



**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY OCTOBER 6, 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 Application:**
9. **Public Hearing:**
 - a. 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 Avdimetai is the Applicant and CRS1 LLC is the Owner.
10. **Commissioner's Comments:**
11. **Approval of Minutes:**
 - a. May 5, 2020
 - b. June 2, 2020
 - c. September 15, 2020
12. **Adjourn:**

RECEIVED FOR RECORD
Sep 29 2020 02:13P
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	Renovations underway
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	Work In Process
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

App#	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 rroad	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	Approved awaiting event 10/17
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

Appl#	Name of Applicant	Site Location	Type of Activity	Decision	Status
20-42	Jared Matoy	36 Shunpike Road	Type of Activity	Decision	Status
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	Accessory sales of alcoholic beverages	Scheduled for 10/20/20	In Process
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	In Process
20-48	DFC Cromwell, LLC	6 Piney Ridge	Erect 2 Digital Billboards	Sheduled for 10/20/2020	In Process
20-49	James Elias, Jr.	199 Shunpike Road	Beehive Bargains-Used retail items		Use Permit & reface signs approved
20-50	Wilson Orellana	77 Berlin Road	Wooster St. Pizza-Liquor Permit	App. By staff 9/22/2020	In process

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 6, 2020 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #20-44: 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 Avdimetai is the Applicant and CRS1 LLC is the 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 the 23rd day of September 2020.

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

Type of Activity: Restaurant Liquor Permit
(Per Section 7.5 of the Cromwell Zoning Regulations)

Street Address: 134 Berlin Rd Zoning District: HB

Assessor's Parcel ID #: 00461100 Volume/Page: 1681-48

Applicant's Name: VALON AVDINEGAI / CAFE FIORE

Address: 134 BERLIN RD CROMWELL CT-06416

Telephone Number (daytime): 18601 913-9044

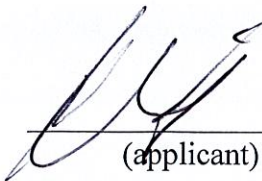
Email Address: Valon@CafeFioreCromwell.com

Property Owner's Name: RUSIT CECUNSIANIN

Address: 59 FAWN HILL DR. WESTBROOK CT-06498

Description of Proposed Activity:
Liquor permide Section 7.5

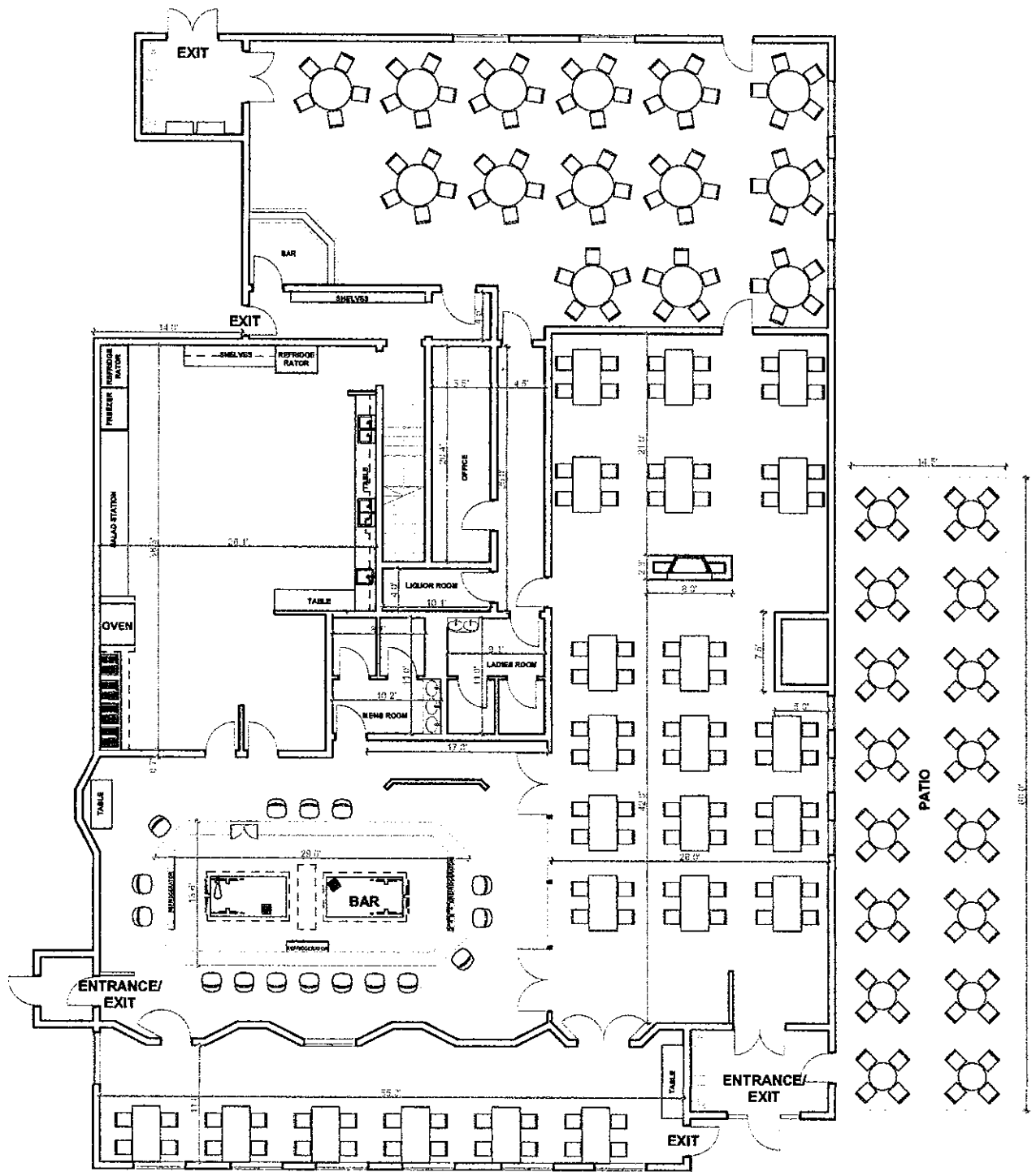
I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, **and with Section 13.2.d. (Sign Posting).**



(applicant)

8/26/20

(date)



Restaurant Caffe Fiore
 Ground floor
 Location: Cromwell, CT 06416
 Owner: Rusit Cecunjanin

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY MAY 5, 2020
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

RECEIVED FOR RECORD
Jun 17, 2020 11:42A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT



Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Paul Cordone, Nicholas Demetriades, Brian Dufresne, and Ken Rozich.

Absent: Jeremy Floryan, John Keithan and Mo Islam.

Also Present: Director of Planning and Development Stuart Popper

1. Call to Order:

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

2. Roll Call:

The presence of the above members was noted.

3. Seating of Alternates:

None.

4. Approval of Agenda:

Mr. Popper said there were no amendments to the agenda.

Michael Cannata made the motion to approve the agenda; Seconded by Ken Rozich. *All in favor; motion passed.*

5. Public Comments:

There were no comments from the public.

6. Development Compliance Officer Report:

Mr. Driska was not present and Mr. Popper offered to answer any questions anyone may have. There were no questions.

7. Town Planner Report:

8. New Business: Accept and Schedule New Applications:

Mr. Popper said there were not new applications at this.

9. New Business:

a. Section 8-24 Mandatory Referral for the removal of an island in the cul-de-sac on Wildwood Road.

Mr. Popper said the Town was proposing to repave Wildwood Road and that there was an island located in the center of the cul-de-sac. He explained that the road was built back in the 1950's and the road and cul-de-sac were undersized and the presence of the island made plowing the road difficult. Mr. Popper said the town would like to remove the island to make it easier to plow and maintain. The Commission members asked if the public was aware of the work. Mr. Popper said that the trees in the island were marked to be removed and the neighbors have been notified of the future road work.

Michael Cannata made the motion to issue a positive Section 8-24 Mandatory Referral for the removal of an island in the cul-de-sac on Wildwood Road; Seconded by Chris Cambareri. All in favor; motion passed.

b. Request to Authorize staff to issue Administrative approvals for Temporary Outside Dining based on the Governor's Executive Order.

11. Commissioner Comments:

There were none.

12. Approval of Minutes:

a. January 21, 2020 No action taken.

b. March 4, 2020

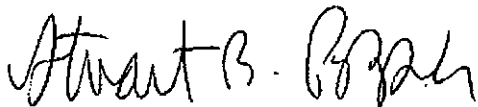
Michael Cannata made the motion to approve the minutes of March 4, 2020, seconded by Chris Cambareri. *All in favor, motion passed.*

c. March 17, 2020 No action taken.

13. Adjourn:

Michael Cannata made a motion to adjourn the meeting. *All in favor; motion passed.*
Meeting adjourned at 7:13 PM.

Respectfully submitted,



Stuart B. Popper
Acting Recording Clerk

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

**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 he 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 Sebeth 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 Joufflas. 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.*

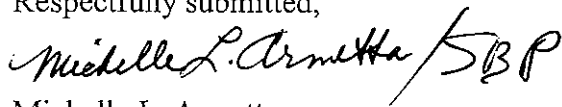
f. July 7, 2020

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,

Handwritten signature of Michelle L. Armetta in cursive, followed by the initials SBP.

Michelle L. Armetta
Recording Clerk

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY JUNE 2, 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, Ken Rozich and Brian Dufresne.

Absent: Paul Cordone, Nicholas Demetriades, John Keithan, Mo Islam, 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 7:02 PM.

2. Roll Call:

The presence of the above members was noted.

3. Seating of Alternates:

None.

4. Approval of Agenda:

Mr. Popper passed out a meeting comments memo and asked the commission to add two items under 8. New Business: Accept and Schedule New Applications:

a. Application #20-28: Request for a Site Plan Approval to construct three buildings at 70 Commerce Drive. 70 Commerce Drive LLC is the Applicant and Henry Vassel is the Owner.

b. Application #20-29; Request for a Site Plan Modification to expand the front deck at Luna Café at 35 Berlin Road. Kemal Cecuistranis is the Applicant and River Grace Plaza LLC is the Owner.

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

5. Public Comments:

There were no comments from the public.

6. Development Compliance Officer Report:

Mr. Driska passed out the updated report to the commission and said he will address any questions or comments.

Mr. Driska added that the project that was previously approved by the commission at the former Nike site is under way. He said currently trees are being cleared and the old buildings are being demolished.

7. Town Planner Report:

Mr. Popper reported that work has been resumed at Starbucks. He said the issues with the soil at the site have been addressed and the detention basin is being moved closer to the former Baci Grill. Mr. Popper said the Amazon building on County Line Drive is moving forward as is the new Marriott hotel. He said the permitting for the temporary outside dining in town is going well and that the Tall Man Ice Cream shop has opened up and is doing very well. Mr. Popper said that the TPC is scheduled to occur but with no spectators on site but it will be broadcast live.

8. New Business: Accept and Schedule New Applications:

a. Application #20-28: Request for a Site Plan Approval to construct three buildings at 70 Commerce Drive. 70 Commerce Drive LLC is the Applicant and Henry Vassel is the Owner.

Michael Cannata made the motion to accept and schedule Application #20-28 for June 23, 2020; Seconded by Brian Dufresne. *All in favor; motion passed.*

b. Application #20-29: Request for a Site Plan Modification to expand the front desk at Luna Café at 35 Berlin Road. Kemal Cecuistranis is the Applicant and River Grace Plaza LLC is the Owner.

Michael Cannata made the motion to accept and schedule Application #20-29 for June 23, 2020; Seconded by Brian Dufresne. *All in favor; motion passed.*

Mr. Popper said he would like to cancel the Planning and Zoning Commission meeting scheduled for June 16, 2020 and reschedule it as a Special meeting for June 23, 2020. Mr. Popper would like to hold public hearings for the following applications on June 23rd:

Application #20-10: Request to Amend the Zoning Map to Change the Zoning District Classification from Residential -15 (R-15) to Commercial Billboard District (CBD) at 6 Piney Ridge Road. DFC of Cromwell LLC is the Applicant and the Owner.

Application #20-20: Request to Amend the Zoning Map to Change the Zoning District Classification from Local Business (LB) to Commercial Billboard District (CBD) at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnelia Realty is the Owner.

Mr. Popper explained that the Governor will be issuing new guidelines for public meetings on June 20, 2020 and we will follow whatever those guidelines are.

9. New Business:

There was no new business.

10. Public Hearing:

Ken Rozich read the legal notice into the record.

Michael Cannata made the motion to open the public hearing for Application #20-22; Seconded by Jeremy Floryan. *All in favor; motion passed.*

- a. Application #20-22: Request to Amend the Zoning Map to Change the Zoning District Classification from Industrial to R-25 at 19 Pasco Hill Road. Reed Builders, LLC is the Applicant and the Owner.

Mr. Jim Cassidy Engineer with Hallisey, Pearson & Cassidy at 630 Main Street Cromwell Connecticut presented an overview of the requested zone change from Industrial to R-25 for 19 Pasco Hill Road. He described the size (31,976 square feet) and location (east side of Pasco Hill Road across from Thomas Court) of the site. Mr. Cassidy summarized the history of the zoning of the parcels located west of north road and described the current zoning and existing land uses of those parcels within 500 feet and greater of 19 Pasco Hill Road.

Mr. Cassidy explained that the parcel at 31,976 square feet is too small to be eligible for a zone change to R-40, as it does not meet in that zone's bulk requirements of 40,000 square feet. He noted that public water and sewer are available in the street, so the differentiation between R-40 and R-25 as listed in Section 2.2.A. is not critical.

Mr. Cassidy read Section 2.2.A (3) "*R-40. Purpose: to cover those areas of Cromwell which are largely undeveloped or predominantly rural in character and which are least likely to have access to water and sewer lines.*" He explained that changing the zone from Industrial to R-25 and allowing the parcel to be used for residential purposes will fit in with and be in the best interests of the surrounding neighbors and best protect their property values.

Mr. Cassidy discussed the previous site plan approved for the site in July 2011 for a 2,000 square foot office building which was never built. He noted that a business would create a much higher traffic demand than a single-family house.

Mr. Cassidy showed a proposed site plan for a single-family home utilizing the same driveway access and layout used in the previously approved site plan. He discussed the location of the house and the sight lines for the driveway onto Pasco Hill Road. Mr. Cassidy, He pointed out that there is an underground detention basin on the site and that there is an easement to the town for the maintenance of the basin.

The Commission members discussed the proposed layout for the single-family house, the driveway access and the sight lines.

Mr. Cassidy summarized the reasons for the Zone Change:

- Property is surrounded by all single-family residential uses, except for 5 Pasco Hill Road to the east.
- Orientation towards single family residences along Thomas Court and Robertson Road, rather than towards the industrial use at 5 Pasco Hill Road.
- Wetlands create natural buffer between this property at industrial use at 5 Pasco Hill and force development closer to surrounding residences.
- Location along curve cause for concern for commercial/industrial uses that will generate frequent trips by customers or employees.

The Commission members, staff and Mr. Cassidy discussed the history of zoning in the area, access to the site and the underground detention basin.

Michael Cannata made the motion to close the public hearing; seconded by Ken Rozich. *All in favor; motion passed.*

Michael Cannata made the motion to approve Application #20-22 for the following reasons: This is not spot zoning because although the property is a small area, it is not out of harmony with comprehensive plans. It is a residential use contiguous to other residential uses. It is compatible with the existing neighborhood. This development as single-family residence more protective of the surrounding property values than industrial use; seconded by Chris Cambareri. *All in favor, motion passed.*

11. Commissioner Comments:
None.

12. Approval of Minutes:

a. April 7, 2020

Michael Cannata made the motion to approve the minutes of April 7, 2020 with the correction of Brian's name on page 3; seconded by Brian Dufresne. *All in favor, motion passed.*

b. January 21, 2020

No action.

c. March 17, 2020

No action.

d. May 5, 2020

No action.

13. Adjourn:

Michael Cannata made the motion to adjourn at 8:10 PM. *All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in black ink that reads "April Armetta". The signature is written in a cursive style with a large initial 'A'.

April Armetta
Recording Clerk