

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION**

***Regular Meeting  
7:00 P.M. Thursday May 20, 2010  
Room 224 Cromwell Town Hall***

**MINUTES**

**PRESENT:** Chairman Richard Nobile, Robert Jahn, Mertie Terry and Alternate Stan Stachura

**ABSENT:** Joe Fazekas, Merrie Buchsbaum, Victor Harpley and Alternate Richard Duffy

**ALSO PRESENT:** EDC Coordinator Anthony Price and Board of Selectman liaison Alan Waters

- 1. Call to Order:** Chairman Nobile called the meeting to order at 7:02p.m.
- 2. Roll Call/Seating of Alternates:** A **motion** was made by Mr. Jahn and **seconded** by Ms. Terry to seat Alternate Stan Stachura and was *unanimously approved. Motion passed.*
- 3. Approval of Agenda:** A **motion** was made by Mr. Jahn and **seconded** by Ms. Terry to approve the agenda and was *unanimously approved. Motion passed.*
- 4. Public Comments:**

Michael Slifer, 2 Pondview Drive, asked if the EDC is aware of the zoning changes that are being attempted for the Northern Tier and Main Street. Mr. Slifer has been working with the P&Z sub-committee which has successfully led to the Northern Tier to remain as is. Mr. Slifer asked for the support of the EDC in fighting changes to the zoning regulations that would adversely affect businesses in town. Chairman Nobile stated he is aware of the proposed changes and stated that the board receives copies of the minutes of the P&Z sub-committee. Chairman Nobile asked if there was any discussion about the Slifer business being grandfathered in and Mr. Slifer stated that this was not mentioned at all and if the changes were made his business would become nonconforming. Alice Kelley stated that the proposed changes are according to the POCD and that they include visionary plans and it is up to P&Z to include all or part of the suggestions. Ms. Kelley stated that changes are being made methodically with the input of a consultant, Jason Vincent. Ms. Kelley stated that the zone change to mixed use for the greenhouses on Main Street were only to be changed if there was a plan in place or if the site was not being used as greenhouses in the future. Mr. Stachura commented that at the time the POCD was developed the Northern Tier was under development. Mr. Stachura stated that the mixed use plan for the greenhouses on Main Street was an "if" plan that if the greenhouses were not being utilized/sold/out of business.

Ms. Kelley asked if the EDC could speak with some of the business owners in the Northern Tier about cleaning up their properties to make the entrance to Cromwell on Rte. 3 be more presentable and attractive. Ms. Kelley stated that the next subcommittee meeting will be June 14<sup>th</sup> and informational meetings will then be set up. Chairman Nobile replied that he wished that someone had been invited from the EDC to be a part of the discussions. Ms. Kelley stated that all commission members were invited to attend. Mr. Jahn asked what the specific complaints were about the Northern Tier and Ms. Kelley stated that just beyond the business park it starts to deteriorate. Mr. Jahn had asked Mr. Stevenson to coordinate with those business areas. Ms. Kelley stated that the deterioration is mostly on the eastern side of the Shunpike and south of the Arborio property.

Chairman Nobile asked if any changes will be made to River Road and Ms. Kelley stated that it will be downtown business. Mr. Jahn asked about the commercial zone on Main Street and Ms. Kelley stated that it will be discussed at the next meeting. Mr. Jahn suggested only extending the zone up to Oak Road not all the way to Geer Street on the east side of Main Street. The zone for Cromwell Concrete will be changed to business and surrounding properties will remain residential. Mr. Stachura asked for a copy of the subcommittee's draft so that commission members can read it and provide input before the final version is in place. Ms. Kelley will ask that that the commission receive a copy. Ms. Terry stated that she will be fighting the proposed change to the zoning on Main Street.

Jay Polk, 15 Harrison Drive, has attended the sub-committee meetings. Mr. Polk stated that the consultant, Jason Vincent, has suggested a plan to eliminate distances between certain types of businesses and the elimination of the separation of schools and other buildings/businesses and liquor stores. Mr. Polk stated that there are some things that don't work and there are others that the town doesn't want to know about. Mr. Polk commented that Rte. 372 has remained 'clean' without any offensive businesses. Mr. Stachura suggested that commission members could speak as a board on the proposed zoning changes during one of the P&Z meetings. Ms. Kelley stated that she understands the frustration of the public at not being able to speak at sub-committee meetings. Ms. Kelley stated that the suggestions pertaining to the elimination of the separation of types of businesses and the elimination of distances between businesses was brought up by commission members to encourage competition.

Commission members discussed other proposed changes to the zoning regulations. There was discussion about proposed changes to the distance between gas stations and whether Wal-Mart will be allowed to construct a gas station on their site which would be within the distance not allowed between stations at this time. There was also discussion about whether the Mattabassett District has been asked to make plans to move their pipes (currently in Wal-Mart's parking lot) in order to allow for Wal-Mart's planned expansion. It was stated that the Mattabassett District is in phase three of that plan.

Ms. Kelley asked the commission to have an informational meeting with the businesses on Rte. 3 to ask them to improve their properties so that the entrance to Cromwell is more attractive. Ms. Kelley would like the meeting to be less adversarial and more informational.

Peter Keithan, 24 Irongate Lane, stated that Mr. Snow will not be allowed to do any other building in Cromwell and has been banned from other towns.

## **5. New Business:**

### **a. ED Coordinator's Report:**

Mr. Price reviewed his report (attached to the minutes). The ExploreCromwell.com website is being funded by donations and will not cost the town anything. Mr. Price will be updating and maintaining the site on a regular basis.

The broker's tour was hosted and paid for by the Comfort Inn who also provided breakfast.

Mr. Stachura stated that football players with the Hartford Colonials will be staying at the Crowne Plaza and there will be National Guard members staying also and that the coupon book would appeal to more than just those attending the Traveler's Championship. Mr. Price will be working on putting together a welcome package for the Colonials and is willing to do the same thing for other groups coming to the area.

Chairman Nobile asked if the skating rink has any plans to expand and Mr. Price stated that he didn't mention any plans at this time.

### **b. Facade Program:**

Chairman Nobile asked about Mr. Rosner's application for windows. The design committee didn't recommend approval and that's why it didn't come before this commission. Mr. Price said that the owner of the Mouse Hole will be painting the sign pole.

Chairman Nobile asked if the new owners of the former Citizen's Bank building are aware of the façade program and Mr. Price stated that he has introduced himself and has mentioned the program. There are currently seven employees and they will be moved to the new building and the training facility will be staffed as needed. Mr. Jahn is concerned about where they will park. Mr. Price stated that most of their interaction with customers is not onsite.

## **6. Stimulating Economic Development:**

### **a. Marketing:**

Mr. Price is encountering some resistance to his marketing plans. Chairman Nobile stated that he has spoken with Mr. Price about this issue. Mr. Price receives his direction from Mr. Mazurek. Chairman Nobile stated that Mr. Price has initiated all of the projects that he has included in his report. Mr. Waters informed the Board of Selectmen that Mr. Price hasn't received support from Mr. Mazurek or the First Selectman. Mr. Waters believes that Mr. Price needs the support of the EDC. Chairman Nobile asked for the commission's support to speak on their behalf about this issue.

A **motion** was made by Mr. Stachura and **seconded** by Ms. Terry that Chairman Nobile speaks with the First Selectman to bring the concerns that have been brought to the commission's

attention regarding the overall lack of support of Mr. Price and was *unanimously approved*.  
*Motion passed.*

Ms. Terry stated that it needs to be discussed delicately and that it is coming from the commission.

Chairman Nobile states that he has no problem bring the commission' concerns forward.

Mr. Price stated that Mr. Mazurek is working on some things that he is not privy to and has requested a report from Mr. Mazurek. Chairman Nobile stated that if needed Mr. Minor can be required to attend a meeting.

Mr. Stachura suggested that email communication may help keep everyone informed.

## **7. Old Business:**

### **a. Northern Tier Industrial Development:**

Discussed above. Mr. Price will ask Mr. Mazurek for a report on this item.

### **b. Main Street Revitalization Project:**

Mr. Price will speak to Mr. Dayharsh about removing the dumpsters from his site.

### **c. Planning & Zoning Issues:**

#### **i. New Zoning Regulations:**

Mr. Price gave highlights from Mr. Minor's report. GKN's new facility on Hillside Road has been approved for an expanded parking lot. The Farmland Commission has been visiting farms in town and has plans to increase agricultural awareness. Solar panels will be installed in town hall and a monitor showing the savings. Ms. Kelley mentioned that Covenant Village is having a farmer's market.

**d. Zoning Enforcement:** None.

**e. Stocking Triangle:** None.

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

Mr. Jahn asked why all of the P&Z minutes are not included. Mr. Price stated that Greta assembles the packet for distribution.

## **9. Chairman's Comments/Commissioners' Comments:**

Chairman Nobile thanked the public for attending the meeting and stated it was very informative. Chairman Nobile thanked Mr. Price for his initiative and the progress that he has made. Mr.

Stachura asked about the EDC hosting a farmer's market at Community Field. Mr. Price will contact Mr. Spotts about the efforts already made by the Farmland Commission. Ms. Terry stated that the meeting has been very informative.

Mr. Jahn asked if the zoning maps could be discussed at a future meeting. Mr. Jahn also asked if the next meeting will be held as scheduled and Chairman Nobile would like to keep it as scheduled. Mr. Jahn asked if Mr. Price needs any help staffing the booth at the golf tournament. Mr. Price will send an email looking for suggestions. Chairman Nobile would like to make sure that the booth is staffed appropriately. Mr. Jahn asked about the town's website and Chairman Nobile stated that the EDC website will be linked from the town's website and other town sites (fire department). Mr. Jahn would like Mr. Price's report to be included in the mailed packet. Mr. Jahn would like Mr. Price to set up a meeting between the gas company and the Arborio's. Mr. Jahn suggested contacting the owners of the site where houses are being built on Coles Road and replant the evergreens along Rte. 3.

**10. Approval of Minutes:**

A **motion** was made by Mr. Jahn and **seconded** by Chairman Nobile to approve the minutes of April 15, 2010 and was *approved. Motion passed.* Ms. Terry and Mr. Stachura abstained.

**11. Good & Welfare:** None.

**12. Adjourn:**

A motion was made by Mr. Jahn and seconded by Mr. Stachura to adjourn at 9p.m. and was unanimously approved. Motion passed.

**Respectfully submitted,**

**Catherine Potter  
Clerk**