



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING
7:00 P.M. TUESDAY SEPTEMBER 3, 2019
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:**
 - 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.
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.
11. **Public Hearing**
 - 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).
12. **Commissioner's Comments:**
13. **Approval of Minutes:**
 - a. July 16, 2019
 - b. August 20, 2019
14. **Adjourn:**

RECEIVED FOR RECORD
Aug 27, 2019 01:23P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

Permit#	Name of Applicant	P&Z 2019 Permit Report	Commission Approved are shaded	Decision Date	Status
	Site Location	Type of Activity			
19-01	Danielle Buggie 2 Willowbrook Road	Hair Salon		Approved by staff 12/31/18	Operational
19-02	Linh Truong 200 West Street	Restaurant		Approved 3/19/19	Awaiting construction
19-03	Covenant Homes, Inc. 52 Missionary Road	Loop Road & D-Wing Demolition		Approved 2/19/19	Construction in progress
19-04	Ready Imaging, Inc. 176 West Street	Reface existing pylon sign cabinets with LED faces		Approved 3/5/19	Digital fuel sign installed 3/15
19-05	Salvatore Petrella 560 Main Street	Renew SPA for commercial building		Approved 2/19/19	Approved
19-06	Greater Hartford Community Foundation 100 Golf Club Road	Travelers Golf Tournament		Approved 3/5/19	Event over
19-07	P&Z Commission Town wide	Zoning regulation amendment to allow retail sale of beer in large supermarkets		Approved 3/19/2019	Approved
19-08	William Mutraji 136 Berlin Road	Gyro Love Restaurant		Approved by staff 2/25/19	Operational
19-09	Joe Stefano 1 Willowbrook Road	Central CT Dermatology		Approved by staff 2/25/19	Operational

Permit#	Name of Applicant	P&Z 2019 Permit Report		Commission Approved are shaded	Decision Date	Status
		Site Location	Type of Activity			
19-10	Kevin Scarozzo	1 Wall Street	Rail 99 Tavern	Approved by staff 2/27/2019	Business open	
19-11	AVA Group	76 Berlin Road	SPM - Springhill Suites - Marriott	Approved 3/19/2019	Construction in progress	
19-12	Raymond Ranno	229 Shunpike Road	Cromwell Granite & Tile	Approved by staff 3/11/2019	Business open	
19-13	Omar Islamic Center	573 Main Street	Mosque	Scheduled for 6/18/19	Application Denied	
19-14	TNO Cromwell, LLC	136 Berlin Rd. Starbucks	Coffee shop with drive thru window	Approved 4/2/2019	Awaiting construction	
19-15	Heather Polke	1 River Road	Farmer's Market	Approved by staff 3/25/19	Event in progress	
19-16	Kenneth Jarvis	51 Shunpike Road	Great Clips Hair Salon	Approved by staff 3/28/19	Opened	
19-17	Albion Kallogjeri	199 Shunpike Road	Giulia Pizza Restaurant	Scheduled for 5/7/19	Business Open	
19-18	Town of Cromwell	100 County Line Drive	Relocation of Transfer Station	Approved 4/16/19	Construction in progress	
19-19	Shoprite of Cromwell Trolino	45 Shunpike Road	Beer Permit	Scheduled for 5/9/19	Operational	

Permit#	Name of Applicant	P&Z 2019 Permit Report Site Location	Commission Approved are shaded Type of Activity	Decision Date	Status
19-20	Alicia Harriman	199 Shunpike Road	Stretch Pediatric Therapy	Approved by Staff 4/11/19	Business Open
19-21	DCF of Cromwell, LLC	Town wide	Amend zoning regs billboards	Continued to 9/3/2019	Pending
19-22	Michael Terenzio	105 Coles Road	Flower sale Mother's Day	Approved by staff 5/3/2019	Event complete
19-23	Harry Patel	111 Berlin Road	Storage Trailer/Quality Inn	Scheduled for 6/18/2019	Awaiting meeting
19-24	Christine Sipes	Pierson Park	Flag Football Fund Raiser	Approved by staff 5/3/2019	Event complete
19-25	Town of Cromwell	Coles Road	Reconstruction Project	Approved 5/21/2019	Awaiting construction
19-26	Sally Petrella	Frisbee Landing	Town wide tag sale	Approved by Staff 5/15/2019	Pending
19-27	Omar Islamic Center Inc.	573 Main Street	Place of Worship	Denied 7/16/2019	Application Denied
19-28	Cromwell Children Coalition	419 Main Street	Memorial Day Car Show	Approved by Staff 5/20/2019	Event complete

		P&Z 2019 Permit Report	Commission Approved are shaded		
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
19-29	Robert Gallitto	150 Sebethe Drive	Storage of construction materials & equipment	Approved 8/20/2019	Operational
19-30	St. John's Church	5 St. John's Court	St. John's Parish Picnic	Approved 6/17/2019	Event Complete
19-31	Town of Cromwell	51 Shunpike Road	"Welcome to Cromwell" Sign modification	Approved 6/18/2019	Project Complete
19-32	Creative Dimensions	5 Progress Drive	Sign	Approved 6/25/2019	Complete
19-33	Town of Cromwell	100 County Line Drive	Public Works/Sewer Garage facility	Spec. mtg. 7/30/2019	Pending
19-34	Richard Steele	199 Shunpike Road	The Vanity Room Hair Salon	Approved by staff 7/18/19	Complete
19-35	Town of Cromwell	100 County Line Drive	New Public Works/Sewer Dept. Bldg.	Approved 8/6/2019	Constuction in Progress
19-36	Town of Cromwell	River Port at Frisbee Landing	Big Jam Music Festival	Approved by staff 7/31/19	Event Complete
19-37	Manon Patel	538 Main Street	Gulf Express	Approved by staff 7/25/19	Complete
19-38	Hartford Sign & Design	51 Shunpike Road	SPM to insall new sign	Approved 8/6/2019	Awaiting work

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: \$160
(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 R BOWEN

8/26/19
Date

19-21



**Town of Cromwell
Planning and Zoning Commission**

APPLICATION TO AMEND THE ZONING REGULATIONS

Name: DFC OF CROMWELL LLC
Address: 920 South Colony Road
Wallingford CT 06492
Telephone: (203) 410-7649 Email: _____

A. Request to Change an Existing Regulation:

- 1. Current Article Number: _____
- 2. Current Regulation wording (attach if necessary):

- 3. Proposed Change wording (attach if necessary):

B. Request to Create a New Regulation:

- 1. Suggested Article Number: 4.8
- 2. Zoning District(s) to be Affected by New Regulation: New District
- 3. New Regulation wording (attach if necessary):
Attached


C. Reason for Proposed Change or New Regulation:

Attached

[Signature]
(applicant)

4/29/2019
(date)

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, JULY 16TH, 2019
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES

RECEIVED FOR RECORD
Jul 29, 2019 09:51A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT 

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Paul Cordone, Chris Cambareri, Nick Demetriades, Mo Islam, Brian Dufrense

Absent: Ken Rozich, Jeremy Floryan, Kenneth Slade, David Fitzgerald, John Keithan,

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Office Bruce Driska, Commission Clerk Sherry McGuire

1. Call to Order: The meeting was called to order by Chairman Kelly at 7:06 p.m.

2. Roll Call: The presence of the above members was noted.

3. Seating of Alternates:

Chris Cambareri made a motion to seat Mo Islam; Seconded by Nick Demetriades. *All were in favor; motioned passed.*

4. Approval of Agenda:

Mr. Popper added the following three applications to the agenda under New Business:
Accept and Schedule New Applications.

Application # 19-33: Request for Site Plan approval to construct a new Public Work Sewer Department building at 100 County Line Drive. The Town of Cromwell is the applicant and the owner.

Application # 19-35: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the applicant and the owner.

Application # 19-36: Request for a Site Plan approval to permit improvements of Cromwell Landing at 80 River Landing. The Town of Cromwell is the applicant and the owner.

Chris Cambareri made a motion to approve the amended agenda; Seconded by Paul Cordone. *All were in favor; motioned passed.*

Mr. Popper asked the commission as a matter of order to consider Application # 19-27 under the public hearing to be heard first, the other applicant of Application # 19-21 requested they be heard last.

Mr. Popper also stated that Application #19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebeth Drive. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner will not be heard tonight. This application was not heard because it was not properly noticed. It will be heard at the August 20th Public Hearing meeting. Residents will receive proper notice before that meeting.

5. Public Comments: None.

6. Development Compliance Officer Report:

Mr. Driska asked if there was any comments or questions on his report. Mo Islam asked the status of Marshall's. Mr. Driska stated that Mr. Popper will be including that in his report.

7. Town Planner Report:

Mr. Popper stated that Marshalls will be opening mid-August. It was corporate's decision to wait until the fall time to open.

8. New Business: Accept and Schedule New Applications:

Mr. Popper read the applications and requested it to be scheduled:

- a. Application # 19-33: Request for Site Plan approval to construct a new Public Work Sewer Department building at 100 County Line Drive. The Town of Cromwell is the applicant and the owner.

Michael Cannata made a motion to accept Application #19-33 and to schedule a special meeting for July 30th, 2019 at 7 PM. Seconded by Paul Cordone. *All in favor; motion passed.*

- b. Application # 19-35: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the applicant and the owner.

Michael Cannata made a motion to accept Application #19-35 and to schedule a public hearing for August 20th, 2019 at 7 PM. Seconded by Chris Cambareri. *All in favor; motion passed.*

- c. Application # 19-36: Request for a Site Plan approval to permit improvements of Cromwell Landing at 80 River Landing. The Town of Cromwell is the applicant and the owner.

Michael Cannata made a motion to accept Application #19-36 and to schedule a public hearing for August 20th, 2019 at 7 PM. Seconded by Paul Cordone. *All in favor; motion passed.*

New Business:

- a. Application # 05-52: Request to Release the Performance Bond for Pasco Hill Rd, Northbrook Estates.

Mr. Popper asked the commission if they would release \$20,105.78 plus interest for Application #05-52. Staff approves and recommends it.

Michael Cannata made a motion to approve the Application # 05-52: Request to Release the Performance Bond for Pasco Hill Rd, Northbrook Estates; Seconded by Chris Cambareri. *All were in favor; motion passed.*

- b. Application # 05-52: Request to Release the letter of credit for Northbrook Estates (Northbrook Subdivision).

Mr. Popper asked the commission if they would release \$250,000 plus interest for Application #05-52. Recommendations of staff.

Michael Cannata made a motion to approve the Application # 05-52: Request to Release the letter of credit for Northbrook Estates (Northbrook Subdivision); Seconded by Chris Cambareri. *All were in favor; motion passed.*

10. Public Hearing:

Chairman Kelly read the legal notice.

- c. Application #19-27: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulations to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner. This public hearing is being continued from the June 18th, 2019 meeting.

Chris Cambareri made a motion to open the public hearing; Seconded by Michael Cannata. *All in favor; motion passed.*

Mr. Popper stated that this was a continued hearing for Application #19-27. The applicants wanted to make a brief presentation.

Attorney Refai Arefin presented on the behalf of Omar Islamic Center. A presentation started on the overhead projector regarding the Request for a Special Permit under Section 2.2.C.4, to establish a place of worship. Attorney Arefin stated that one of the main issues that has come

up the current use of facility. He said that there have been concerns of the traffic mainly on Oakwood Manor and Main Street during use of the facility. Attorney Arefin stated that the town received reports from the Police Department and the Fire Chief indicating that there is no history of such issues. However, the neighbors have been reporting that issues with regards to use of the facility causing the interference of the traffic.

The proposed site plan was shown on the overhead projector. Attorney Arefin presented that they would have 20-25 families be a member of this establishment. He said that a new mosque was located in Middletown, and that mainly the residents would be attending that location. Attorney Arefin said that additional parking would be allowed at Asian Grocers located on 540 Main Street. He noted that their weekly services would be held on Fridays at 1 PM.

Mr. Popper read a letter from Raju Patel, from Bruce's 18th Hole Liquor Store located at 574 Main Street stated that he would not be allowing people to park on his property.

Chairman Kelly opened the hearing to public comment.

Eileen Pendell, 18 Oakwood Manor, asked if the lease was signed. Ms. Pendell was concerned about the parking on Oakwood Manor.

Michael Rooslund, 3 Doering Drive, spoke against the project, his concerns is concerned about the handicap parking, the lighting, and the parking available on site.

Mertie Terry, 589 Main Street, was concerned about the parking on Main Street.

Robin Cassella, 582 Main Street, is concerned about the parking on Main Street.

Geri Gasior, 15 Oakwood Manor, is concerned about the parking and the traffic.

Al Waters, 86 South Street, stated he is concerned about the parking during a snow storm, and the 99-year lease being pulled.

Nancy Berryman, 20 Oakwood Manor, is concerned about the lease and wants to know if the lease would go with the new owner if the building is sold.

Attorney Arefin, answered saying that the lease would follow with the new owners if sold.

Michael Rooslund, 3 Doering Drive, had concerns about the lease.

Rich Waters, 82 South Street, stated his concerns with the safety of the town people because of the limited parking.

Nancy McCorkle, 5 Whitney Court, was concerned about the safety of people walking on Main Street and Oakwood Manor.

Timothy Griffin, 95 Willowbrook Rd., was concerned about the Middletown Press Newspaper article and how it needed to be revised.

Frank Czech, 25 Oakwood Manor, does not support the Application #19-27, and that he has made a complaint to the police department.

Mr. Ahmed Bedir of the Omar Islamic Center showed photos that the residents of the Oakwood Manor park on street as well.

Frank Czech, 25 Oakwood Manor, stated that his wife parks on the street because she is handicapped and needs the access from the street.

Nancy McCorkle, 5 Whitney Court stated that the home owners had the right to park on the street because they are a resident of that area.

Attorney Arefin made his closing statement which consisted of how this would be an improvement on the inside and outside of the building. He said that the maintenance on the building would be kept up and they would comply with the lease and regulations. He urged the commission to consider and approve their application.

Attorney Arefin thanked the commission for their time and consideration.

Vice Chairman Michael Cannata made a motion to approve with conditions for Application #19-27; Seconded by Chris Cambareri. The terms of condition would be removal of snow from parking spaces within 24 hours of a snowfall, shed to be removed, handicap spaces widen to retain 22 spots, no other uses of site, lighting fixtures to be electric/solar, and all conditions of the lease to be met.

The commission members discussed the motion. Chairman Alice Kelly, Mo Islam, Nick Demetriades was in favor for Application #19-27. Vice Chairman Michael Cannata, Paul Cordone, Chris Cambareri, and Brian Dufrense were not in favor of Application #19-27. Motion denied:

Chairman Kelly read Application #19-21.

- 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.

Vice Chairman Michael Cannata made a motion to open the public hearing for 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; Seconded by Nick Demetriades. *All in favor, motion passed.*

Attorney Dennis Ceneviva began his presentation on the overhead projector. Attorney Ceneviva stated that the billboards are elements of the urban landscape identifying businesses, relaying messages, and advertising. He explained that in order to promote, preserve, enhance, and protect the health, safety, and welfare of the Town, the standards/regulations intend to diminish any possible distraction to traffic, minimize any potential visual concerns and ensure

distraction to traffic, minimize any potential visual concerns and ensure urban design fundamentals to preserve Cromwell's landscaping. He discussed the standards/regulations control billboard location, size, height, spacing, luminance, and frequency of image. He said the maximum height of the proposed billboard would be 50 feet, with the maximum square feet of 672. It is a proposed digital billboard, it would not be lit in the back of the billboard, and is angled towards traffic. The proposed location would be along Route 9. Section 4.8 Commercial Billboard District was submitted at Public Hearing.

Mo Islam had stepped out for the rest of the public hearing at 9:55 PM.

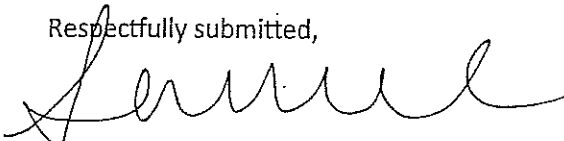
Vice Chairman Michael Cannata made a motion to continue hearing to August 20th, 2019 at the public hearing on Application #19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. DFC of Cromwell LLC is the Applicant.; Seconded by Nick Demetriades.

11. Commissioner's Comments: None.
12. Approval of Minutes:
 - a. April 2, 2019- No action made.
 - b. June 18, 2019- No action made.
 - c. June 25, 2019- No action made.

Defer on all the minutes approval, will be done at the next meeting.

13. Adjourn: Michael Cannata made a motion to adjourn the meeting; All in favor; motion passed. Meeting adjourned at 10:47 p.m.

Respectfully submitted,



Sherry-Rose McGuire

Commission Clerk

RECEIVED FOR RECORD
AUG 28, 2019 08:34A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

lc

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY, AUGUST 20, 2019
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES**

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

Absent: Ken Slade, John Keithan (alternate), and Mo Islam (alternate)

Also Present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska, Town Engineer Jon Harriman, and Recording Clerk Sherry-Rose McGuire

1. **Call to Order:** The meeting was called to order by Chairman Alice Kelly at 7:01 PM.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** No alternates were seated.
4. **Approval of Agenda:** Stuart Popper asked that the agenda be amended to include a Section 8-24 Mandatory Referral for the improvements at Cromwell Landing Park at 80 River Road. Vice Chairman Michael Cannata made a motion to approve the amended agenda; Seconded by Chris Cambareri. *All were in favor; motioned passed.*
5. **Public Comments:** No public comments were made.
6. **Development Compliance Officer Report:** No report was given.
7. **Town Planner Report:** Stuart Popper stated that the new Marshalls is open and was a big success; the Marriott Hotel on 76 Berlin Road is under construction; Covenant Village is moving along and Starbucks is expected to start construction as soon as they receive their approval from the Office of the State Traffic Authority.
8. **New Business: Accept and Schedule New Application:**
 - 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.

Vice Chairman Mike Cannata made a motion to accept Application # 19-41 and schedule it for public hearing on September 17th, 2019; Seconded by Chris Cambareri. *All in favor; motion pass.*

9. New Business:

- a. Application # 19-40: Request for a Site Plan Modifications to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner.

Michael Cannatta made a motion to hear and consider the Section 8-24 Mandatory referral for the improvements at Cromwell Landing Park and Application #19-40: Request for a Site Plan Modification to permit improvements at Cromwell Landing Park at 80 River Road at the Public Hearing for Application #19-39. Seconded by Jeremy Floryan. *All in favor; motion passed.*

10. Public Hearing:

Ken Rozich read the legal notice.

- a. Application # 19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebeth Drive. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner.

Vice Chairman Michael Cannata made a motion to open the Public Hearing for Application #19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebeth Drive. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner; Seconded by Brian Dufrense. *All in favor; motion passed.*

Mr. Robert Gallitto, 146 Sisk Street Middletown explained to the commission members that he is requesting a special permit to create a contractor's yard on a portion of 150 Sebeth Drive for the outside storage of construction materials and equipment. He said that the property is about 49+ acres and located at 150 Sebeth Drive and contains several businesses including: Torza Miniature Golf & Driving Range and the TAP House

150 restaurant. Mr. Gallitto noted that he currently uses a portion of the site for his top soil screening operation which he obtained permits for from the Planning and Zoning Commission and the Inland Wetlands and Watercourses Agency in 2018. He noted that adjacent to the top soil operations are the existing clay pit ponds.

Mr. Gallitto explained that he is trying to be a good neighbor and has turned off the back off alarms when it is feasible and safe. He also said he has no problem starting later on Saturdays because they never really start before 8 am now. Mr. Gallitto said the outside storage and construction yard will be for the storage of construction items such as catch basins, concrete forms, machines, equipment and loose materials such as sand and gravel.

Chairman Alice Kelly opened Application #19-29 to the public for comments.

Penelope Damiata, 49 North Road passed a map to the commission on how close her house is to the site. She explained that her concern was noise levels and requested to have to hours of operations be limited and put into writing.

Dane Millette, 15 Robertson Road was concerned with an increase on activity and the noise from the increased truck traffic for the contractor's yard and outside storage. He suggested that there be set hours of operations and asked the Commission to address the progress in another year.

Rodney Bitgood, 263 Main Street spoke in favor and believes that whatever restrictions are put in place it will be followed.

Joseph Piccoello owner of Joseph's Autobody at 133 Sebethe Drive spoke in favor of the application. He stated that there are other industrial businesses in the area, and that Robert Gallitto is a stand-up guy.

Richard Waters, from 84 South Street spoke in favor of the applicant and the application.

Mr. Popper asked Mr. Gallitto to address the types of materials to be stored in contractor's yard. Mr. Popper specifically asked if there would be any storage of construction debris and trash, stumps, logs, etc. Mr. Gallitto assured the Commission that there would be no storage of those materials. Mr. Popper asked that Mr. Gallitto address the issue of the berm and the trailer currently at the site. Mr. Gallitto said he

would like to continue and expand the berm to provide a screen for the contractor's yard and over time the berm would be recycled and replaced. He said that the trailer is used to store various pipes would be relocated behind the berm so that it is out of view.

The Commission members discussed the berm, the trailer, the proposed uses, the hours of operation and the idea to revisit the request within one year.

Michael Cannata made a motion to close the Public Hearing for Application #19-29; Seconded by Paul Cordone. *All in favor; motion passed.*

The Commission members discussed the application and the issues brought up by the public.

Michael Cannata made a motion to approve Application # 19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebeth Drive with the conditions that no additional storage be within 100-ft of the Upland Review Area, location of trailers/containers to be less visible, hours of operation be as followed: Monday through Friday 7 a.m. to 6 p.m. with locked gates at 7 p.m., Saturdays - 8 a.m. to 6 p.m., and Sundays closed. There shall be no demolition materials or debris, no stumps and no logs stored at the site. The Commission shall revisit the application in one year by reviewing a status report submitted by the Applicant by August 1, 2020. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner; Seconded by Brian Defruse. *All in favor; motion passed.*

- b.** Application #19-39: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner, joined with Application # 19-40: Request for a Site Plan Modifications to permit improvements at Cromwell Landing Park at 80 River Road and a Section 8-24 Mandatory Referral for the improvements at Cromwell Landing Park at 80 River Road.

Vice Chairman Michael Cannata made a motion to open the Public Hearing for Application #19-39: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner; Seconded by Nicholas Demetriades. *All in favor; motion passed.*

The Town Planner, Stuart Popper introduced Application # 19-39 and discussed the history of the project. He explained that two previously approved STEAP Grants were combined and the proposal to make improvements to Cromwell Landing Park was approved by the State of Connecticut. Mr. Popper stated that the improvements would be made to the walking paths, creation of handicapped accessible parking spots, a handicapped accessible fishing platform and repair of the existing stone wall adjacent to the river.

Town Engineer Jon Harriman gave a power point presentation showing the commission members and the public the plans for the park improvements. He noted that the plans included walking paths, creation of the handicap accessible parking spots with a total of 15-20 possible parking spots, a handicapped accessible fishing platform, repairing of the stone wall to make it 12' above the sea level, fence, picnic tables, portable toilets, grass lawn, and a gazebo.

Chairman Alice Kelly opened Application #19-39 to the public for comments.

Scott Maganon, 29 Wall Street had concerns of who this park would attract and the gazebo blocking his view from his house.

Jody Magnano, 29 Wall Street is concerned with the noise, the traffic, and the safety of the residents that the proposed park improvements will attract.

The Commission members and staff discussed the proposed location of the gazebo and the view from 29 Wall Street. Mr. Popper explained that there is a limited amount of grant money to be used for the construction of the park improvements and we are not sure at this point the extent of the improvements to be constructed. He noted that given the limited budget the gazebo may not be installed at the time. Mr. Harriman pointed out that the once the project is gone out to bid we will have a better idea of the improvements to be constructed. The Commission members discussed the time line for the installation of the gazebo and the idea that the final plan for the gazebo should be reviewed at a later date.

Town Councilor James Demetriades, 272 Skyview Drive suggested coming back on a later date to discuss the gazebo.

Kimberly Woskwitz 12 Wall Street had concerns about the existing traffic on River Road and the impact of additional traffic on the safety of the residents.

Terry Marks, 37 River Road had concerns about the speed of traffic on River Road and the safety for pedestrians.

Jody Magnano, 29 Wall Street suggested that the Town consider putting in sidewalks on River Road.

Jon Harriman discussed the design plans for the handicapped accessible walking path in the park and the location of the gazebo.

Jody Magano, 29 Wall Street is concerned with how the flooding would affect the new improvements to Cromwell Landing Park.

Jon Harriman explained how the improvements at the park and the gazebo would be flood proof.

The Commission members discussed the idea that the gazebo should be discussed at a separate time when there is more information on the design and appearance of the gazebo.

Vice Chairman Michael Cannata made a motion to close the Public Hearing for Application #19-39, Application # 19-40, and Section 8-24; Seconded by Paul Cordone. *All in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to issue a positive Section 8-24 Mandatory Referral for the improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner; Seconded by Nicholas Demetriades. *All in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to approve Application # 19-39: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner with the condition that the gazebo not be built and be revisited at a later date; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to approve Application # 19-40: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner with the condition that the gazebo not be built and be revisited at a later date; Seconded by Chris Cambareri. *All in favor; motion passed.*

- c. 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 7/16/19).

Michael Cannata made a motion to open the Public Hearing for 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 7/16/19); Seconded by Nick Demetriades. *All in favor; motion passed.*

Attorney Dennis Ceneviva made a power point presentation for 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. He stated that the purpose of the Commercial Billboard District (CBD) is to recognize that billboards are elements of a municipal landscape designed to identify businesses, relay messages (often emergency in nature), and provide advertising. Attorney Ceneviva said that all billboards in the CBD must be digital billboards, shall be oriented with their faces at an angle no greater than 35 degrees perpendicular highway, maximum sign area not exceed 672 square feet, minimum clearance of 15 feet, and shall be spaced at a horizontal distance of not less than 750 feet from any other billboard.

Attorney Ceneviva explained that after discussions with the Town Planner several changes had been made to the proposed regulations including: 1) formatting the regulations to match the town zoning regulations; 2) more information regarding specific site area bulk requirements; 3) requirements for landscaping and 4) language to allow for the conversion of existing billboards to digital format. He also noted that he had letters of support from local businesses and public officials including: 1) ShopRite; 2) Cromwell Diner; 3) the Middlesex Chamber of Commerce, and 4) Police Chief Denise Lamontagne

Attorney Ceneviva described the possible locations for the Zone District which would be adjacent to certain portions of Interstate 91 and State Route 9. The Commission

members, Attorney Ceneviva and the applicant discussed the proposed Zoning District amendment and the possible impact it could have on the abutting residential zone properties. The Commission members expressed concerns regarding the impact the new zone district could have on the abutting residential zone properties. The Commission members asked the applicant to provide additional ideas or concepts for the proposed Zone Regulation Amendment at the next meeting.

Nick Demetriades made a motion to continue the Public Hearing on September 3rd, 2019 for 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 7/16/19); Seconded by Brian Defruse. *All in favor; motion passed.*

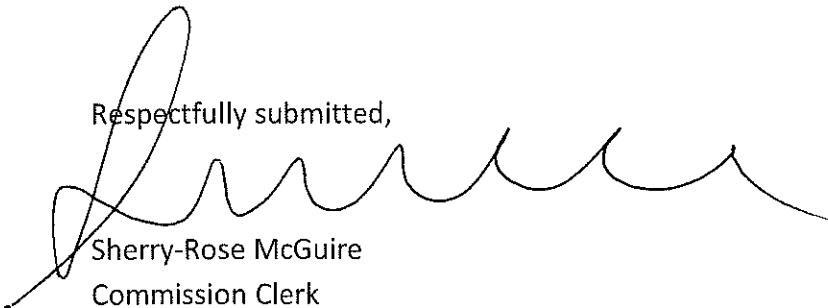
11. Commissioner's Comments: No commissioners comments were made.

12. Approval of Minutes:

- a. **April 2, 2019-** Michael Cannata made a motion to accept the minutes as presented; Seconded by Jeremy Floryan. *All in favor; motion passed.*
- b. **June 18, 2019-** Michael Cannata made a motion to accept the minutes as presented. *All in favor; motion passed.*
- c. **June 25, 2019-** Michael Cannata made a motion to accept the minutes as presented. *All in favor; motion passed.*
- d. **August 6, 2019-** Michael Cannata made a motion to accept the minutes as presented. *All in favor; motion passed.*

13. Adjourn: Chairman Alice Kelly made a motion to adjourn the meeting; Seconded by Chris Cambareri. Meeting adjourned at 9:52 p.m.

Respectfully submitted,



Sherry-Rose McGuire
Commission Clerk