



**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY OCTOBER 4, 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. 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.
 - 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.
 - 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.
9. Commissioner's Comments:
10. Adjourn

RECEIVED FOR FILING
9-27 2016 at 1:01 PM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.


TOWN CLERK

Memo

To: Planning & Zoning Commission
From: Fred Curtin
Date: September 27, 2016
Re: Activity Report for September 2016

196 Coles Road – The citation has been appealed to the Hearing Officer.

57 Timber Hill Road – A Citation fine has been issued to the property owner for failure to maintain Erosion Controls.

195 West Street – The clothing bin has been removed.

6 Hammerhead Place – The clothing bin has been removed.

Cromwell Commons – Waiting for the replacement stop sign to be installed and the sign in violation to be removed.

199 Shunpike Road – A Notice was issued to the property owner for the illegal lawn signs.

211 Shunpike Road – A Notice was issued to the property owner for the lawn signs.

107 West Street – A Notice was issued for the Commercial Vehicle for sale on this property.

8 South Street – Property owner being fined by the Health Office.

99 River Road – Property owner being fine by the Health Office.

150 Sebethe Drive – Torza Golf – A Notice was sent to the owner to be present at the October 4, 2016 P & Z meeting.

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16-02	Frank Acheampong	538 Main Street	Clothing Bin for Non Profit	Withdrawn	Withdrawn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.		No Start Date
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	Work in progress
16-15	Luca DiMichele	6 Kirby Road	Barbershop & Emporium	Approved by ZEO 4/7/16	Work in progress
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	No Activity
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	No Activity
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	Pending - 10/4 meeting	
16-34	Allan Spotts	321R Main Street	Cromwell Rep. Town Committee Headquarters	Approved by ZEO 9/9/16	Open for business
16-35	Fibre dust Realty LLC	30 New Lane	Site Plan Modification for outdoor storage	Pending - 10/4 meeting	
16-36	Rodhella 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 - 10/4 meeting	

Memo

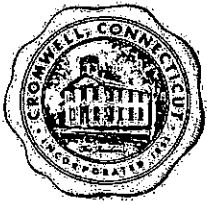
To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: September 27, 2016
Re: Comments for the October 4, 2016 Meeting Agenda

8. Old Business:

a. Application #16-33: Request for Temporary Even Permit for Outside Halloween Party at Night at Billy Tee's Restaurant at 180 Sebeth Drive. Victor Torza is the Applicant and Ronald and Alvin Ravizza are the Owners. The 51 acre site and 3,400 square foot restaurant is located on the east side of Sebeth Drive in the Industrial Zone District. Staff has advised the applicant of the Commission's concerns regarding the proposed hours of operation for the party (10:00 pm to 2:00 am).

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. The 3.26 acre site and 49,000 square foot building is located on north the side of New Lane in the Industrial Zone District. The applicant is proposing to park five trailers (each 45 long, 8 feet wide and 8 feet high) in the gravel parking lot adjacent to New Lane. The trailers would be used for outside storage. The applicant is proposing to screen the trailers with a six foot high fence and arborvitaes.

c. 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.



Town of Cromwell
Planning and Zoning Commission

APPLICATION FOR
TEMPORARY EVENT PERMIT

Date Submitted: 9/9/16 Zoning District: TND

Location (street name and number): 150 Sebethe drive

Name of Business (if applicable): Billy Tees.

HOURS

Description of Proposed Activity: HALLOWEEN dance party
outside in driving range field after
hours. tent, porta-potty's, hand wash, barricades will
all be provided.

Applicant's Name: VICTOR TORIA

Applicant's Mailing Address: 150 Sebethe drive, Cromwell, CT 06416

Applicant's Email Address: VICTOR.TORIA@gmail.com
916.320.9967

Applicant's Telephone Number: _____
(daytime) (evening)

Property Owner's Name: ALVIN RAVIZZA

Property Owner's Address: N/A

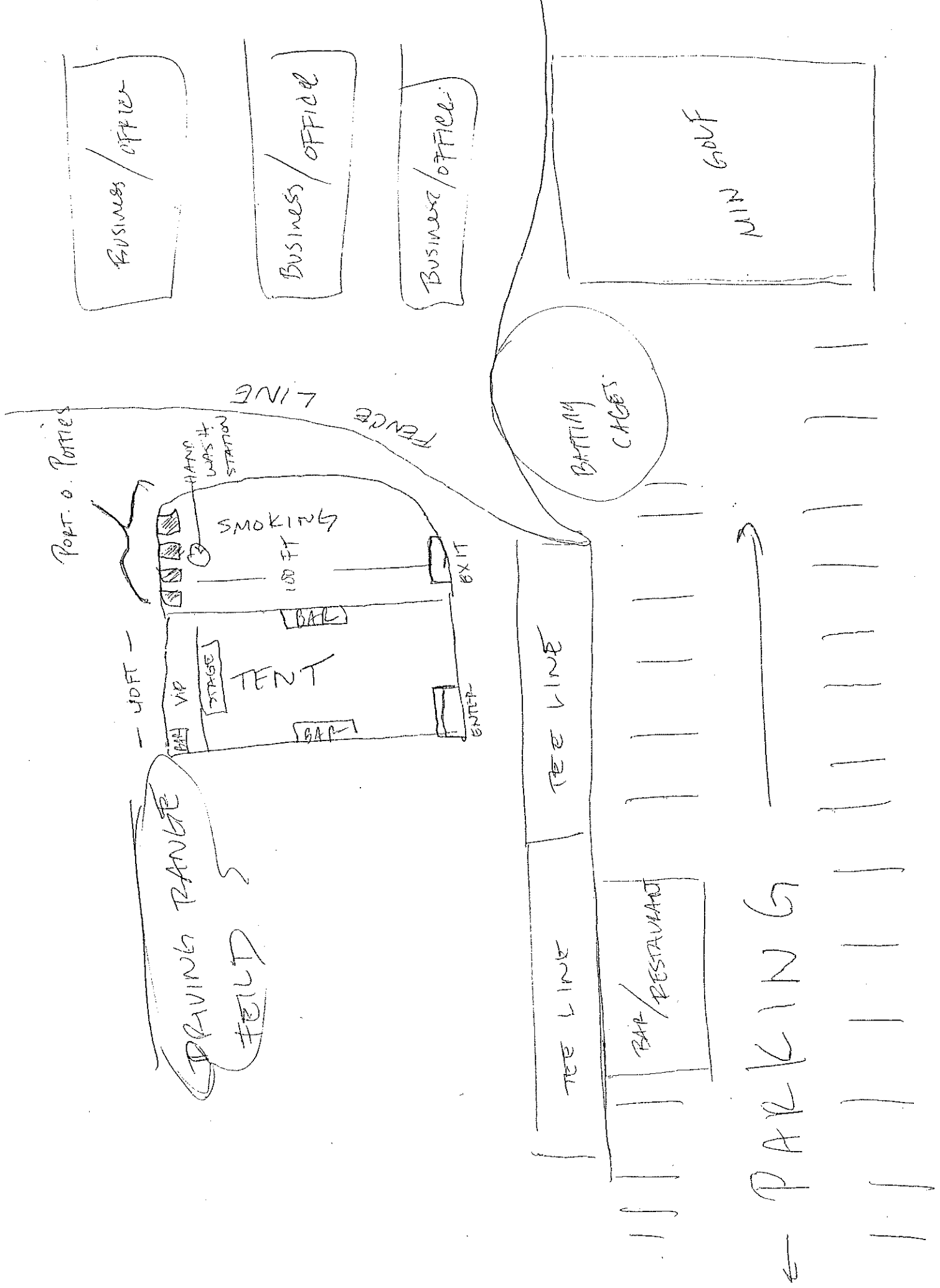
VICTOR TORIA
(circle one: owner applicant agent)

9/9/16
date

[Signature]
(printed name of signer)

9/9/16 Given A copy of Noise Resolution

9/9/16 Fee PAID -



TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: OUTSIDE STORAGE

Street Address: 30 NEW LANE, CROMWELL, CT.

Volume/Page: _____ PIN #: _____

Applicant Name: FIBRE DUST LLC.

Address: 30 NEW LANE
CROMWELL, CT 06416.

Telephone: 860-659-4333 (day) 860-218-3511 (evening)

Email Address: product.manager@fiberdust.com.

Property Owner Name: FIBRE DUST REALTY LLC.


Address: 30 NEW LANE
CROMWELL, CT 06416

Attached:

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

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

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

Fiberdust LLC. 
Applicant Name and Signature
Sam Athilan.

09.09.2016.
Date

16-317

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

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


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: CHROME State: CT Zip: 06416

STORAGE CABINET(S)

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

VEHICLE PROTECTION

- Crash Posts
- # of posts required: _____
- 6 in. Curb
- CONCRETE BARRIERS

DOORS INTO BUILDING

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

FIRE EXTINGUISHER

Type: ABC
Size: 20 lbs.
Cabinet Distance: 4 1/2 ft.

Store Manager Name: _____

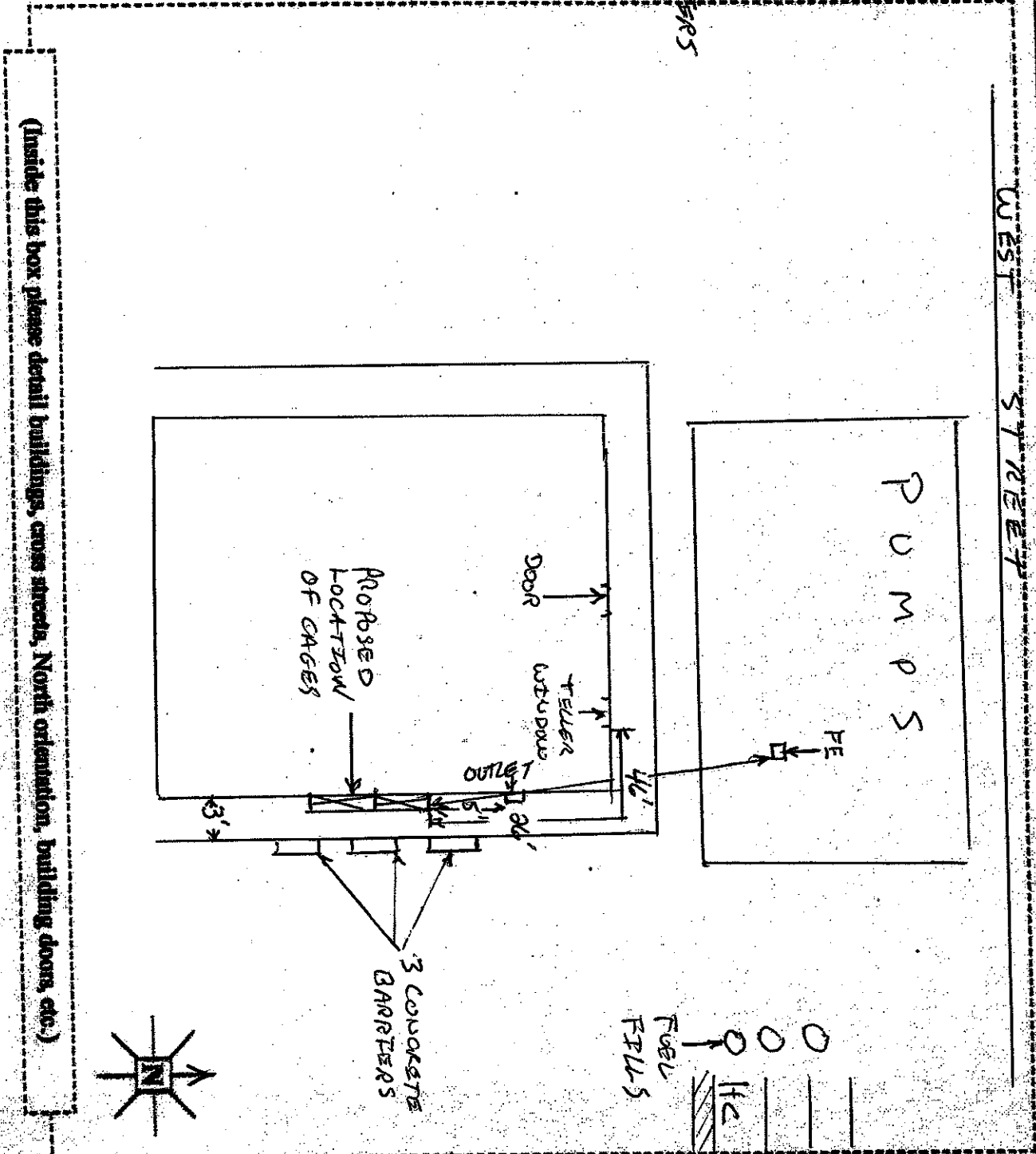
GUY

Store Phone: _____

860-632-2565

Distributor and Installer Name: _____

BRUES



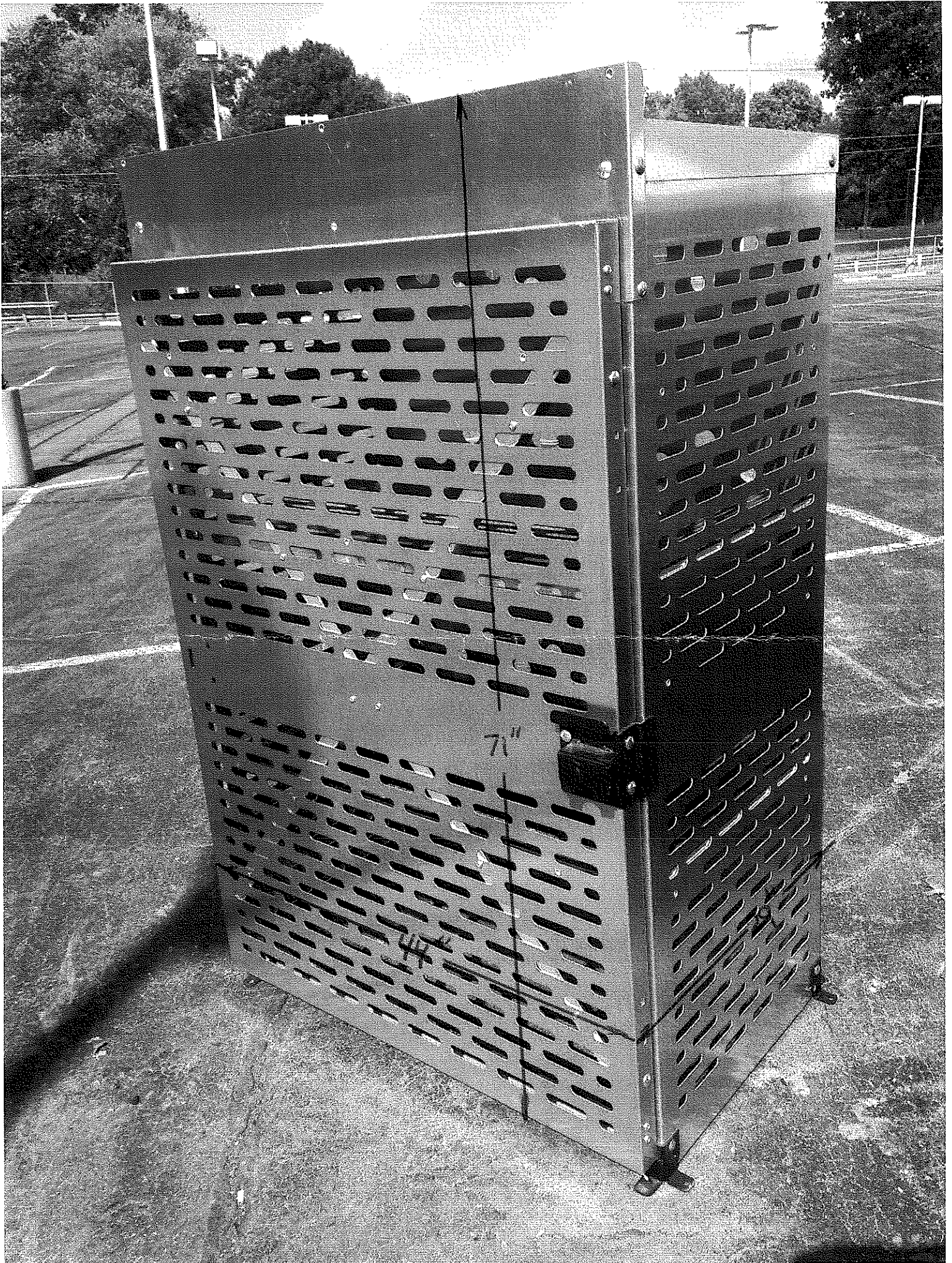


24

24"

36"

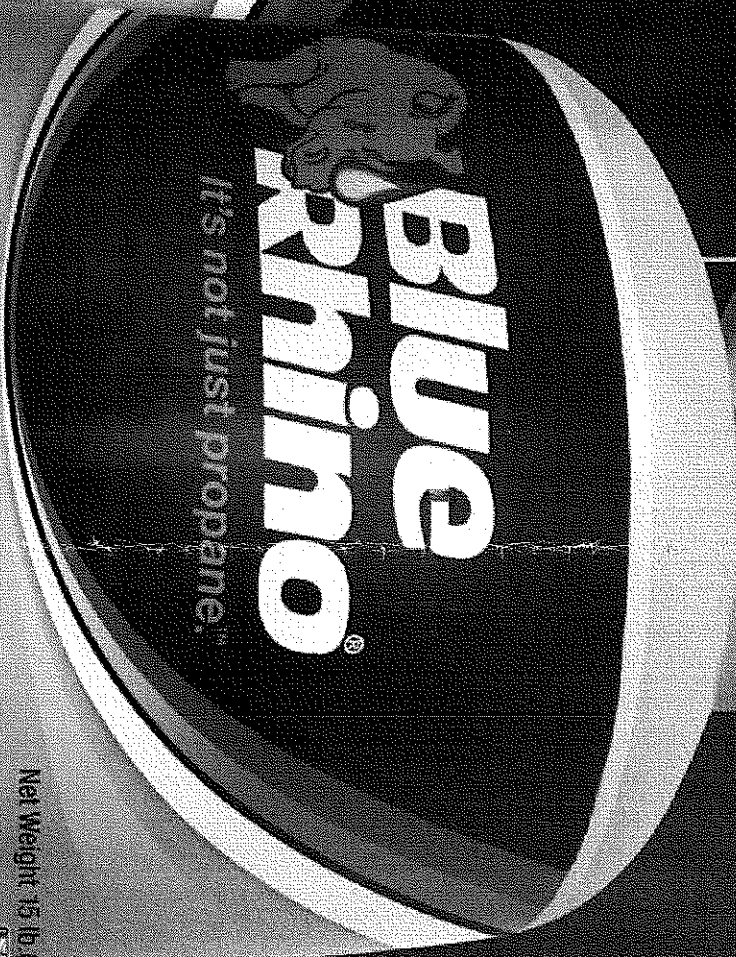
BARRIER WEIGHT - 800 LBS.



BlueRhino.com



SCAN FOR INFO



Blue Rhino
It's not just propane.

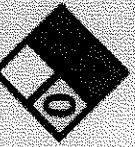
Net Weight 15 lb. (6.8 kg) Propane

**PROpane
TANK EXCHANGE**



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

EMERGENCIES: 1.800.258.7466

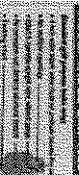


NO SMOKING



FLAMMABLE LP GAS

ACCEPTABLE EXPIRES



AVOID THESE SITES





**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