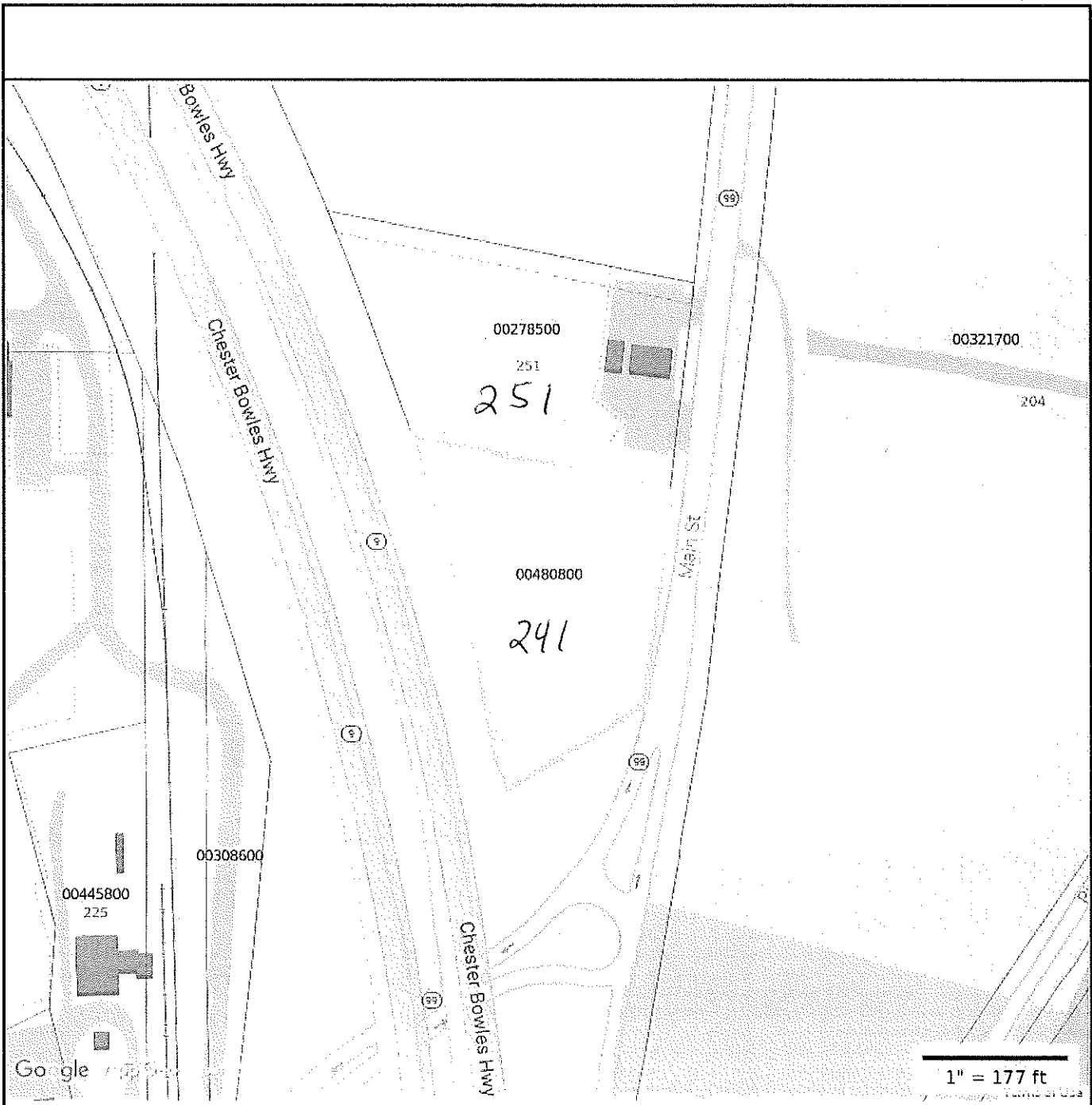
Is the property within the Historic District? (yes) _____ (no) _____

The following shall be submitted with this Application:


- () \$160 application fee;
- () Legal Description of the property (metes and bounds);
- () 3 copies of a map prepared in accordance with Article 8.9 of the Zoning Regulations.

[Signature] 9/14/16
(signature of owner) (date)

[Signature] 9/14/16
(applicant) (date)



| Property Information | |
|----------------------|---------------------|
| Property ID | 00480800 |
| Location | 241 MAIN STREET |
| Owner | RODNELLA REALTY LLC |


**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.
 Parcels updated 06/2016
 Properties updated daily

1" = 177 ft
Google Maps Terms of Use

RECEIVED FOR FILING
10-5 2016 at 11:56M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.



**Town of Cromwell
Planning and Zoning Commission**

Jan Aulicist
TOWN CLERK

**REGULAR MEETING
7:00 P.M. TUESDAY SEPTEMBER 20, 2016
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET**

Minutes and Record of Votes

Present: Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Rich Waters, David Fitzgerald, Jeremy Floryan, Ken Slade

Also Present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Fred Curtin, Town Engineer Jon Harriman

1. Call to Order

The meeting was called to order at 7:01pm by Chairman Kelly

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

A motion was made by Michael Cannata and seconded by Ken Slade to seat David Fitzgerald as an alternate. *All were in favor; the motion passed.*

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Rich Waters to approve the agenda with the addition of items 8g. section 8-24 mandatory referral for a paved walkway and 8h. Application 16-35. *All were in favor; the motion passed.*

5. Public Comments

Mr. Popper said that the appeal for 192 Shunpike was lost and Mr. Snow called to ask us what uses would be good there. He said the Commissioners comments here would be non-binding legally.

Christopher Giuliano an Engineer in Wallingford said that in 2014 they asked for a re-subdivision of the lot with 40 apartments. He said they wanted to ask Commissioners what ideas they had since this wasn't approved. He said the main technical reason for the denial was the

location of the commercial site and the location of the driveway near the existing residence. He said they have eliminated those issues. Chairman Kelly asked if everything else previously presented was the same and Mr. Giuliano said yes. Mr. Cannata asked if they were still considering buildings that were 3 stories and Mr. Giuliano said yes. Chairman Kelly said she won't comment tonight and Mr. Waters said he agreed. Mr. Cannata said he appreciated the moving of the driveway but beyond that we need a formal application. He said that all previous comments remain.

Thomas Jacobucci of 1100 Corporate Row said he has a landscaping business there and would like to try to open a second division for repairs of equipment such as mowers and backpacks. He said he would also like to do sales of landscaping equipment and parts. Mr. Popper said on page 60 of the regulations it says that the Industrial Zone doesn't allow retail so they couldn't get a variance. Mr. Popper said he told Mr. Jacobucci to ask this Commission if they would consider a regulation amendment. He said that wholesale is allowed. Mr. Waters asked how many square feet this space was and Mr. Jacobucci said it is 10,000 square feet and he is looking for 2800 square feet for sales. He said he has an office with 2 garages and he would convert one to a showroom. Mr. Popper said that if you don't want to do it then he will have to come at it from a different angle. Mr. Cannata asked if we allow cars and trucks to be repaired in that zone but not small equipment. Mr. Popper said he is asking for two areas; retail sales and repair equipment. He said you could amend regulations to say to allow for retail sales related to existing business so new retail could come in. Mr. Cannata asked about changing the regulations to read small engine along with motor vehicle. Mr. Popper said we can also come back in two weeks and look at all industrial zones and businesses.

Chairman Kelly said we should look at how to help all business owners not just one person.

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to look at the Industrial Zone and make possible changes to make it more user friendly for current business occupants. *All were in favor; the motion passed.*

6. Development Compliance Officer Report:

Mr. Curtin reviewed his report dated September 13, 2016. Mr. Curtin said that there is a temporary event permit for the Sebethe Drive bar that should come before the Commission due to excessive use. He said the hours would be 10:00pm to 2:00am for a Halloween party that they want to have outside. Mr. Popper said one question we wanted to ask you was to let us authorize the more traditional events like Halloween on Main Street, the car show and flower sales but this one was different so we want to let the Commission judge. Mr. Cambareri said this is a good business and the owner does things top notch but 2:00am in this area might be too much. Mr. Popper said we can ask Mr. Torza to come to the October 4th meeting so we can give feedback. Mr. Cannata said that the TPC comes in for their events. Mr. Popper said the bar has a good track record but this is out of the norm.

Chairman Kelly asked about signs popping up around town. Mr. Cambareri said they will start

the sign committee again.

Mr. Waters asked about the camper in the front yard of 51 River Road for 5 years. There was also a discussion on 8 South Street.

7. Town Planner Report:

Mr. Popper said that on September 6th there was a residential safety audit done by the DOT to look at streets around town that need improvement. He said the first phase is sidewalks.

8. New Business: Accept and Schedule New Applications:

- a. Section 8-24 Mandatory Referral for the sale of a .22 acre parcel of land located on the north side of Bucks Crossing and the west side of North Road.

Mr. Popper said that the town obtained this parcel and now they want to sell to an abutting owner to allow them to hook up to utilities. He said this will allow them not to have to grant them easements and put the property on the tax roll.

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to accept and grant a positive 8-24 mandatory referral for the sale of a .22 acre parcel. *Rich Waters opposed; rest of Commission approved; motion passed.*

- b. Section 8-24 Mandatory Referral for the replacement of the North Road Extension Bridge over Coles Brook.

Jon Harriman, Town Engineer said the DOT has been inspecting this bridge every two years but will increase the inspections to every 6 months due to the issues they found. He said the State granted \$1.3 million to replace the bridge. He said the bridge needs to be replaced and the plan may change a bit. Mr. Popper said that he complimented Jon and Staff for getting a grant. Mr. Harriman said that they are getting the grant for 80% up to \$1.3 million and 20% is our share.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to grant a positive 8-24 mandatory referral for the replacement of the North Road Extension Bridge. *All were in favor; the motion passed.*

- c. Application #16-35: Request for a Site Plan Modification to allow for Outside Storage at 30 New Lane. Fibredust Realty LLC is the Applicant and the Owner.

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to accept application 16-35 and to schedule for the October 4, 2016. *All were in favor; the motion passed.*

- d. Application #16-32: Request to Modify the Special Permit at 161 Berlin Road by adding seasonal storage of trailers in the parking lot. Wal-Mart Real Estate Business Trust is the Applicant and Infinity Cromwell Properties Limited Partnership is the Owner.

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to accept application 16-35 and schedule for a public hearing on October 18, 2016. *All were in favor; the motion passed.*

e. Application #16-33: Request for Temporary Even Permit for Outside Halloween Party at Night at 180 Sebethe Drive. Victor Torza is the Applicant and Ronald and Alvin Ravizza are the Owners.

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to accept application 16-33 and schedule to be heard at the October 4, 2016 meeting. *All were in favor; the motion passed.*

f. Application #16-36: Request to Amend the Zoning Map for 241 and 251 Main Street from Riparian Protection District to Local Business Zone. Rodnella Realty LLC is the Applicant and Owner.

Mr. Popper said we created this district in 2011 and made it unusable. He said it is the old Citgo station.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to accept application 16-36 and schedule to be heard October 18, 2016. *All were in favor; the motion passed.*

g. Section 8-24 Mandatory Referral for the installation of a paved walkway across the ball fields from Community Field Road to the Pierson Park lot at Pierson Park.

Mr. Harriman said they are trying to get this done by Halloween for the Main Street event. He said hopefully the lighting will also be done by then. Mr. Popper asked if the Commission can allow the staff to handle the approvals when the project gets done.

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to let the staff handle the walkway project at Pierson Park. *All were in favor; the motion passed.*

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to issue a positive 8-24 mandatory referral for the installation of a paved walkway across the ball fields from Community Field Road to the Pierson Park lot at Pierson Park. *All were in favor; the motion passed.*

h. Application #16-35: Request for a Site Plan Modification to allow for outside Storage and sale of propane tanks at 207 West Street. Blue Rhino of New England is the Applicant and TA Cromwell LLC and TA New Milford LLC are the owners. Staff requests that the Commission accept and schedule it for the next meeting.

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to accept application 16-35 and schedule it to be heard on October 4, 2016. *All were in favor; the motion passed.*

9. Old Business:

a. Application #16-31: Request for a Site Plan Modification to convert the existing gas station to a convenience store at 164 West Street. Mukesh A. Patel is the Applicant and Sunoco LLC is the Owner.

Rob Shook, Engineer said this is a .68 acre parcel with an old service station on it. He said they would like to open a retail portion with an addition of a 10 foot cooler and an exterior overhang. He said this building would be serviced by municipal sewer. He said the oil separators will be removed and the heating oil tank will be relocated. He discussed parking including handicap. He said the sign will remain the same which is 336 square feet. He said the applicant would purchase the property from Sunoco. Mr. Popper said one of the requirements of the sale is that they sell Sunoco gas. Mr. Cannata asked about relocating the air pressure machine. Mr. Popper said the use is non-conforming but not the building. He also said the age of the gas tanks is regulated by the DEP.

Chairman Kelly called a break at 8:22pm and the meeting was called to order at 8:26pm.

Mr. Shook found out during the break that there are 10 years left on the tanks. He said there are 4 pumps with 8 nozzles.

Mr. Popper said he commends the applicant for improving the property.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to approve application 16-31 with the following conditions: 1. Air compressor service area is relocated to a more appropriate area outside of the parking area as determined by staff. 2. Tractor trailer be removed from the parking lot. 3. Wes Bell looks at 75 feet circle on the well and determine if it complies with Department of Health. *All were in favor; the motion passed.*

b. Application #09-61: Request for Release of Bond at 72 Berlin Road. Cobblestone Associates LLC, is the Applicant and the Owner.

Mr. Popper said that he and Mr. Curtin are OK with this.

A **motion** was made by Michael Cannata and **seconded** by Jeremy Floryan to approve application 09-61 and release \$27,538.65 which includes bond and interest for Cobblestone Associates LLC. *All were in favor; the motion passed.*

10. Approval of Minutes:

a. July 19, 2016

A **motion** was made by Michael Cannata and **seconded** by David Fitzgerald to approve the minutes of July 19, 2016. *All were in favor; the motion passed.*

11. Commissioner's Comments:

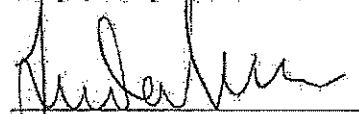
Mr. Cannata said that when Walmart was here last year with a temporary storage request I asked them not to come back with the same request. Mr. Popper said it is as different request as they relocated the area. Mr. Cannata said they need to operate like a regular business. He said we need to generate an outside storage regulation since there are many big box stores in Cromwell.

A **motion** was made by Michael Cannata and **seconded** by Rich Waters to request Mr. Popper to look at creating outside storage regulations to add to the Zoning Regulations. *All were in favor; the motion passed.*

12. Adjourn

A **motion** was made by Michael Cannata and **seconded** by Ken Slade to adjourn at 8:47pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme
Recording Clerk

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10-11-2016 at 2:26 M.D
TOWN CLERK'S OFFICE
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Town of Cromwell
Planning and Zoning Commission
Joan Allguise
TOWN CLERK

REGULAR MEETING
7:00 P.M. TUESDAY OCTOBER 4, 2016
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
Minutes and Record of Votes

Present: Vice Chairman Michael Cannata, Chris Cambareri, Paul Cordone, David Fitzgerald, Jeremy Floryan, Ken Rozich and Rich Waters

Absent: Chairman Alice Kelly, Brian Dufresne, Ken Slade

Also Present: Director of Planning and Development Stuart Popper, Zoning Compliance Officer Fred Curtin, Town Council Liaison Richard Newton

1. Call to Order

The meeting was called to order by Vice Chairman Cannata at 7:01 pm.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

A **motion** was made by Paul Cordone and **seconded** by Rich Waters to seat Dave Fitzgerald as an alternate. *All were in favor; the motion passed.*

4 Approval of Agenda

A **motion** was made by Jeremy Floryan and **seconded** by Ken Rozich to approve the agenda. *All were in favor; the motion passed.*

5. Public Comments - none

6. Development Compliance Officer Report:

Mr. Curtin reviewed his report dated September 27, 2016. The Commission members and Mr. Curtin discussed 49 River Road, the trailer behind the Price Cutter's store and erosion control issues on Leghorn Lane.

7. Town Planner Report:

Mr. Popper said that the Town has issued an RFQ and RFP for 60 and 61 River Road. He said the Town is looking for a developer and would like to see water oriented recreational and commercial uses on 61 River Road.

8. Old Business:

a. Application #16-33: Request for Temporary Event Permit for Outside Halloween Party at Night at 180 Sebeth Drive. Victor Torza is the Applicant and Ronald and Alvin Ravizza are the Owners.

Mr. Josh Scavetta of 343 North Main Street East Hampton, Connecticut said he was here tonight with his business partner Jon Carver to describe the proposed Halloween Event at Billy T's Restaurant. He said this event would be a fund raiser for The Texas Children's Hospital. He said they plan to rent a tent which could hold up to 800 people and have live music, food, raffles and prizes. Mr. Scavetta said the tent will have four walls and we expect to have about 400 people with tables, chairs and dance floor in the tent. He passed out maps of the surrounding area and described the surrounding neighbors and the location of the tent and parking. Mr. Scavetta noted that the live music was scheduled for 10:00 pm to 2:00 am and he knows they will need a waiver of the Town Noise Ordinance from the Police Chief.

Mr. Victor Torza 136 Timber Ridge Road Middletown, the owner of Billy T's restaurant said the restaurant will be closed for this private event. He said that Josh is his cousin and that this is the first time they will work together. Mr. Torza said they would work with all the town staff to make sure everything is done right. Mr. Scavetta said they have contacted the some of the neighbors and none seem opposed to the idea.

Mr. Popper asked Mr. Curtin the procedure for the Noise Ordinance Waiver. Mr. Curtin said the process was through the Police Department it was up to the Police Chief.

The Commission members and Mr. Scavetta, Mr. Torza and Mr. Carver discussed the location of the live music, the cost of tickets and the amount to be donated to charity and the parking. Commissioner Floyran asked about the impact weather could have on the event. Mr. Scavetta noted that if the weather forecast was bad they would cancel the event.

A **motion** was made by Ken Rozich and **seconded** Chris Cambareri to approve with conditions Application #16-33: Request for Temporary Event Permit for Outside Halloween Party at Night at 180 Sebeth Drive. Victor Torza is the Applicant and Ronald and Alvin Ravizza are the Owners. The conditions were that they receive the approval of the necessary town officials.

b. Application #16-35: Request for a Site Plan Modification to allow for Outside Storage at 30 New Lane. Fibredust Realty LLC is the Applicant and the Owner.

Mr. Steven Larson of 17 Blue Meadow Road Bristol, Connecticut said he was here to represent Fibredust Realty LLC. He explained that they are a manufacturer and distributor of coconut husk fiber products used for agricultural purposes. Mr. Larson said and these include a peat like substance sold in blocks and bags and yard brooms. He said the business tends to be seasonal and the warehouse is packed and we are even using the office portion of the building for storage and we need more room. Mr. Larson explained that the warehouse portion of the building is filled and they are using part of the office space that they hoped to lease.

Commissioner Cordone asked about the size of the products and if the trailers on the ground. Mr. Larson said the products are in one pound blocks or large bags and they wrapped and on pallets. Commissioner Cambareri asked about the number and size of the trailers. Mr. Larson said there would be five trailers and they were each forty feet long and eight feet high and wide with a fence and landscaping. Commissioner Waters asked how high was the fence He said they would be screened with a six foot high fence and landscaped berm.

The Commission members and Mr. Larson discussed the total amount of trailer storage space about 1,600 square feet versus the amount of office space in the building. Commissioner Cannata asked why they cannot build a building for the storage rather than use trailers. Mr. Larson noted that a steel warehouse building would cost \$500,000. Commissioner Cambareri said we cannot allow everyone to have outside storage. Commissioner Cannata said he is not in favor of outside storage and Commissioner Waters agreed with him.

Commissioner Fitzgerald asked if the building was all on one level and Commissioner Cannata said yes.

A **motion** was made by Ken Rozich and **seconded** by Chris Cambareri to deny Application #16-35: Request for a Site Plan Modification to allow for Outside Storage at 30 New Lane. *All were in favor; the motion passed.*

c. Application #16-37: Request for a Site Plan Modification to allow for Outside Storage and Sale of Propane Tanks at 207 West Street. Blue Rhino of New England is the Applicant and the TA Cromwell LLC and TA New Milford LLS are the Owners.

Mr. Popper explained that the applicant was unable to attend the meeting this evening and asked the Commission to table the application to the October 18, 2016 meeting.

A **motion** was made by Michael Cannata and **seconded** by Chris Cambareri to table the Application #16-37 until the October 18, 2016 meeting. *All were in favor; the motion passed.*

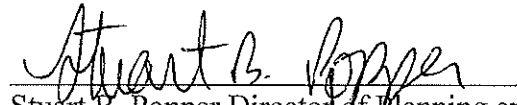
9. Commissioner's Comments:

Commissioner Waters said he was very upset with the appearance of the Town Hall parking lot. He said that he felt that the final appearance of the parking lot was not clearly shown on the plans presented to the Commission. Commissioner Cambareri said he thought it looked great.

10. Adjourn

A **motion** was made by Ken Rozich and **seconded** by Paul Cordone to adjourn at 8:07 pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in cursive script that reads "Stuart B. Popper". The signature is written in black ink and is positioned above a horizontal line.

Stuart B. Popper Director of Planning and Development
Acting Clerk