

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION  
Regular Meeting 7:00 P.M. Thursday April 24, 2008  
Room 219 Cromwell Town Hall**

**MINUTES**

**PRESENT:** Chairman Richard Nobile, Robert Jahn, Glenn Johnson, Victor Harpley (arrived at 7:10p.m.), Merrie Buchsbaum (arrived at 7:10p.m.) and Alternate Allan Spotts

**ABSENT:** Dave Beauchemin

**ALSO PRESENT:** EDC Coordinator Craig Stevenson (arrived at 7:12p.m.), Selectman Al Waters and Selectman Myron Johnson

1. **Call to Order:** Chairman Nobile called the meeting to order at 7:05p.m.
2. **Roll Call/Seating of Alternates:** A **motion** was made by Mr. G. Johnson and **seconded** by Mr. Jahn to seat Mr. Spotts and was *unanimously approved. Motion passed.*
3. **Approval of Agenda:** A **motion** was made by Mr. Jahn and **seconded** by Mr. Spotts to approved the agenda and was *unanimously approved. Motion passed.*
4. **Public Comments:** Mr. Jahn presented the conceptual plan for the Memorial Green and Stocking Triangle. The plan still needs to be priced. Improvements to Memorial Green include: plants, a sidewalk around the perimeter and down the center, an obelisk, lights, installation of three flag poles representing local, state and federal flags. The American Legion requested that the cannon and cannon balls be returned to Stocking Triangle because each park represents a period in history and they were intended for Stocking Triangle. Improvements to Stocking Triangle include a flag pole, pavers, a sidewalk surrounding the site, anchor positioned on a pad that would point toward the river, lights, a monument and signs. The creation of the plans was funded by a STEAP grant and there is now an additional \$600,000 in local funding. Mr. Stevenson reported that the town engineer and the architect worked together on the plans, the First Selectman reviewed the plans and they have been presented to CRUHA. The money from the STEAP grant allowed for completion of only one of the memorials but with the additional funds now available, both projects can be funded. Mr. Jahn reported that the American Legion believes that Stocking Triangle is a Civil War era memorial and Mr. Stevenson reported that the architect did research into the two areas and discovered that they were tributes to the Founders of Cromwell although the monuments were placed there. Mr. Stevenson suggested further research.

Selectman Johnson reported that two >Welcome to Cromwell= sign designs were approved at the last Board of Selectman meeting. The signs would be placed at the entrances to Cromwell on Main Street (heading south from Rocky Hill and north from Middletown). The plans need to be reviewed by the State DOT. Mr. M. Johnson reported that the Board is also looking into getting signs on Rte 9. Mr. Stevenson suggested

checking with Larry McHugh of the Chamber of Commerce=s for their progress on that same project. Mr. Harpley suggested that maybe the Traveler=s name should not be on the sign but Mr. Stevenson stated that the design of the sign allows for the change of names on that section.

- 5. New Business:** Chairman Nobile reported that parking for the Traveler=s Championship will be available at Sav-Mor. Mr. Harpley asked if a shuttle will be offered. Chairman Nobile is not sure what the details are yet and whether shuttle service will be offered.

**6. Old Business/ Economic Development Coordinator=s Report:**

**a. Travelers= Championship Exhibition (see above):** Mr. Stevenson reported that he has hired Joan Talley to help coordinate events related to the tournament. Cromwell will be hosting a breakfast on Thursday during the tournament week. Guests will be provided with tickets to attend the tournament that day. Mike McGarry of Hartford Publications will be developing a special publication for the tournament and will begin solicitations soon. He will also be doing the business directory but will be doing both publications for the same fee.

**b. Cromwell Northern Tier Industrial Development**

**i. Coles Brook Commerce Park:** One lot is open for development.

**ii. STEAP Grants:** Mr. Stevenson reported that Cromwell did not receive a grant in March but it is still pending and could be approved in May. Mr. Harpley asked how much time the First Selectman had to review the application before it was submitted and Mr. Stevenson said he had about three days. Mr. Harpley also asked if Representative O=Rourke was involved with the application and Mr. Stevenson replied that he was involved.

**iii. Federal Grant:** None.

**iv. Development of Eastern Side of Shunpike Road:** None.

**v. Join Efforts with Town of Rocky Hill:** None.

**vi. Conversion of Transfer Station Driveway:** Mr. Stevenson made a presentation before the Rocky Hill Town Council. Rocky Hill asked for time to review the traffic study that was part of the CEPA study and would like to see the plans for the roadway when they are completed. SYSCO Corp. did send a letter in support of the project. Ms. Buchsbaum asked about the details of the STC certificate. Mr. Harpley asked who would pay for any necessary changes to Rte 3 and Mr. Stevenson replied that they could be covered by STEAP funds. Mr. Stevenson reported that the Slifer Brothers are on next months agenda for the Board of Selectman to request their tax abatement. The First Selectman indicated he would support a 50 percent abatement. The EDC had supported a 100 percent abatement.

**c. CRUHA/Historic Downtown Committee:** Discussed in item four.

**d. Riverfront Development: Town owned property:** The highest and best use study has been postponed at the First Selectman=s request. Mr. Shingleton would like to see the money spent on infrastructure improvements in the downtown area. Chairman Nobile asked if the money could be spent in this way because it was designated for the study. Mr. Stevenson

stated that the budget for STEAP grant would have to be amended, approved by the Board of Selectmen and then resubmitted to the State. Town departments would be doing the work for the improvements.

- e. **14 Alcap Ridge:** Commission members discussed whether the taxes owed outweigh the value of the property and that it could be loss for the town.
- f. **Planning & Zoning Issues**
  - i. **Rezoning of Main Street:** None.
  - ii. **Plan of Conservation and Development:** None.
- g. **Zoning Enforcement Report [Blight Committee]:** Mr. Harpley asked about concerns that had been brought up by Mr. Keithan and a recent P&Z meeting because they haven't been addressed. Mr. Stevenson offered to send a letter to the First Selectman if the commission desired.
- h. **Riverport Festival status:** Mr. Spotts is not sure about the status of the festival because there are not enough volunteers.
- i. **MCC Business Expo:** None.
- j. **Hartford Publications Cromwell Feature:** Discussed in item 6a.
- k. **Web Site Update (Mycromwell.com):** Mr. Stevenson has asked for templates based on feed back from the commission and will have a subcommittee meeting when the templates are received.
- l. **Grant Resources:** None.

Ms. Buchsbaum asked if Delta Building has approached Cromwell Energy to possibly incorporate their site into the building they will be constructing. Mr. Stevenson was not aware that Cromwell Energy has been approached but that the proposed building will have retail space on the lower level and residential above. Ms. Buchsbaum suggests contacting Cromwell Energy in order to enhance the downtown area by building a larger structure and relocating Cromwell Energy elsewhere in town. Mr. Stevenson will speak with them. Mr. Stevenson reported that the First Selectman asked him to find out if the owner of the municipal lot and the used car lot are willing to sell their parcels. Mr. Harpley believes that the owner of the former MacNeil's Pharmacy site has unrealistic expectations for rental/lease fees. Chairman Nobile was contacted by the owner to research major companies that might be interested in the site.

**7. Communications Attached see P&Z Report; Zoning Enforcement Report; P & Z Minutes**

**8. Chairman's Comments/Commissioner's Comments:** Chairman Nobile stated that he has major concerns about the Northern Tier and that Rocky Hill continues to attract businesses. Mr. Jahn would like copies of the Slifer Brothers tax abatement application, an updated budget for the downtown area and copies of the grant report prepared by Ann Faust. Mr. Jahn asked if Ms. Faust will do application review, Mr. Stevenson confirmed that she would but that any fee would depend on the work requested. Mr. Jahn also requested an update from Pat Snow on the Country Squire Road project and why can't the drainage problem be fixed. Mr. Stevenson stated that the proposed businesses will be Cromwell Dental, a colonial style office structure and they are recruiting a restaurant for the third building.

Ms. Buchsbaum asked if Cromwell has facade approvals. Mr. Stevenson stated that approvals are required only in the downtown area.

Mr. Spotts reported that Cromwell Automotive was unhappy after the last EDC meeting. Mr. Stevenson stated that they are in violation of the zoning regulations and that they need to adhere to them. Mr. Stevenson is willing to help them.

Mr. Harpley reported that Mr. Beauchemin has been ill and is not sure if he will be resigning from the commission.

Ms. Buchsbaum asked what Mitchell=s would like the EDC to do for their grand opening. Mr. Stevenson will be speaking with them in May.

**9. Approval of Minutes:**

MARCH 20, 2008 REGULAR MEETING: A **motion** was made by Mr. Jahn and **seconded** by Mr. Spotts to approve the minutes of March 20, 2008 and was *unanimously approved. Motion passed.* Mr. G. Johnson abstained.

MARCH 13, 2008 SPECIAL MEETING: A **motion** was made by Mr. Jahn and **seconded** by Mr. Spotts to approve the minutes of March 13, 2008 and was *unanimously approved. Motion passed.*

**10. Items for next meeting agenda:** Give items to Craig Stevenson.

**11. Adjourn:** A **motion** was made by Mr. Jahn and **seconded** by Mr. Spotts to adjourn at 8:30p.m. and was *unanimously approved. Motion passed.*

**Respectfully submitted,**

**Catherine Potter**  
**Clerk**