

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**



***Regular Meeting
7:00 P.M. Thursday October 21, 2010
Room 224 Cromwell Town Hall***

MINUTES

PRESENT: Robert Jahn, Stan Stachura, Mertie Terry and Joe Fazekas

ABSENT: Chairman Richard Nobile and Victor Harpley

ALSO PRESENT: Town Planner Craig Minor and Selectman Al Waters

1. **Call to Order:** Mr. Jahn called the meeting to order at 7:00pm.
2. **Roll Call/Seating of Alternates:** None.
3. **Approval of Agenda:** A **motion** was made by Mr. Stachura and **seconded** by Mr. Fazekas to approve the agenda and was *unanimously approved. Motion passed.*
4. **Public Comments:** None.
5. **New Business:**
 - a. ED Coordinator's Report:
 - i. Middlesex EXPO: Mr. Minor put the item on the agenda to give the commission a chance to decide what to do at the EXPO. Mr. Stachura asked Craig Stevenson what had been displayed at the past EXPOs. Mr. Stevenson explained some of the past displays. Mr. Stachura stated that the event is a single day event with an event in the evening for Chamber members only. Mr. Stachura asked Mr. Minor if there is a map that shows business zoned areas-Mr. Minor stated that a map could be printed. Mr. Stachura suggested using the book that Mr. Polke made and the map to show available areas. Ms. Terry would like to make sure that the booth looks presentable. Mr. Stachura suggested bringing the A-frame sign that will be used to highlight new businesses, etc... Ms. Halibozek suggests bringing materials that were handed out at the first EDC breakfast-folders with information that were professionally printed.
 - b. Façade Program:
 - i. 41-34 River Road:

A **motion** was made by Mr. Fazekas and **seconded** by Mr. Stachura to table this item and was *unanimously approved. Motion passed.*
 - ii. 310 Main Street:

Ms. Terry brought the information from the assessor's office and the assessed value is \$62,000 and the appraised value is \$89,260. Ms. Terry asked about the property and the

limits due to the proximity to the railroad tracks and the limited exposure on Main Street. Mr. Stachura suggests doing a Phase I and II study on the property before the town considers purchasing the site and then make a decision after results are received. Mr. Stachura feels that it is something that should be looked into but more information is needed before a recommendation is made. Commissioners discussed what the use of the property would be. A **motion** was made by Mr. Fazekas and **seconded** by Ms. Terry to table discussion until further information on the site's conditions, including phase I and phase ii studies, before making a recommendation to the Board of Selectmen and was *unanimously approved*. *Motion passed.*

6. Stimulating Economic Development:

a. Marketing: None.

7. Old Business:

a. Northern Tier Industrial Development: None.

b. Main Street Revitalization Project: None.

c. Planning & Zoning Issues:

i. New Zoning Regulations:

Mr. Minor stated that the new zoning regulations have been scheduled for a public hearing on the third Tuesday in November and afterwards they will be officially adopted.

d. Zoning Enforcement: None.

e. Stocking Triangle:

Mr. Waters believes that just the lights need to be installed. Mr. Stachura asked if there will still be bench seats installed. Mr. Waters stated that changes had been made as the plans went along and that some items were removed from the plans.

f. EDC "A-frame" signs:

Mr. Jahn reported that Chairman Nobile is still working on it.

8. Communications (see attached P&Z Report; Zoning Enforcement Report; P&Z Minutes): A letter from CERC was received yesterday for an invitation for an event they are hosting. Mr. Fazekas will explore the opportunity and follow up on the information of the event. Mr. Stevenson confirmed that the town is no longer a member of CERC.

9. Chairman's Comments/Commissioners' Comments: Mr. Stachura asked about Mellili's café and if anything is being done to help them. Mr. Fazekas stated that parking lot modifications will be made and a streetlight will be installed and an RFP will be sent out.

Mr. Waters believes that the money will be appropriated out of the highway department according to First Selectman Flanders.

Mr. Fazekas asked to have an item to be put on the next agenda to discuss the regulations to deny an abatement application and to make sure that the application is clear. Mr. Stevenson indicated that daycare centers are eligible for abatement but that the former First Selectman did make areas of town preferential for receiving abatement. Mr. Stachura asked if there is precedent for other daycare centers. Mr. Stachura asked for copies of the current tax abatement program.

10. Approval of Minutes: A **motion** was made by Mr. Stachura and **seconded** by Mr. Fazekas to approve the minutes of September 16, 2010 and was *unanimously approved. Motion passed.*

11. Good & Welfare: Mr. Waters stated that the property next to the 310 Main Street property is contaminated from when it was a Cumberland Farms. Mr. Waters stated that the site is currently being treated. Mr. Waters believes that it is very likely that it is contaminated. Mr. Waters reported that Rocky Hill was able to get a food packaging company that would have been good for the property behind Sunoco because it's near the highway.

Mr. Stachura asked that the Board of Selectmen and First Selectman hire an EDC Coordinator soon.

12. Adjourn: Adjournment was by general consent at 8:01p.m.

Respectfully submitted,

Catherine Potter
Clerk