



**Town of Cromwell  
Economic Development Commission**

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Oct 08, 2020 10:16A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

***REGULAR MEETING  
7:00 PM WEDNESDAY OCTOBER 21, 2020  
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET  
AGENDA***

1. Call to Order
2. Roll Call/Seating of Alternates
3. Approval of Agenda
4. Public Comments
5. Director of Planning and Development Report
6. New Business:
7. Chairman's Comments/Commissioners' Comments
8. Communications: see attached P & Z Minutes
9. Approval of Minutes:
  - a. September 16, 2020
10. Good & Welfare
11. Adjourn

RECEIVED FOR RECORD  
Sep 28, 2020 10:16A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT *JD*

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
7:00 PM TUESDAY SEPTEMBER 15, 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 and Ann Grasso (alternate).

**Absent:** Paul Cordone, John Keithan, Ken Rozich, Brian Dufresne, 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 Kelly at 7:01 PM.

**2. Roll Call:**

The presence of the above members was noted.

**3. Seating of Alternates:**

A motion was made by 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 to add an item to the agenda regarding the Performance Bond for Tournament of Players Club of CT (TPC). It would be item F on the agenda. Michael Cannata made the motion to approve the agenda as amended; seconded by Nicholas Demetriades. *All in favor, motion passed.*

**5. Public Comments:**

Mr. James Demetriades Town Council Liaison to the Commission said he has been contacted with a complaint regarding construction noise and the start time for work. He said currently construction can begin at 7:00 a.m. Mr. Demetriades said he had received a request from a resident asking if this time could be later when a project is in a residential area. Chairman Alice Kelly replied that she does not feel that 7:00 a.m. start time is unreasonable.

**6. Development Compliance Officer Report:**

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

Chairman Alice Kelly asked about when a business leaves a location and a new business moves into that location, is that documented. Mr. Driska said a use permit included in the report will show that the old business has been replaced by a new business.

Mr. Driska noted that the new Department of Public Works (DPW) Sewer Department facility is nearing completion and will likely open in October. He said the Coles Brook Bridge is still under construction and construction continues on Coles Road. Mr. Driska noted that there have been dust and erosion control issues with the construction at Cromwell Villages and the reconstruction of Country Squire Drive. He said the developer has received a notice of violation and has been making efforts to control these issues.

Chairman Alice Kelly inquired about the sidewalks on Coles Road and asked why they end abruptly. Mr. Popper said the will look into the issue and report back. Stuart will research and report back.

Jeremy Floryan inquired about Barb's Pizza and when/if they are opening. Mr. Popper noted that the landlord as indicated that they are paying rent and there is no information as to when they will be opening.

7. **Town Planner Report:**

Mr. Popper said that work continues on the new Starbucks, the new Marriott at 76 Berlin Road has opened. He noted that the Sunoco station on West Street is under new management and has been aggressively pricing gas. Mr. Popper said construction at Covenant Village continues and the progress so far is impressive and that Amazon has occupied their building and is operating.

There was discussion regarding billboards. There seems to be confusion as to how far apart the billboards will be and if they are single or double-sided. Needs to be clarified and will be addressed next month. Billboard District will be on next month's agenda.

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

- a. Application #20-41: Request for a Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for the Contractor's Yard at 150 Sebethe Drive. Total Tree Service is the Applicant and RANDA LLC is the Owner.

Michael Cannata made a motion to accept and schedule Application #20-41 for October 20, 2020. Seconded by Nicholas Demetriades. *All in favor, motion passed.*

- b. 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.

Michael Cannata made a motion to accept and schedule Application #20-44 for October 20, 2020. Seconded by Jeremy Flory. *All in favor, motion passed.*

- c. Application #20-46: Request to modify the Site Plan for Cromwell Villages at 150 Country Squire Drive. Cromwell Villages Assoc. LLC is the Applicant and the Owner.

Stuart Popper asked the Commission to accept and schedule Application #20-46 to be heard this evening.

Michael Cannata made a motion to accept and schedule Application #20-46 for this evening. Seconded by Jeremy Flory. *All in favor, motion passed.*

- d. Application #20-47: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboard at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.

Michael Cannata made a motion to accept and schedule Application #20-47 for October 20, 2020. Seconded by Jeremy Flory. *All in favor, motion passed.*

- e. 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 Owner.

Michael Cannata made a motion to accept and schedule Application #20-48 for October 20, 2020. Seconded by Jeremy Flory. *All in favor, motion passed.*

- f. Performance Bond for Tournament of Players Club of CT, Golf Club Road. Stuart Popper has inspected the project and recommends the release of Performance Bond #1723 in the amount of \$12,276 (plus interest) to Bartlett Brainard Eacott.

Michael Cannata made a motion to release, Chris Cambareri seconded. *All in favor, motion passed.*

There was discussion regarding billboards. There seems to be confusion as to how far apart the billboards will be and if they are single or double-sided. Needs to be clarified and will be addressed next month. Billboard District will be on next month's agenda.

**9. New Business:**

- a. Application #20-46: Request to modify the Site Plan for Cromwell Villages at 150 Country Squire Drive. Cromwell Villages Assoc. LLC is the Applicant and the Owner.

Mr. Rock Emond, Engineer with Milone & Macbroom, Inc. of Cheshire Connecticut presented an overview of the proposed site plan modifications. He presented a drone overview video of site and explained that the site plan modifications include: 1) the addition of a communications pole (55' telephone pole with a 17' whip antenna attached) to the generator pad; 2) increase in the size the mail kiosk from 320 square feet to 480 square feet changes to the landscaped island to accommodate the larger kiosk and 3) increase in the size of the pool cabana from 320 square feet to 600 square feet. Mr. Emond discussed each modification in detail.

Mr. Julius Neto Executive Director of the Fire District discussed the need for the communications pole and explained why the location adjacent to the generator and the building was the best location for the communications pole. Mr. Mark Forlenza representing the owner/developer Cromwell Villages Assoc. LLC and noted that they were working to accommodate the Fire District in locating the pole on the site.

The Commission members and the applicant discussed the appearance and location of the pole and the generator. The Commission had concerns about the view of the pole because it was located in front of the building and the sound of generator because it was so close to the building. The Commission members asked the Fire District to provide more information about the pole and to consider alternative locations on the site. The Commission asked the developer to provide detailed information about the generator regarding when and often it would be tested and the sound levels to be generated by the testing and any onsite features designed to muffle the sound of the generator.

The Commission continued to discuss the pole and generator and it was decided that the Commission would only vote on the proposed modifications to the cabana and the mail kiosk. They asked the applicant to submit the additional information in a separate application that would be considered at the October 6, 2020 meeting.

Motion to approve Application #20-46: Request to modify the Site Plan for Cromwell Villages at 150 Country Squire Drive. Cromwell Villages Assoc. LLC is the Applicant and the Owner. but only the proposed modifications to the cabana and the mail kiosk was made by Michael Cannata, seconded by Nicholas Demetriades. *All in favor; motion passed.*

#### **b. Discussion of the Lower Connecticut River Valley Plan of Conservation and Development presented by COG staff.**

Mr. Sam Gold, Executive Director of the Lower Connecticut River Valley Council of Governments (RiverCOG) presented an introduction and update on the status of the Regional Plan of Conservation and Development along with via zoom COG Senior Planner, Megan Jouflas. Mr. Gold said that RiverCOG, the Regional Planning Committee (RPC), and consultant Fitzgerald and Halliday, are working on the first Regional Plan of Conservation and Development (RPOCD) for the Lower Connecticut River Valley region. He said that the Regional Planning Commission (RPC) is made up of appointed representatives from each of our 17 municipalities (Chester, Clinton, Cromwell, Deep River, Durham, East Haddam, East Hampton, Essex, Haddam, Killingworth, Lyme, Middlefield, Middletown, Old Lyme, Old Saybrook, Portland and Westbrook) and has been tasked to oversee the creation of the RPOCD, a visionary policy document that guides land use patterns in the region over the next 10 years. Mr. Gold explained that they have reviewed the existing POCD's for each of the member municipalities and noted some of these common themes in each POCD. He said here are some the common themes that appeared in the Cromwell POCD:

- Promote the development of an interconnected system of parks, trails, and open spaces.
- Promote tourism as an avenue for economic development in the Town.

- Provide alternative housing opportunities while protecting the character of our communities.
- Promote a variety of transportation options including train, bus, car, bicycle, and walking as part of Cromwell's circulation system.

Mr. Gold explained that after the presentation there will be an open discussion session based upon the following 5 questions:

1. What is your vision for the Lower Connecticut River Valley?
2. What do you see as your town's role in the region?
3. What are the challenges your town is facing that would be easier to address working regionally or with neighboring towns?
4. What do we do well in our region? What don't we do well?
5. How could a Regional Plan of Conservation and Development support your town?

The Commission members and some community members participating in the meeting via zoom discussed their answers to the questions. After the discussion Mr. Gold said the RPC will keep each of the municipal PZC's up to date on the status and completion of the RPOCD. Chairman Kelly thanked Mr. Gold

**10. Commissioner Comments:**

None.

**11. Approval of Minutes:**

**\*Minutes sent to your previously:**

a. January 21, 2020\*

Michael Cannata made the motion to approve the minutes of January 21, 2020. Seconded by Jeremy Flory. *All in favor, motion passed.*

b. May 5, 2020\*

No action.

c. June 2, 2020

No action.

d. June 23, 2020

Michael Cannata made the motion to approve the minutes of June 23, 2020. Seconded by Nicholas Demetriades. *All in favor, motion passed.*

e. June 30, 2020

Michael Cannata made the motion to approve the minutes of June 30, 2020. Seconded by Chris Cambareri. *All in favor, motion passed.*

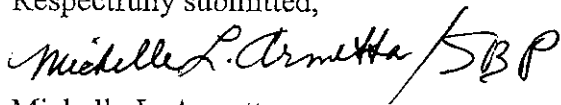
f. July 7, 2020

Michael Cannata made the motion to approve the minutes of July 7, 2020. Seconded by Chris Cambareri. *All in favor, motion passed.*

**12. Adjourn:**

Nicholas Demetriades made the motion to adjourn at 9:20 PM, seconded by Michael Cannata. *All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in black ink that reads "Michelle L. Armetta" followed by a large, stylized "SBP" monogram.

Michelle L. Armetta  
Recording Clerk

**Town of Cromwell  
Economic Development Commission**

***Regular Meeting  
7:00 Pm Wednesday September 16, 2020  
Room 222 Cromwell Town Hall 41 West Street***

***Meeting Minutes***

**Present:** Chairman Richard Nobile, Joe Fazekas, Jay Polke, Marilyn Teitlebaum-Dworkin

**Also Present:** Director of Planning and Development Stuart Popper, Town Council Liaison Steve Fortenbach

**1. Call to Order**

The meeting was called to order by Chairman Nobile at 7:01 PM.

**2. Roll Call/Seating of Alternates**

The presence of the above members was noted.

**3. Approval of Agenda**

Motion made by Joe Fazekas to approve the Agenda; seconded by Jay Polke. *All in favor, motion passed.*

**4. Public Comments**

There were none.

**5. Director of Planning and Development Report**

Mr. Popper offered the following updates:

- The new Pho restaurant is open and has gotten good reviews.
- The Nike site is under construction with framing up on one foundation. The reconstruction of Country Squire Drive is also underway.
- Arbor Meadows is moving along. Five houses currently under construction
- The new Marriott Hotel is now open. If anybody is interested, we are going have a site visit next Wednesday at 9 am.
- Shady Lane has only one lot left. The houses are large with each a different design.
- The new DPW/Sewer Department facility will likely open in October.
- The Wooster Street Pizza on Route 372 is under new ownership.
- The Sunoco station on West Street also under new ownership. They have been making improvements and offering competitive prices on gasoline.



- New dog groomer, Mutley Crue, on Shunpike Road in the SBC shopping center.
- Johnson Real Estate is divided up building on Main Street and renting out office space.
- Tall Man's Ice Cream Shop had a great summer. They have added lunch selling hot dogs.

**6. New Business:**

New business was covered under the Planning and Development report.

**7. Chairman's Comments/Commissioners' Comments**

The Commission members and Mr. Popper discussed the status of the proposed development on River Road. The Commission members agreed that the issues around the project need to be resolved and move forward.

**8. Communications: see attached P & Z Minutes**

There was no update.

**9. Approval of Minutes:**

a. August 19, 2020

Motion made by J. Polke to approve the minutes; seconded by Marilyn Teitlebaum-Dworkin. *All in favor, motion passed.*

**10. Good & Welfare**

No comments.

**11. Adjourn**

Motion made by J. Polke to adjourn at 7:35 PM; seconded by Joe Fazekas. *All in favor, motion passed.*

Respectfully submitted,

*Michelle L. Armetta/SBP*

Michelle L. Armetta

Recording Clerk