

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**



Regular Meeting
7:00 P.M. Thursday August 19, 2010
Room 224 Cromwell Town Hall


RECEIVED FOR FILING
8-13 2010 at *1:52* P.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

AGENDA

Jean Allquist Asst.
TOWN CLERK

1. **Call to Order**
2. **Roll Call/Seating of Alternates**
3. **Approval of Agenda**
4. **Public Comments**
5. **New Business:**
 - a. ED Coordinator's Report
 - b. Invoice from Traveler's Championship
 - c. Façade Program
6. **Stimulating Economic Development:**
 - a. Marketing
7. **Old Business:**
 - a. Northern Tier Industrial Development
 - b. Main Street Revitalization Project
 - c. Planning & Zoning Issues:
 - i. New Zoning Regulations
 - d. Zoning Enforcement
 - e. Stocking Triangle
8. **Communications** (see attached P&Z Report; Zoning Enforcement Report; P&Z Minutes)
9. **Chairman's Comments/Commissioners' Comments**
10. **Approval of Minutes**
11. **Good & Welfare**
12. **Adjourn**

Memo

To: Economic Development Commission
From: Craig Minor, AICP
Town Planner 
Date: August 16, 2010
Re: Comments for EDC Meeting on August 19, 2010

5. New Business:

a. ED Coordinator's Report :

1. STEAP Grant: I have asked the Town Engineer for a copy of the STEAP grant application, as discussed at the EDC meeting last month. If it is not in this agenda package, I will bring it to the meeting.

2. Blighted Property: I asked the Town Sanitarian for a copy of his "blighted property" list, as requested last month. See attached.

b. Invoice from Traveler's Championship:

We received the attached bill from the Traveler's Championship for the booth and 50 tickets to the tournament in June. According to the Finance Department no purchase order was ever done for this item, and since the expense was incurred last fiscal year, we need to ask the Board of Finance to appropriate \$3,000 from fund balance to pay it. I recommend you approve a motion to do that at this meeting.

c. Façade Program:

The sub-committee approved Mr. Rosner's application. There are no other applications pending. See attached spread sheet.

7. Old Business:

c. Planning & Zoning Issues:

i. New Zoning Regulations:

The final draft has been delivered to the Zoning Regulations Committee for them to review at their next meeting, on August 26. It's 209 pages long, so rather than give you a copy, I will email it to you later this week.

cc:
Director, Community Development Department
file

BLIGHT LIST UP DATE

August 10, 2010

To: John Flanders, 1st Selectman

From: Wesley Bell, Director of Health

Property Improved, clean-up NOT complete

- 79 River Rd- tire & brush piles remains
- 14 Alcap Rd - brush & broken windows
- 10 North Rd – Some trucks & equipment remain
- 175 Shunpike Rd – yard cleaned house pending
- 1 Willowbrook Rd – construction site appeal pending
- Missile Site accepting bids to remove the buildings
- 2 Wightman Road owner finally responded to phone calls
- 2 Helena Drive Landscaper mowed property.

Demolition/ repair completed:

- 60 North Road
- 44 Willowbrook Rd - land graded & seeded
- 62 R Evergreen Rd
- 50 Geer St
- 64 Geer St.
- 31 River Rd. –Building permit granted
- 61 River Rd'
- 21 South St- Witches Brew

Blight up-date



TRAVELERS CHAMPIONSHIP

90 State House Square
Hartford, Ct. 06103

Invoice

Date	Invoice #
5/21/2010	2010290

Bill To
Town of Cromwell Economic Development Com Attn: Anthony Price 41 West Street Cromwell, CT 06416

Ship To
Town of Cromwell Economic Development Com Attn: Anthony Price 41 West Street Cromwell, CT 06416

Due Date	Rep
6/5/2010	

Description	Qty	Amount
INTERACTIVE FAN ZONE EXPO BOOTH (10X10) - Main Gate To include 50 general admission tickets, each valid any one day (Mon-Sun).	1	3,000.00
PLEASE MAKE ALL CHECKS PAYABLE TO TRAVELERS CHAMPIONSHIP		

Payment of this invoice is not deductible as a charitable contribution for federal income tax purposes. If you have any questions, please call (860) 502-6800.

Total \$3,000.00

<u>App. #</u>	<u>Address</u>	<u>Date Approved by EDC</u>	<u>Amount</u>
09-01	325 Main Street	--	--
09-02	41-43 River Road	03/04/10	\$5,000.00
09-03	322 Main Street	3/4/2010	\$834.22
09-04	316 Main Street		
10-01	319A Main Street	03/04/10	\$344.50
10-02	322 Main Street	03/04/10	\$458.00
10-03	321-325 Main Street	07/15/10	\$1,350.00
Public Investment:			\$7,986.72

2010 PERMITS

<u>Permit#</u>	<u>Name of Applicant</u>	<u>Site Location</u>	<u>Type of Activity</u>	<u>Decision Date</u>	<u>Status</u>
10-01	Norm & Ken Nadeau Special Conditions: NONE	Northbrook Estates Sub	File a Restrictive Covenant in lieu of a letter-of-credit and/or cash performance bond	Approved 1/05/2010	No Activity
10-02	Joe Dudash Special Conditions: NONE	540 Main Street	Indoor Airsoft Facility	Approved 1/19/2010	Open for business
10-03	Reed Builders, LLC Special Conditions: NONE	North Road	"Mountain View" revise lots 7 & 8	Approved 1/05/2010	
10-04	Brothers Property LLC Special Conditions: The Site Development Plan shall be reviewed and approved by the Town Engineer.	County Line Road	3 lot commercial resubdivision	Approved 1/19/2010	
10-05	ORL Construction Corp. Special Conditions: NONE	14 Hillside Road	GKN-Manufacturing	Approved by staff 1/4/10	Work in progress
10-06	Ken Caruso Special Conditions: NONE	26 Court Street	2 family conversion	Approved by staff 1/4/10	
10-07	Peggi Carnosci Special Conditions: NONE	322 Main Street	Tea Room & Gift Shop	Approved by staff 1/19/10	Open for Business

2010 Permits

<u>Permit#</u>	<u>Name of Applicant</u>	<u>Site Location</u>	<u>Type of Activity</u>	<u>Decision Date</u>	<u>Status</u>
10-08	First Selectman Special Conditions: NONE	Harpers Meadow Road	Road acceptance - Harpers Meadows	Approved 1/19/2010	Accepted on May 13, 2010
10-09	Debra Tardif Special Conditions: NONE	319 Main Street	The Mouse Hole, LLC Gifts & Antiques	Approved by staff 1/12/10	Open for Business
10-10	John Whitney Special Conditions: NONE	76 Nooks Hill Road	lot split	No action required	
10-11	First Selectman Special Conditions: NONE		8-24 Referral regarding proposed Senior Center	Approved 3/02/10	Rejected by voters
10-12	First Selectman Special Conditions: NONE		8-24 referral regarding proposed Library Expansion	Approved 3/02/10	Rejected by voters
10-13	Country Sq. Commons Special Conditions: NONE	40 Country Squire Road	Horizon Marketing	Approved by staff 2/4/10	Moved in
10-14	Greater Harford Community Foundation Special Conditions: Conditions same as last year	100 Golf Club Road	Travelers Championship Golf Tournament	Approved 4/6/10	Pending June 21st starting date

2010 PERMITS

<u>Permit#</u>	<u>Name of Applicant</u>	<u>Site Location</u>	<u>Type of Activity</u>	<u>Decision Date</u>	<u>Status</u>
10-15	Pipa Patel Krauszer's Food Stores Special Conditions: (1) not to exceed 8 vehicles and if over capacity must be removed within 24 hrs. (2) A no entrance sign on the western entrance.	117 Berlin Road	U-Haul Rental	Approved 3/2/10	No Activity Sign removed
10-16	Planning & Zoning Commission Special Conditions: NONE	town wide	Staff proposed amendments to Subdivision regulations	Approved 4/6/2010	
10-17	First Selectman Special Conditions: NONE	town wide	Infrastructure; Iron Gate; Police	Approved 3/2/10	
10-18	First Line Electric LLC Special Conditions: NONE	135 Sebethe Drive	Electrical Contracting Offices & Warehouse	Approved by staff 2/24/10	
10-19	Salvatore Petrella Special Conditions: NONE	630 Main Street	Bookkeeping Office	Approved by staff 3/9/10	Moved in
10-20	Joshua Eddinger Special Conditions: Wetlands officer review for wetlands compliance	24 Shunpike Road	Temporary Retail Garden Store	Approved 4/6/2010	No chemicals on site Open for Business
10-21	Not used				

2010 PERMITS

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10-22	Qamar Naqvi Special Conditions: Operation must conform with the Cromwell Hills Condominium Association Phase II and III Rules & Regulations revised April 2008.	15 Wild Rose Court	Import handicrafts & gift items	Approved 6/15/2010	
10-23	Croi-Lyn Kovacs Special Conditions: (1) The ramp must be approved by the Building Inspector.	13 Sydney Lane	Home Daycare	Approved 4/20/2010	Workin on Handicap Ramp
10-24	Elizabeth Vincenzi Special Conditions: NONE	199 Shunpike Road	Elite Fitness Studio	Approved by staff 3/30/10	No Activity
10-25	Paul Morello, Jr. Special Conditions: (1) The Town Engineer shall review the drainage report submitted by the applicant, and deem it acceptable; (2) The plans shall be revised to address the Town Planner's comments dated 4/8/10;	200 Coles Road	Mrozowski 1 lot subdivision	Approved 4/16/2010	

2010 PERMITS

<u>Permit#</u>	<u>Name of Applicant</u>	<u>Site Location</u>	<u>Type of Activity</u>	<u>Decision Date</u>	<u>Status</u>
10-26	Brian DiMartino Special Conditions: (1) The applicant shall submit all utility easements indicated on the plans for review by the Town Attorney prior to map filing. (2) The plans shall be reviewed and approved by the Town Engineer prior to map filing.	9 Ledge Road	1 lot subdivision	Approved 6/15/2010	
10-27	Cromwell Little League Special Conditions: Approval by Board of Education	9 Captain James Mann Memorial Drive	Batting cages and Press Box	Approved 5/04/2010	No Activity
10-28	LRC Group/Pat Gorman Special Conditions: NONE	14 Hillside Road	Proposed parking expansion	Approved 5/18/ 2010	Work in progress
10-29	Burt John, Director Covenant Village Special Conditions: NONE	Missionary Road	Farmer's Market	Educational events are allowed in Institutional Development Zone No action needed	
10-30	Mark Langton Special Conditions: NONE	Fire Depts. 82 Court St. and 1 West Street	Mother's Day Flower Sale	Approved 5/04/2010	Over

2010 PERMITS

<u>Permit#</u>	<u>Name of Applicant</u>	<u>Site Location</u>	<u>Type of Activity</u>	<u>Decision Date</u>	<u>Status</u>
10-31	H & C Developers Special Conditions: NONE	Woodside Rd-west side	Woodside Estates	Approved 6/1/2010	
10-32	H & C Developers Special Conditions: (1) The applicant may delete the sidewalks shown on "Leghorn Lane." (2) The applicant shall revise the plans, if feasible, moving the proposed yard drains from Lot 2-3 to Lot 2-4. (3) The applicant shall submit revised drainage calculations for review and approval by the Town Engineer.	Woodside Road	Woodside Estates	Approved 6/15/2010	
10-33	One Kirby Road C, LLC Special Conditions: NONE	1 Kirby Road	Site plan modification Dunkin Donuts	Approved 6/1/2010	
10-34	TNT Fireworks/Melissa Gaduti Special Conditions: NONE	77 Berlin Road	Retail sale of CT approved works	Approved by staff 5/25/10	
10-35	Allan Spotts Special Conditions: NONE	West St. Firehouse to Pierson Park, Comm. Field Rd.	Cromwell Riverport Festival	Approved 6/1/2010	

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<u>Permit #</u>	<u>Name of Applicant</u>	<u>Site Location</u>	<u>Type of Activity</u>	<u>Decision Date</u>	<u>Status</u>
10-36	Nadeem Khalid Special Conditions: NONE	538 Main Street	Express Food Mart	Approved by staff 6/8/10	
10-37	Staff Special Conditions: NONE	town-wide	SR amendment re road paving	Pending	
10-38	William Torza Special Conditions: NONE	150 Sebethe Drive	Banquet Room Addition - Billy Tee's	Approved 8/3/10	
10-39	LRC Group/Pat Gorman Special Conditions: NONE	21 Evergreen	Resubdivision	Public Hearing held open	
10-40	First Tee of Connecticut Special Conditions: NONE	676 Main Street	Zone Change from IP to I	Approved 8/3/10	
10-41	First Tee of Connecticut Special Conditions: NONE	676 Main Street	Re-subdivision of portion of property	Approved 8/3/10	
10-42	Elizabeth Bianco Special Conditions: NONE	33 Berlin Road	Hot Dog Cart	Tabled	

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<u>Permit#</u>	<u>Name of Applicant</u>	<u>Site Location</u>	<u>Type of Activity</u>	<u>Decision Date</u>	<u>Status</u>
10-43	Town Engineer Special Conditions: NONE	Eager Lane	Eager Lane Bond		Pending
10-44	1213 Development LLC Special Conditions: NONE	196 Coles Road	Residential re-subdivision	Pending Ph 9/7/10	
10-45	Stone Ridge Associates Special Conditions: NONE	1 Willowbrook Road	Site plan approval for two commercial buildings	Approved 8/3/10	
10-46	Cobblestone Associates Special Conditions: NONE	Berlin Rd. Rte.372	Subdivide for additional bldg.		
10-47	1213 Development, LLC Special Conditions: NONE	196 Coles Road	Excavation special permit in connection with subdivision	pending	
10-48	Asma Ijaz Special Conditions: NONE	136 Berlin Rd Suite 101	Nova Dental - New dental office replacing previous one.	Approved by staff 8/3/10	
10-49	John J. Cassells Special Conditions: NONE	27 Coles Road	Convert existing 2 family to 4 family	Pending 9/7	
10-50	Conservation Comm. Special Conditions: NONE	Town wide	Add "Open Space Plan" to POCD	Pending 9/7	

2010 PERMITS

<u>Permit#</u>	<u>Name of Applicant</u>	<u>Site Location</u>	<u>Type of Activity</u>	<u>Decision Date</u>	<u>Status</u>
10-51	William Coons Special Conditions: NONE	Northbrook Estates	Extend expiration date	Pending 9/7	
10-52	William Coons Special Conditions: NONE	Northbrook Estates	Revise street tree plan	Pending 9/7	
10-53	Judith Milardo Special Conditions: NONE	28 Court Street	Piano and voice lessons	Pending 9/7	

RECEIVED FOR FILING
8-16 2010 at 11:55 AM
TOWN CLERK'S OFFICE
CROMWELL, CONN.



**Town of Cromwell
Planning and Zoning Commission**

Jean Ablyquist
TOWN CLERK

**REGULAR MEETING AND PUBLIC HEARING
7:00 P.M. TUESDAY, AUGUST 3, 2010
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET**

MINUTES

Present: Nicholas Demetriades, Vincent Faienza, Joseph Garafalo, Peter Keithan,
Michael Cannata, Doug Sienna, Thomas Madden

Also Present: Town Planner Craig Minor, BOS Liaison Anthony Varricchio, Sr.

Absent: Thomas O'Neill, Alice Kelly, Alternate Linda Duren

1. Call to Order

The meeting was called to order at 7:04pm by Chairman Demetriades presiding.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

There were none seated.

4. Approval of Agenda

Motion was made by Vincent Faienza, **seconded** by Douglas Sienna to amend and approve the agenda with the change of item 10c. to 7b1. Request from Cobblestone Associates LLC to modify the approved site plan at "Cobblestone Plaza", substituting the block material at the toe of the engineered slope. All were in Favor. *Motion Passed.*

5. Public Comments

First Selectman John Flanders explained that an agreement had been made this afternoon regarding Eager Lane and asked that the Planning and Zoning Commission take no action on the item. First Selectman Flanders stated that the developer had agreed to release the bond. The Commission asked for an update on the paperwork.

Gary Voccio of 26 Butternut Dr explained that he was here representing Northbrook Estates and his neighbors. Mr. Voccio described how the developer has promised to complete the work and that they are opposed to an extension on the subdivision timeline. Mr. Voccio voiced the opinion that the developer has made his own problems and asked that the development get finished. Mr.

Voccio submitted a letter with signatures of the residents of Northbrook to the Commission.

Joel Finn, also a resident of Northbrook Estates, spoke that they have been maintaining the development for the past year to improve the presence and look and that they have created a psuedo board to try to accomplish some of the tasks that need to be addressed. Mr. Finn said that Mr. Coons told them that the work would be completed by 9/15/2009. Mr. Finn would like to make sure it gets done. Mr. Finn stated that the two remaining lots in the subdivision are not owned by Mr. Coons, they have been sold to builders.

John Loesel of 1 Warner Court clarified that he would be able to comment during the public hearing item on the agenda.

Al Waters of 86 South Street commented that he was aware of the Cider Hill project costing the Town money. Mr. Waters asked if there was an inspector on site, and who was watching the backfill, and expressed concern about the ball being dropped on the Cider Hill project. Mr. Waters asked that it be placed in the new regulations that there are inspectors on the site and wants to end the honor system.

Richie Waters of 84 South Street remarked that he was upset that the Commission had released bond monies on the Cobblestone project. Mr. Waters asked what was going on, particularly because other projects are hurting tax dollars, and he was sick of Snow suing the Town. Mr. Waters mentioned other projects in Town that were of concern and asked that the job get shut down.

6. Development Compliance Officer Report:

a. Activity Report

Zoning Enforcement Officer Curtin reviewed his 7/27/10 summary of code enforcement activities. ZEO Curtin discussed 68 Washington Rd and a property on South Street. ZEO Curtin discussed the Country Squire landscape plan at Cobblestone Plaza and presented the Commission with pictures for their review.

Mr. Faienza asked about the property on Nooks Hill Road. ZEO Curtin said they had to come in and get a use permit to operate the roll-offs.

Mr. Garafalo asked if there were bond monies on North Brook Estates. Town Planner Minor confirmed there was.

Chairman Demetriades asked about dust control at the Cobblestone site. ZEO Curtin to monitor.

b. Status of Outstanding Permits -No report.

7. Town Planner Report:

a. Public Hearings to be Scheduled:

1. Application #10-44: Residential Re-subdivision at 196 Coles Road. 1213 Development LLC, owner/applicant.

Motion was made by Douglas Sienna, **seconded** by Joseph Garafalo to schedule the public hearing for Application #10-44: Residential Re-subdivision at 196 Coles Road for September 7, 2010. All were in Favor. *Motion Passed.*

2. Application #10-47: Special Permit (Excavation) in connection with Re-subdivision at 196 Coles Road. 1213 Development LLC, owner/applicant.

Motion was made by Douglas Sienna, **seconded** by Joseph Garafalo to schedule the public hearing for Application #10-47: Special Permit (Excavation) in connection with Re-subdivision at 196 Coles Road for September 7, 2010. All were in Favor. *Motion Passed.*

3. Application #10-46: Commercial Re-Subdivision at 72 Berlin Road ("Cobblestone Plaza"); Cobblestone Associates, owner/applicant.

Motion was made by Douglas Sienna, **seconded** by Thomas Madden to schedule the public hearing for Application #10-46: Commercial Re-Subdivision at 72 Berlin Road ("Cobblestone Plaza") for September 21, 2010. All were in Favor. *Motion Passed.*

b. Performance Bond Actions:

1. Request from Cobblestone Associates LLC to modify the approved site plan at "Cobblestone Plaza", substituting the block material at the toe of the engineered slope.

Town Planner Minor explained that the block material is the same except that it would be smooth instead of decorative. This block would be hidden behind the fence. Mr. Keithan was concerned that it was a different size. Mr. Snow confirmed that it was the same size as on the plans.

Motion was made by Michael Cannata, **seconded** by Douglas Sienna to deny request from Cobblestone Associates LLC to modify the approved site plan at "Cobblestone Plaza", substituting the block material at the toe of the engineered slope. (In Favor, Garafalo, Demetriadies, Cannata, Sienna, Keithan) (Opposed, Madden, Faienza) *Motion Passed.*

Mr. Cannata was concerned that the view is not completely blocked through the fence.

2. Bond Reduction #2 at Cobblestone Plaza.

Attorney Tim Hollister commented that he was representing Cobblestone Plaza for a second bond reduction and that the Commission could expect that they would be back for the next few months for several reductions. Attorney Hollister was requesting \$42,960 bond reduction for plantings at Country Squire, curbing, dumpster pad, fencing, etc. There was some discussion on what the Town Staff agreed to, particularly with the plantings, which totaled \$11,640. Attorney Hollister suggested a maintenance bond of \$3,000. This would bring the bond reduction to \$38,142.

Mr. Cannata read a memo from Town Engineer Mazurek regarding approval from Country Squire. Mr. Cannata would be more comfortable with a letter from Country Squire or their counsel that they are satisfied with the work on their property. Mr. Keithan agreed. Chairman Demetriades asked for clarification on the plantings. Town Planner Minor discussed the unique condition #5 of the protection of the plantings for 18 months. Chairman Demetriades asked the ZEO for clarification. Mr. Garafalo asked for clarification on Mr. Snow's right to work on the Country Squire property. Mr. Snow verified that he has a right.

Motion was made by Michael Cannata, **seconded** by Peter Keithan to table until next month until a letter was received from Country Squire or a representative showing the work was acceptable within the site plan.

Michael Cannata withdrew his motion. Peter Keithan refused to withdraw the second.

The question was called.

Opposed, Garafalo, Demetriades, Cannata, Sienna, Faienza, Madden. Keithan abstained. Motion did not Pass.

Mr. Madden felt that it was unreasonable to table until next month. Mr. Madden felt it was sensible to approve with a letter of acceptance from Country Squire.

Mr. Cannata discussed with Mr. Keithan and the Commission that a letter from Country Squire and the Town Engineer should be a condition. Mr. Keithan said he felt that the bond needed to be held.

Motion was made by Michael Cannata, **seconded** by Joseph Garafalo to release \$29,502 with the conditions that a letter be received by Town Staff from the Condo Association or their Council that they are satisfied with the work on their property, and that Town Engineer Joe Mazurek was satisfied with the guard rail. (In Favor, Sienna, Cannata, Faienza, Garafalo, Madden) (Opposed, Keithan) (Abstained, Demetriades) *Motion Passed.*

3. Recommendation from Town Engineer regarding Performance Bond at "Eager Lane".

Motion was made by Vincent Faienza, **seconded** by Joseph Garafalo to table action on Performance Bond for Eager Lane. All were in Favor. *Motion Passed.*

4. Status Report on "Pond View at Willowbrook" restrictive covenant.

Town Planner Minor informed the Commission that this is now called Cromwell Chase and that the information was reviewed at the request of Mrs. Kelly, because the developers do have contracts to sell some of the lots and they are building homes. Town Planner Minor reviewed with the Commission a legal opinion dated August 3, 2010 by Town Attorney Jack Bradley, which stated that the developer is allowed to do what he is doing. The Commission briefly discussed restrictive covenants and whether they should be allowed and what happens if they are

broken. This item was asked to be placed on the next meeting's agenda to be discussed.

Chairman Demetriades called a recess at 8:15pm.

Chairman Demetriades called the meeting back to order at 8:17pm.

8. Public Hearing and Possible Action:

Douglas Sienna read the legal notice into record.

a. Application #10-39: Residential Re-subdivision at 21 Evergreen Road. The LRC Group, applicant; Ronald and Cecilia Faraci, owner.

Motion was made by Douglas Sienna, **seconded** by Joseph Garafalo to open the public hearing for Application #10-39: Residential Re-subdivision at 21 Evergreen Road. All were in Favor. *Motion Passed.*

Pat Gorman from the LRC Group provided the Commission with new plans regarding the re-subdivision along Hillside and Evergreen Road. Mr. Gorman described the A-25 property as a 2-lot subdivision with an existing house remaining on lot 1 and a new house to be built on lot 2 with an existing garage. Mr. Gorman gave Town Planner Minor pictures of the sign and photos of the structure. Mr. Gorman reviewed the 7/6/2010 letter from Town Planner Minor and reviewed and addressed each concern. Mr. Gorman asked the Commission for their approval.

Mr. Cannata asked if the current house was going to remain as a 2-family. Mr. Gorman confirmed that it was.

Chairman Demetriades asked for comments in support of the application. There were none.

Chairman Demetriades asked for comments in opposition of the application.

Robert Scotti of 67 Hillside Road asked if the driveway would be on Hillside Rd. Mr. Scotti asked what the new house would be and would the owners be living in the house. Mr. Scotti asked where the water and sewer would be connected. Mr. Scotti had concerns with the old garage. Mr. Scotti had a concern with the house being so close to Hillside Rd and asked that it be pushed back.

John and Julie Loesel of 1 Warner Court stated that their concern was aesthetic with the maple tree being removed and concern with the garage remaining since it was in need of repair. Mr. Loesel said that the current property was not being maintained and that the vehicles were parking at various angles. Mr. Loesel commented that no two other houses, in the area, are built as close and expressed concern for a buffer. The Loesels expressed concern how this proposal would affect their property and asked why it needed to be right up against their property. The Loesels expressed concern with the actual construction and cleanliness and noise and whether anything

additional could be built at a later time.

Robert Sobol of 22 Evergreen Rd asked for an opportunity to review the new plans.

Alicia Goduti of 71 Hillside Rd asked a procedural question regarding the short notice of the changes to the plans. Ms Goduti expressed concern with the change in location of the driveway. Ms Goduti expressed concern with the garage and echoed the previous concerns given. Ms Goduti's main concern was with traffic and asked if the Police Department had been spoken to about it.

Michael Calabro of 69 Hillside Rd is a neighbor and a realtor had a concern with the aesthetic look of the 2-family from Hillside Rd. Mr. Calabro expressed concern with traffic and would like it looked at. Mr. Calabro expressed concern that the changes were not presented until today.

Robert Sobol of 22 Evergreen wanted to know what the 2-story house was going to be and whether it would be a 2-family.

Stacey Pachis of 19 Evergreen agreed with all the previous points spoken. Ms Pachis was concerned with the value of her home and didn't think the application was a good idea.

Chairman Demetriades asked for public comments neither for nor against the application. There was none.

Mr. Gorman explained that the existing house is allowed in the zone and that the new house would be a single-family home. Mr. Faraci plans on selling the lot. Mr. Gorman explained that the plans show keeping the garage, but that it is not necessary. Mr. Gorman reviewed how the setbacks are within the regulations and that whoever buys the lot can put the house wherever legally they can. Mr. Gorman clarified that the driveway off of Hillside was planned to be put in this fall with the utilities. Mr. Gorman discussed the trees and that with the current plan they tried to save all the trees, but a new owner has the right to cut the trees. Mr. Gorman discussed the hammerhead at the end of the driveway, which should straighten out the parking and make for safe passage. Mr. Gorman reviewed the street trees that were put in, even though they were not required. Mr. Gorman commented that the property could not be subdivided again.

Rob Faraci, the owner of the property, explained that he took over the property 120 days ago after the current owner was criminal removed to Egypt and that he has already put a lot of money into it. Mr. Faraci discussed the garage and the concerns and that it can be fixed.

Mr. Gorman discussed that they were not trying to delay providing information to the public, but that they had been trying to find the location of the utilities of sewer and water and that had proved very difficult.

Mr. Madden suggested taking the garage off. Mr. Gorman said they could take the garage down. Mr. Demetriades clarified the driveways. Mr. Cannata asked the applicant if he was opposed to taking the whole garage down, including the foundation to open the footprint of the lot.

Town Planner Minor discussed communication from the Chief of Police that there were no concerns with the project, and specifically with two new driveways on Hillside. Mr. Minor had informed the Chief that the driveway was going to be on Hillside.

Motion was made by Douglas Sienna, **seconded** by Peter Keithan to close the public hearing for Application #10-39: Residential Re-subdivision at 21 Evergreen Road. The Town Planner recommended keeping the public hearing open, since the neighbors have not had a chance to review the latest plans. Motion was amended to keep the public hearing open. All were in favor. *Motion Passed.*

Chairman Demetriades called a recess at 9:18pm.

Chairman Demetriades called the meeting back to order at 9:24pm.

b. Application #10-40: Zone Change from "Industrial Park" to "Industrial" for a portion of the property at 676 Main Street. The First Tee of Connecticut, applicant; Connecticut Light & Power Company, owner.

Attorney Kenneth Baldwin of Kenneth and Cole introduced the new director of The First Tee David Polke, which is currently located at 525 Brook Street in Rocky Hill. Mr. Polke described the programs of The First Tee as a youth development program through golf for children ages 5-18 years of age. Mr. Polke explained that their target audience was underprivileged children. Mr. Polke appreciated the Commission's consideration of the application.

Motion was made by Vincent Faienza, **seconded** by Douglas Sienna to open the public hearing for Application #10-40: Zone Change from "Industrial Park" to "Industrial" for a portion of the property at 676 Main Street. All were in Favor. *Motion Passed*

Attorney Baldwin reviewed the plan for the practice facility and discussed the placement of the learning center on the property. Attorney Baldwin explained the proposal to own the property through the purchase of land from CL & P. Attorney Baldwin discussed the zone change from Industrial Park to Industrial of the one acre of land. CL & P cannot sell more land to them due to their utility status. Attorney Baldwin explained that the .995 acres zone change meets the requirements. Attorney Baldwin addressed spot zoning and the concerns of the Commission of what would happen to the property in the future. This is not spot zoning because it is not inconsistent with the POCD and it is consistent with the current use.

Attorney Baldwin explained that if the property was to be conveyed to another, there are restrictions in place by a restrictive covenant, that the Town has a right to enforce, but that CL &

P has a right to buy back the property if they still own all the property around the parcel. Attorney Baldwin discussed that this was as close as they could get to protect the parcel. Attorney Baldwin asked for favorable support of the zone change.

Mr. Cannata asked for some clarification on the wording of the rights of the property.

Chairman Demetriades asked for public comments.

Frank Rozwadowski of 678 Main St expressed concern with the condition of Meadow Road and that nobody fixes it. Mr. Rozwadowski expressed concern that it would increase traffic down the road. Mr. Rozwadowski also expressed frustration with during the tournament that the fencing placed along his property is left out and fallen down. He would like it addressed.

Attorney Baldwin explained that the entrance to the facility would be along Golf Club Road and that there is a gate at Meadow Road. Attorney Baldwin would be happy to speak to the Club and CL & P but that they do not have a lot of control over the road and when the gate is open and closed.

Mr. Garafalo commented that they issue of the fence would be addressed the next time the Tournament came for a permit. Attorney Baldwin said he would pass along the information as well.

Mr. Faienza asked if within the Restrictive Covenant if the zoning could revert. Town Planner Minor said that it could not.

Mr. Cannata asked about traffic on Meadow Road. Attorney Baldwin and Mr. Polke said that most goes along Golf Club Rd and that the gate is usually locked.

Motion was made by Douglas Sienna, **seconded** by Joseph Garafalo to close the public hearing for Application #10-40: Zone Change from "Industrial Park" to "Industrial" for a portion of the property at 676 Main Street. All were in Favor. *Motion Passed.*

Motion was made by Douglas Sienna, **seconded** by Thomas Madden to approve Application #10-40: Zone Change from "Industrial Park" to "Industrial" for a portion of the property at 676 Main Street. All were in Favor. *Motion Passed.*

c. Application #10-41: Commercial Re-subdivision of a portion of the property at 676 Main Street. The First Tee of Connecticut, applicant: Connecticut Light & Power Company, owner.

Motion was made by Douglas Sienna, **seconded** by Michael Cannata to open the public hearing for Application #10-41: Commercial Re-subdivision of a portion of the property at 676 Main

Street. All were in Favor. *Motion Passed.*

Attorney Baldwin of Kenneth and Cole, asked for re-subdivision approval of 676 Man St. Attorney Baldwin explained that the re-subdivision is consistent with all requirements. Attorney Baldwin addressed staff comments from the 7/21/10 memo. Attorney Baldwin addressed the underground utilities that are currently on the site and that they would grant easements and they may have to relocate some items. Attorney Baldwin also addressed the easement of the Russo's and that extensive research has been done on this easement. The building would be moved so as not to be in the pathway.

Chairman Demetriades asked for public comments. There were no public comments. Attorney Baldwin thanked the Commission for their help on the project.

Motion was made by Douglas Sienna, **seconded** by Vincent Faienza to close the public hearing for Application #10-41: Commercial Re-subdivision of a portion of the property at 676 Main Street. All were in Favor. *Motion Passed.*

Motion was made by Douglas Sienna, **seconded** by Joseph Garafalo to approve Application #10-41: Commercial Re-subdivision of a portion of the property at 676 Main Street with the following conditions: (1) the deed restriction submitted with the application be used; (2) the revised plans receive staff approval. All were in Favor. *Motion Passed.*

9. Old Business:

a. Application #10-38: Site Plan Approval (Banquet Room Addition) at 150 Sebeth Drive ("Billy Tee's"). William Torza, applicant; Ronald and Alvin Ravizza, owner. David Ellis of New Britain explained that the facility was expanding the northeast corner and going to expand the banquet room. Town Planner Minor remarked that the Town Engineer was okay with the project and that the Fire District had no comments.

Motion was made by Vincent Faienza, **seconded** by Douglas Sienna to approve Application #10-38: Site Plan Approval (Banquet Room Addition) at 150 Sebeth Drive ("Billy Tee's"). All were in Favor. *Motion Passed.*

10. New Business:

a. Application #10-42: Vendor's Permit (Hot Dog Cart) at 33 Berlin Road. Elizabeth Bianco, Rafael Bianco, and Kristen Angelico, applicant; James Marchino, owner. The applicants were not present.

Motion was made by Vincent Faienza, **seconded** by Joseph Garafalo to table Application #10-42: Vendor's Permit (Hot Dog Cart) at 33 Berlin Road. All were in Favor. *Motion Passed.*

b. Application #10-45: Site Plan Approval for Two Commercial Buildings at 1 Willowbrook Road. Stone Ridge Associates LLC, owner/applicant.

Jim Cassidy of Hallisey, Pearson and Cassidy representing the applicant described the two buildings; one would have residential units on the second floor. One of the buildings was a laundry café area with a drive-thru for the laundry. One of the buildings has a potential rental of Verizon. The parking spaces have been angled and the landscaping has changed around the buildings. The larger building would need to be sprinklered and they would address the hydrants as commented by the Fire District.

Mr. Garafalo asked if there would be anymore blasting. Mr. Snow said they were done. Mr. Madden asked about drainage. Mr. Cassidy said that there would be underground drainage as originally planned.

Town Planner Minor expressed concern with traffic cutting through from Willowbrook to Country Squire. Mr. Minor asked for a traffic analyst to take a look at this as whether it could be a problem and should it be designed differently.

Mr. Cannata asked who was Stone Ridge, LLC. Mr. Snow said it was himself and Joe Tine. Mr. Cannata asked if the lot was going to be broken off. Mr. Snow said it could be.

Motion was made by Douglas Sienna, **seconded** by Michael Cannata to table Application #10-45: Site Plan Approval for Two Commercial Buildings at 1 Willowbrook Road. All in Favor.
Motion Passed.

11. Communications:

a. Request from the Middlesex County Coalition on Housing and Homelessness to include "supportive housing" in the Plan of Conservation and Development.

Ann Faust of 65 Dickenson Rd Haddam representing the Middlesex County Coalition discussed the homelessness issue in Middlesex County and the charge to have people stay in their own home and have affordable housing. Ms Faust invited the Commission members to their leadership council and commended the Commission for applying for the grant on Incentive Housing. Ms Faust reviewed the initiatives and challenges of the Coalition and ways that the Commission could help in their challenge.

12. Commissioners' Comments:

a. Zoning Regulations Committee Report – No Report

b. Staff Responsibilities

Mr. Sienna reviewed the email dated 7/6/2010 from Town Engineer Mazurek to the Commission. Mr. Sienna did not receive a response from ZEO Curtin. Mr. Sienna expressed concern that since he has joined the Commission, there seems to always be surprises. Mr. Sienna would like a

spreadsheet of all projects, with bonds and particulars of the permit, so that members can refer to it and visit sites on their own. Chairman Demetriades explained that they have one, but it has not been followed up on. Chairman Demetriades will follow up with Town Engineer Mazurek. Mr. Sienna asked for clarity on the subdivision expiration procedure. Town Planner Minor said that the situation with the unfinished subdivisions was not normal. Usually a developer's attorney will ask for an extension well before he has to remind them about the expiration date. For some reason the respective developers of Cider Hill, Eager Lane and North Brook Estates have allowed their projects to get right up to the deadline without asking for an extension. Town Planner Minor keeps track of the timing. Mr. Sienna said the spreadsheet is needed and the Staff and Commission need to work together. The Commission discussed Town Engineer's response to question #3. Town Planner Minor read from the Cromwell Road Specifications. Mr. Cannata said that is not what is happening and the inspection is happening after. It was discussed that the Board of Selectmen need to redo the specifications and Public Works needs to do it correctly. The BOS Liaison Varricchio stated he would communicate that a procedure is needed to First Selectman Flanders. James Cassidy commented that in his professional opinion an inspector is needed out there all the time. Town Planner Minor stated that town staff has discussed an inspection fee process. Mr. Cannata wondered if the bonding could be punitive. The Commission confirmed that it does not oversee anything in the field. Mr. Sienna asked how many projects was Mr. Nieysn overseeing. Mr. Minor said it was 19 projects.

13. Approval of Minutes:

a. June 8, 2010

Motion was made by Douglas Sienna, **seconded** by Joseph Garafalo to approve the June 8, 2010 minutes. All were in Favor. *Motion Passed.*

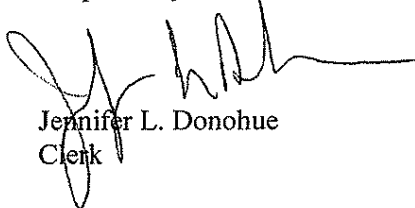
a. July 6, 2010

Motion was made by Douglas Sienna, **seconded** by Joseph Garafalo to approve the July 6, 2010 minutes. All were in Favor. *Motion Passed.*

14. Adjourn

The meeting was adjourned by general consent at 10:55pm.

Respectfully Submitted,



Jennifer L. Donohue
Clerk

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**



Regular Meeting
7:00 P.M. Thursday July 15, 2010
Room 224 Cromwell Town Hall

MINUTES AND RECORD OF VOTES

RECEIVED FOR FILING
07/16 2010 at 2:24 P.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Gloria Frendes
TOWN CLERK

Present: Richard Nobile, Robert Jahn, Mertie Terry, Alternate Stan Stachura
Absent: Joe Fazekas, Merrie Buchsbaum
Also Present: Town Planer Craig Minor, First Selectman John Flanders

1. Call to Order

Chairman Nobile called the meeting to order at 7:01pm.

2. Roll Call/Seating of Alternates

Motion was made by Mertie Terry, **seconded** by Robert Jahn to seat alternate Stan Stachura. All were in Favor. *Motion Passed.*

3. Approval of Agenda

Motion was made by Robert Jahn, **seconded** by Stan Stachura to approve the agenda. All were in Favor. *Motion Passed.*

4. Public Comments

Michael Slifer of 2 Pondview Drive asked whether there had been any discussion regarding the resignation of the EDC Coordinator and the aggressive steps that were going to be taken to pursue a replacement.

Chairman Nobile explained that the RFP was out for an EDC Coordinator and that the plan was to remedy the situation as quickly as possible and that the Town would not be long without a Coordinator.

5. New Business:

a. ED Coordinator's Report

First Selectman Flanders explained that a former EDC Coordinator has approached him and has offered to help Cromwell in the interim. First Selectman Flanders will be giving him some projects. First Selectman Flanders has also continued to place the RFP on additional websites to give the listing exposure and to aggressively search for a replacement.

First Selectman Flanders agreed that he is not qualified to be the Coordinator but will be following up on some of the tasks in the meantime. First Selectman Flanders mentioned that he has been working with Melilli's on drainage and parking lot improvements and lighting. He also is working with the Quality Inn and a new restaurant. There is also work with the Nike site and remediation on the site. First Selectman Flanders stated that he considers economic development a high priority and is moving it forward.

First Selectman Flanders stated on a personnel note that he had collected all correspondence with Mr. Price over the past 4 months and presented it to the Commission for their review. First Selectman Flanders asked that they review the correspondence before a decision was made on his judgment or decisions. One

example that was given was that the coupon book was developed at a cost of \$12,000 between printing, time and layout. This expense was to the surprise of the EDC and to the First Selectman.

The First Selectman is applying for a new STEAP grant for the downtown, focusing on recreation.

Chairman Nobile asked about the road leading to the transfer station and how the Garafalo property impacted development. First Selectman Flanders explained that the road can be accommodated via Rocky Hill and that they don't need that property to make the road.

Chairman Nobile asked where the \$12,000 came from to produce the coupon book. First Selectman Flanders explained that it came from the EDC budget, which was overspent last fiscal year.

Mrs. Terry asked what was the status of GKN. First Selectman Flanders was not sure because Mr. Price had been working on it. The First Selectman explained the cost discrepancy regarding the potential needed line and just wanted to get the answers figured out so it could move forward. The BOS had approved the \$15,000 and the decisions and answers need to be finalized. Chairman Nobile stated that he wanted to continue to make it work.

Chairman Nobile was concerned with the book and its costs. Chairman Nobile explained that he understood that the First Selectman inherited the consultant, but he would like a new consultant who could be autonomous and who can work with the necessary people.

Mr. Jahn asked if a motion was needed for Mr. Stevenson. First Selectman Flanders said it was not necessary, as he would be working for him. Mrs. Terry asked for clarification as to what the EDC is allowed to do. The First Selectman and the Commission discussed what their authority and role was with the consultant. Chairman Nobile discussed how it has worked successfully in the past and expressed his concerns with recent failures in the processes and how success could be achieved.

Mr. Jahn asked who was going to work on the website. First Selectman Flanders explained that he has been working on that for the past 3 days and trying to request access. There are issues because Mr. Price owns access to the site.

Mr. Jahn asked what is happening with Patriot's Corner/Stocking Triangle. First Selectman Flanders explained that power poles are holding it up. They are waiting on several utilities to remove lines to have poles removed, so they can move forward.

Chairman Nobile expressed concern with the Dayharsh property and the trailer and the dumping of materials on his site. First Selectman Flanders said he would talk with him.

Mr. Stachura reinforced with the First Selectman the necessity of a line of communication between the Commission and the First Selectman.

b. Façade Program

Town Planner Minor had put together a spreadsheet of recent applicants to the façade program and provided it to the Commission. There is one outstanding application from Howard Rosner for the building at 321-325 Main Street (the former "McNeil's Pharmacy" building) that needs to be addressed by the façade subcommittee. This item has been outstanding for too long and needs to move quickly, so Town Planner Minor will get the subcommittee together as quickly as possible. The First Selectman felt it should just be approved amongst the Commission, but the Commission felt the procedure should be followed.

Motion was made by Stan Stachura, **seconded** by Mertie Terry to approve the application to the façade program pending approval by the façade subcommittee. (In Favor, Stachura, Terry, Nobile) (Opposed, Jahn)

Mr. Jahn was opposed to the process of approval before subcommittee review.

First Selectman Flanders reported on Main Street Revitalization and that repairs to Melilli's parking lot and patio area along with 2 period lights were in the works. Also they are fixing the sidewalks down to the train tracks.

6. Stimulating Economic Development:

a. Marketing

Mrs. Terry explained that she had spoken to the Zoning Enforcement Officer regarding signage and that with a permit they can do the A-frame signs. The Commission discussed that they would like to purchase 2 signs to promote new business and a business of the month.

Motion was made by Stan Stachura, **seconded** by Mertie Terry to purchase 2 A-frame signs to not to exceed \$100 a sign. All were in Favor. *Motion Passed.*

7. Old Business:

a. Northern Tier Industrial Development

There was discussion that the STEAP grant still cannot be pursued due to monies still left in a current grant. The Commission asked that they see a draft on the new submission. Town Planner Minor will find out what monies are left for the next meeting.

Chairman Nobile would like to see a study of Rte 3 to Rte 99 and the land to be developed.

b. Main Street Revitalization Project – The First Selectman covered this item.

c. Planning & Zoning Issues:

i. New Zoning Regulations

Town Planner Minor explained that the final draft is almost ready and most controversial issues have calmed down. Chairman Nobile asked about zoning on River Road and the Marino property. Chairman Nobile would like to see a copy of the zoning map. There was a discussion of conforming and non-conforming lots. Chairman Nobile expressed that he felt Rte. 3 needed to be commercial. Mr. Stachura asked that the Commission have copies of the Regulations so they could review and make comments as a Commission at the Public Hearings. Mr. Jahn asked why it was not business to Shadow Lane based on the makeup of the lots, with a hair salon and a business office. There was some discussion regarding concerns.

d. Zoning Enforcement-No Discussion

e. Stocking Triangle-Discussed previously

8. Communications (see attached P&Z Report; Zoning Enforcement Report; P&Z Minutes)

Chairman Nobile passed out an email to the Commission from Craig Stevenson to the First Selectman from 7/15/2010. The email was an offer of his services on a temporary basis and a statement that he would be applying for the job.

Chairman Nobile stated that as of today there had been no applicants for the job.

Mr. Stachura asked about 2 welcome to Cromwell signs that had been around in the past. He believed that Wal-mart the Chamber each had purchased one. Mr. Stachura wondered if they could be used again, perhaps they could be enhanced to help support business.

9. Chairman's Comments/Commissioners' Comments

Chairman Nobile commented that he hoped the First Selectman understood the Commission and their explanation of what is needed for success. Chairman Nobile hoped that Mr. Stevenson would be hired.

Mr. Stachura expressed that the economy may be down but there are companies looking and that Cromwell needs to capitalize on that.

The Commission discussed the activities of a Coordinator and perhaps how results are monitored. The Commission felt that the Commission, the BOS, the Coordinator, and the First Selectman all should be in the mix. The Commission discussed how it did not work well with Mr. Mazurek and Michelle Hodge.

Mr. Jahn asked what Town Planner Minor's role was. Town Planner Minor explained that his was to fill in until someone was hired.

Mr. Jahn asked the Town Planner for a copy of the blight list.

10. Approval of Minutes

Motion was made by Stan Stachura, **seconded** by Mertie Terry to approve the minutes of May 20, 2010. All were in Favor. *Motion Passed.*

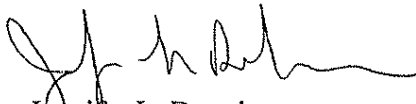
Motion was made by Robert Jahn, **seconded** by Stan Stachura to approve the minutes of June 17, 2010. All were in Favor. *Motion Passed.*

11. Good & Welfare -None

12. Adjourn

Motion was made by Stan Stachura, **seconded** by Robert Jahn to adjourn at 8:40pm. All were in Favor. *Motion Passed.*

Respectfully Submitted,



Jennifer L. Donohue
Clerk