



## Town of Cromwell Planning and Zoning Commission

**REGULAR MEETING**  
**7:00 P.M. TUESDAY SEPTEMBER 17, 2019**  
**ROOM 224 CROMWELL TOWN HALL 41 WEST STREET**  
**AGENDA**

RECEIVED FOR RECORD  
Sep 10, 2019 01:33P  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT

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. **Executive Session:**
  - a. Discuss Pending Litigation involving Application #17-22: Center Point Apartments. JPG Partners, LLC is the Applicant and Estate of Helen Ewald is the Owner.
10. **New Business:**
  - a. Discussion and Possible Action of Proposed Settlement for Application #17-22: Center Point Apartments. JPG Partners, LLC is the Applicant and Estate of Helen Ewald is the Owner.
  - b. Application #19-42: Site Plan Modification to add new wall sign for Fed Ex Office on the Walmart Store façade at 161 Berlin Road. Arnco Sign Company Inc. is the Applicant and Infinity Cromwell Property LTD Partnership is the Owner.
  - c. Application #14-31: Request for Extension of Time for Resubdivision at 62 Evergreen Road. Shady Lane Farm LLC is the Applicant and the Owner.
11. **Public Hearing**
  - a. Application #19-41: Request for Special Permit under Section 4.2 of the Zoning Regulations to permit the construction of a single family home in the Flood Zone at 14 South Street. Donald Mondani is the Applicant and Rosemarie Mondani is the Owner.
12. **Commissioner's Comments:**
13. **Approval of Minutes:**
  - a. September 3, 2019
14. **Adjourn:**

# Memo

**To:** Planning and Zoning Commission  
**From:** Stuart B. Popper, AICP  
Director of Planning and Development  
**Date:** September 10, 2019  
**Re:** Comments for the September 17, 2019 Meeting Agenda

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## 9. New Business:

a. Application #19-42: Site Plan Modification to add new wall sign for Fed Ex Office on the Walmart Store façade at 161 Berlin Road. Arnco Sign Company Inc. is the Applicant and Infinity Cromwell Property LTD Partnership is the Owner.

*Walmart is adding a Fed Ex office inside the store and is proposing to add a new wall sign for the Fed Ex office. Attached is a copy of the sign.*

b. Application #14-31: Request for Extension of Time for Resubdivision at 62 Evergreen Road. Shady Lane Farm LLC is the Applicant and the Owner.

*The Planning and Zoning Commission approved Application #14-31 Request for a Resubdivision at 62 Evergreen Road on October 7, 2014. The applicant is requesting an extension of time of no more than five (5) years to complete all work shown on the subdivision plan and as contained within the approval.*

## 10. Public Hearing:

a. Application #19-41: Request for Special Permit under Section 4.2 of the Zoning Regulations to permit the construction of a single family home in the Flood Zone at 14 South Street. Donald Mondani is the Applicant and Rosemarie Mondani is the Owner.

*The .37 acre site is located in the Downtown Cromwell Zone District on the north side of South Street. The applicant is proposing to construct a single family house in the 100 Flood Zone. Attached is a copy of the site plan and the staff comments received to date.*

19-42

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: FedEx Office (at Wal Mart)  
Street Address: 161 Berlin Rd  
Volume/Page: 1462/136 & 587/263 PIN #: 00179600

Applicant Name: Arnco Sign Co Inc  
Address: 1133 South Broad St  
Wallingford CT 06492

Telephone: 203 494-7429 (day) 203 494-7429 (evening)

Email Address: ArncoMarc@gmail.com

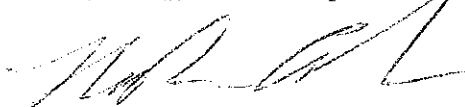
Property Owner Name: Infinity Cromwell Prop Ltd Par  
Address: 33 Boylston St  
Chestnut Hill MA 02467

Attached:

- (x) Application fee: \$100
- (x) 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) x
- 2. Will this project require an Inland Wetlands Agency permit? (Yes) (No) x  
if yes, have you obtained it? (Yes) (No)
- 3. Will this project require a DEP Stormwater Management Permit? (Yes) (No) x  
if yes, have you applied for it? (Yes) (No) x
- 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) x (No)

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



Applicant Name and Signature

MARC P BATE

8/26/19

Date

# FedEx Office

## BRANDING BOOK

Project Name: Cromwell CT Berlin Rd Walmart  
Center Number: 2746  
Project Number: 1003722

### OVERVIEW PHOTOGRAPHS

Photo 1



Photo 2

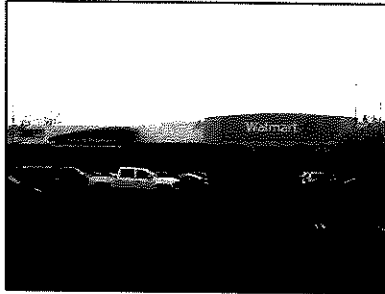


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

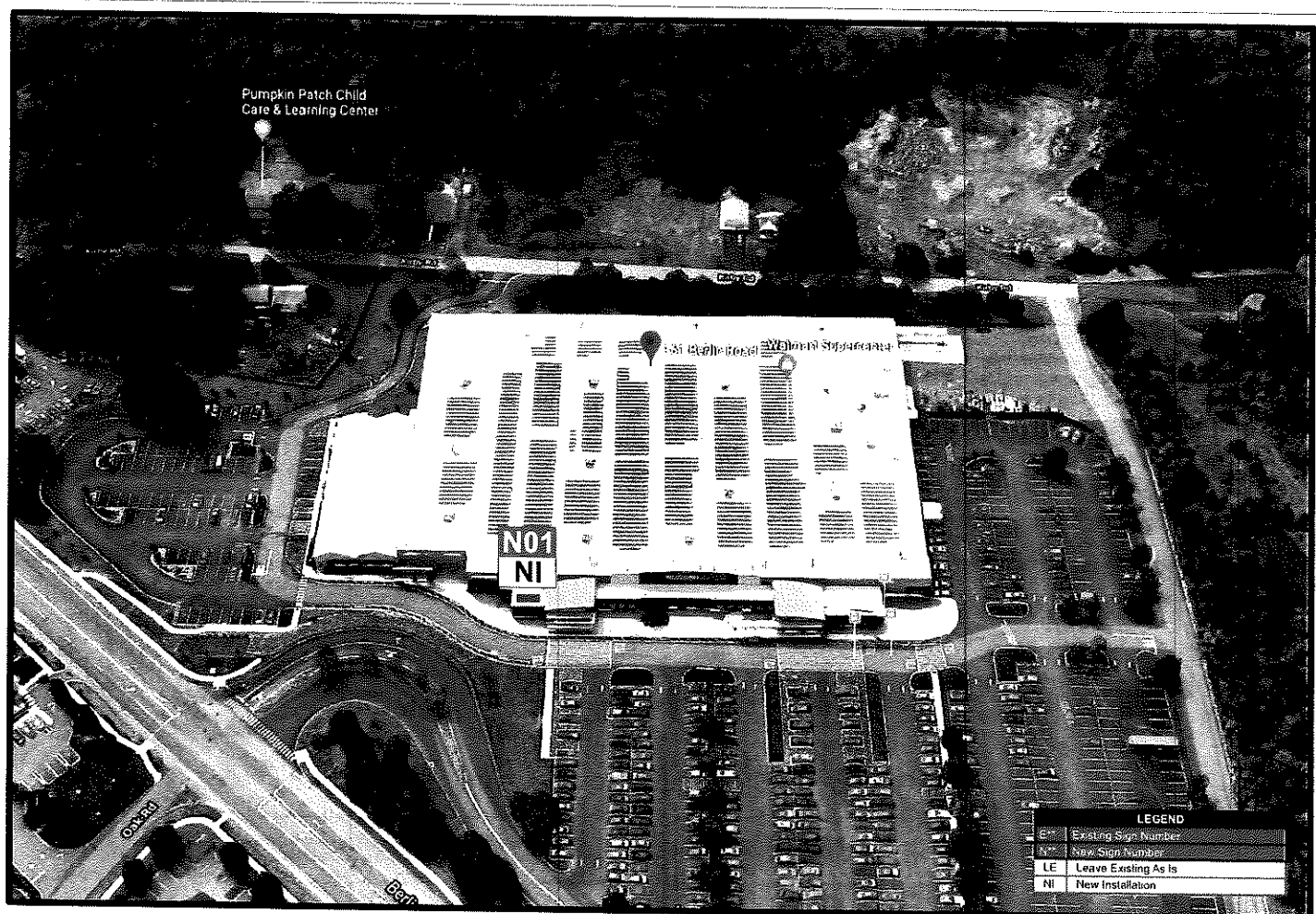


# FedEx Office

## BRANDING BOOK

Project Name: Cromwell CT Berlin Rd Walmart  
 Center Number: 2746  
 Project Number: 1003722

### INVENTORY/SITE PLAN



SIGN #	EXISTING TYPE	ACTION	PROPOSED TYPE	DESCRIPTION
N01	No	NI	FEKCL-R-H 20	20" Illuminated Wireway Sign

# FedEx Office

## BRANDING BOOK

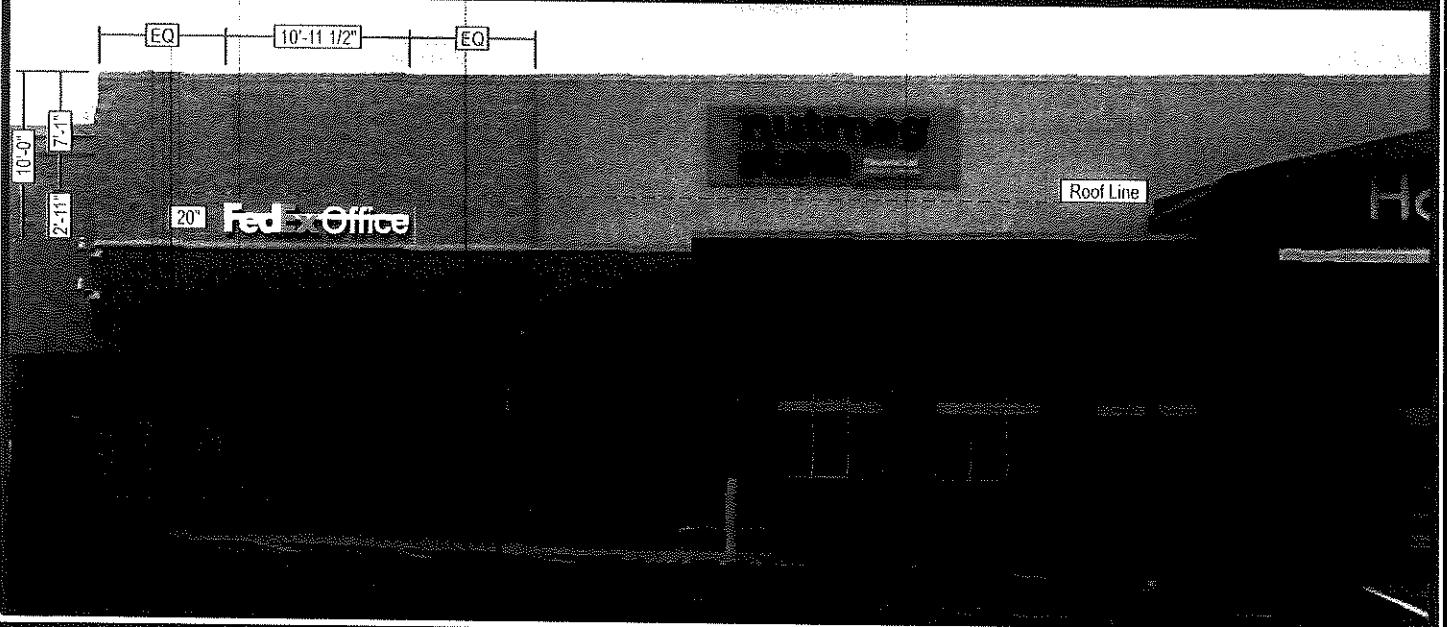
Project Name: Cromwell CT Berlin Rd Walmart  
Center Number: 2746  
Project Number: 1003722

### INVENTORY/RECOMMENDATION

SIGN: N01 NI **EXISTING SIGNAGE**



**PROPOSED SIGNAGE**



**COMMENTS**

FEDEX OFFICE  
CROMWELL CT

Schedule of existing signs. (NOTE: Bldg is 460' in length)

Wal Mart - 189.75 sf

Recycle - 6.5 sf

Lawn & Garden - 56.66 sf

Home & Pharmacy - 70 sf

Nutmeg State - 60 sf

Pick Up - 36.66 sf

Vision Center -8 sf

Grocery 30 sf

TOTAL EXISTING = 457.57 SF

FedEx Office sign (proposed) = 18.33 sf

TOTAL SIGNAGE WITH PROPOSED = 476 SF

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday September 17, 2019 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #19-41: Request for Special Permit under Section 4.2 of the Zoning Regulations to permit the construction of a single family home in the Flood Zone at 14 South Street. Donald Mondani is the Applicant and Rosemarie Mondani 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 4<sup>th</sup> day September of 2019.



19-41

TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION

APPLICATION FOR SPECIAL PERMIT

Type of Activity: New house - single family  
(Per Section 4.2 of the Cromwell Zoning Regulations)

Street Address: 14 South Street Zoning District: D.C.

Assessor's Parcel ID #: 10405100 Volume/Page: 1642/319

Applicant's Name: Donald Mondani

Address: 5 Iron Gate Lane Cromwell Ct 06416

Telephone Number (daytime): 860 250 1122

Email Address: donmondani@hotmail.com

Property Owner's Name: Rosemarie Mondani

Address: 5 Iron Gate Lane Cromwell Ct 06416

Description of Proposed Activity:

New house - single family

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)*.

Donny Mondani

(applicant)

8-12-19

(date)

## Popper, Stuart

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**From:** Michael Terenzio <mterenzio@cromwellfd.com>  
**Sent:** Thursday, September 05, 2019 9:55 AM  
**To:** Popper, Stuart  
**Cc:** Todd Gagnon; Jason Brade  
**Subject:** P&Z application #19-41 14 South St.

Good Morning Mr. Popper,

The Fire Department has reviewed the above application and has determined that the plans do not pose any fire hazards or impediments to FD operations.

Thank you

Michael Terenzio; B.S. EM; FO IV, FSI II  
Fire Chief

**Cromwell Fire Department**  
82 Court St  
Cromwell, CT 06416  
Phone: 860-635-6155 x1320  
Cell: 860-471-1450  
Fax: 860-632-1599  
Email: [mterenzio@cromwellfd.com](mailto:mterenzio@cromwellfd.com) / [www.cromwellfd.com](http://www.cromwellfd.com)



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## Popper, Stuart

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**From:** Chief Lamontagne  
**Sent:** Wednesday, August 28, 2019 8:35 AM  
**To:** Popper, Stuart  
**Subject:** 19-41

Stuart,

I have reviewed the above application and do not have any comments regarding them.

*Denise Lamontagne*

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

## Popper, Stuart

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**From:** Peck, Rich  
**Sent:** Monday, August 26, 2019 3:26 PM  
**To:** Popper, Stuart  
**Subject:** Application #19-41 at 14 South Street

Stuart,

No formal approval needed. A sanitary sewer lateral is available within this lot.

Sincerely,

**Richard A. Peck**  
Sewer Administrator, CWPCA  
Town of Cromwell  
860-632-3430  
rpeck@cromwellct.com

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY, SEPTEMBER 3, 2019  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

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

**Absent:** Ken Slade, Mo Islam (alternate)

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Council Liaison James Demetriades and Town Attorney Kari Olson.

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7:07 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Vice Chairman Michael Cannata made a motion to seat John Keithan; Seconded by Brian Dufresne. *All were in favor; motion passed.*
4. **Approval of Agenda:** Vice Chairman Michael Cannata made a motion to approve the agenda; Seconded by Nicholas Demetriades. *All were in favor; motion passed.*
5. **Public Comments:** There were none.
6. **Development Compliance Officer Report:** Mr. Driska asked if there were any questions or comments on his report. There were none.
7. **Town Planner Report:** Mr. Popper said the Berlin Road Starbucks project anticipated receiving Office of the State Traffic Administration approval and would begin construction soon. Also, Arbor Commons by Carrier Homes, Covenant Village and the Springside Marriott Hotel projects were all progressing under construction.
8. **New Business Accept and Schedule New Applications:**  
Vice Chairman Michael Cannata made a motion to accept Application #19-42, Site Plan Modification to add new wall sign for Fed Ex Office on the Walmart Store façade at 161 Berlin Road. Arnco Sign Company Inc. is the Applicant and Infinity Cromwell Property LTD Partnership is the Owner to be heard on 09/17/19; Seconded by Paul Cordone. *All were in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to amend the agenda to hear Public Hearing item 11.a., Application # 19-21 before item 9, Executive Session; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

## 9. Public Hearing

Vice Chairman Michael Cannata made a motion to open the Public Hearing; Seconded by Paul Cordone. *All were in favor; motion passed.*

a. Application #19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. DFC of Cromwell LLC is the Applicant (Public Hearing continued from 8/20/19).

Attorney Dennis A. Ceneviva summarized the previous presentation to the Commission. He said in response to the Commission's concerns the application has been modified from a floating zone district proposal to a base zone district with three proposed possible locations along Route 9. Attorney Ceneviva pointed out the support the proposal had received from the Larry McHugh President of the Middlesex Chamber of Commerce and existing Cromwell businesses and their desire to advertise on the proposed electronic billboards. He also pointed out the support from Police Chief Denise Lamontagne especially regarding the use of the billboards for amber alerts and public announcements. Attorney Ceneviva said the required frontage requirement along Route 9 has been reduced from 1000 feet to 800 feet to allow for another potential site along Route 9.

The Commission members and staff discussed the proposed changes to the application. The Commission members and Attorney Ceneviva and the applicant Dominick Demartino discussed the proposed changes to the application.

Chairman Alice Kelly asked if anyone in the public wished to address the Commission.

Town Council member James Demetriades 272 Skyview Drive asked if there was any opportunity to use sustainable energy to power the electronic billboards. Dave Gannon said that the power demands of the billboards were too great to be powered by solar panels at this time.

Jay Polk, 15 Harrison Drive Cromwell spoke in support saying that the billboards would provide a great service to and be of benefit to local businesses. He noted that the use of the billboards for public service announcement and emergency announcements would be an overall benefit to the town.

Rich Waters, 84 South Street Cromwell asked what the color of the back of the billboard was. Attorney Ceneviva said the back of the billboard was black.

Town Attorney Kari Olson addressed the Commission saying that she is here this evening on another matter. She said however after hearing the discussion and the changes made

to the current application she wished to address the Commission on this application. Attorney Olson said that because of the substantial changes made to the application she recommends that the current application be withdrawn and a new application be submitted. She explained that this would allow for the all the legal notice requirements for the application to be addressed.

Ken Rozich says the application appears to be moving in a direction making it more supportable. Vice Chairman Michael Cannata agreed.

Attorney Dennis A. Ceneviva addressed the Commission saying that he was withdrawing Application #19-21.

Chairman Kelly asked that Attorney Ceneviva submit the statement withdrawing the application in writing to Stuart Popper. Attorney Ceneviva said he would submit the statement tomorrow am.

Vice Chairman Michael Cannata made a motion to close the Public Hearing; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

**10. Executive Session:**

- a. Discuss Pending Litigation involving Application #17-22: Center Point Apartments. JPG Partners, LLC is the Applicant and Estate of Helen Ewald is the Owner.

Vice Chairman Michael Cannata made a motion to enter into Executive Session at 7:41 pm with Stuart Popper, Bruce Driska and Atty Kari Olson; Seconded by Nicholas Demetriades. *All were in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to return from Executive Session at 8:28 pm with no action taken; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

**11. New Business:**

- a. Discussion and Possible Action of Proposed Settlement for Application #17-22: Center Point Apartments. JPG Partners, LLC is the Applicant and Estate of Helen Ewald is the Owner.

There was no discussion or action.

**12. Commissioner's Comments:** There were no comments.

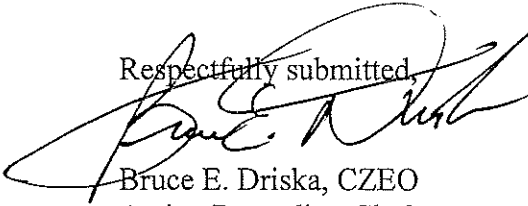
**13. Approval of Minutes:**

- a. July 16, 2019
- b. August 20, 2019

- a. Vice Chairman Michael Cannata made a motion to accept the minutes of July 16, 2019 as presented; Seconded by Paul Cordone. *Voting in favor* Alice Kelly, Michael Cannata, Nicholas Demetriades, Chris Cambareri, Brian Dufresne, and Paul Cordone. Abstaining were John Keithan, Jeremy Floryan, and Ken Rozich; *motion passed.*
- b. Vice Chairman Michael Cannata made a motion to accept the minutes of August 20, 2019 as presented; Seconded by Jeremy Floryan.; *All were in favor; motion passed.*

14. **Adjourn:** Vice Chairman Michael Cannata made a motion to adjourn at 8:30 pm.

Respectfully submitted,



Bruce E. Driska, CZEO  
Acting Recording Clerk