



**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**

Regular Meeting
7:00 P.M. Thursday April 21, 2011
Room 224 Cromwell Town Hall

AGENDA

1. **Call to Order**
2. **Roll Call/Seating of Alternates**
3. **Approval of Agenda**
4. **Public Comments**
5. **New Business:**
 - a. Walmart Presentation
 - b. Public Wi-Fi for the Historic Downtown Riverport Area
6. **Economic Developer Report**
7. **Stimulating Economic Development:**
 - a. Marketing:
 - i. Visitors Guide (About Cromwell) Brochure or Magazine
 - ii. Travelers Championship
 - iii. Economic Development Web Site
8. **Old Business:**
 - a. Main Street Revitalization Project
 - b. Zoning Enforcement
 - c. Northern Tier Industrial Development
 - d. Planning & Zoning Issues:
 - i. New Zoning Regulations
 - e. EDC "A-frame" signs
 - f. Façade Program:
 - i. 41-34 River Road
 - g. Tax Abatement Program
 - h. EDC Budget Report and Update
9. **Communications** (see attached P&Z Report; Zoning Enforcement Report; P&Z Minutes)
10. **Chairman's Comments/Commissioners' Comments**

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04/15 2011 at 9:14AM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Floria Brendergast, asst
TOWN CLERK

11. Approval of Minutes:

a. March 17, 2011

12. Good & Welfare

13. Adjourn

P&Z permit report 2011

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
11-01	All Pallet Recycling Special Conditions: NONE	40 Commerce Drive	Mfg. & Rebuilding pallets	Withdrawn	
11-02	All Pallet Recycling Special Conditions: NONE	40 Commerce Drive	Mfg. & Rebuilding pallets	Withdrawn	
11-03	Robert J. Ouellet Special Conditions: NONE	34 Shunpike Road	AAA Driving School Classroom Activities	Approved 1/11/11 by staff	
11-04	First Selectman Special Conditions: NONE	Riverview Place	Extend road	Denied 3/1/11	
11-05	P & Z Special Conditions: NONE	Town wide	Incentive Housing Zone	Will not pursue	
11-06	Douglas Dorsey Accelerated Fitness Solutions Special Conditions: NONE	77 Berlin Road	Personal Training	Approved 2/8/11 by staff	
11-07	Adam Wallace Carey Mfg. Co. Special Conditions: NONE	30 Sebethe Drive	Warehouse & Sales Office	Approved 2/11/11 by staff	
11-08	H & C Developers Special Conditions: One year extension	Woodside Road	Newbury Estates Extension 1 year	Approved 3/1/11	

P&Z permit report 2011

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
11-09	Greater Hartford Community Foundation, Inc. Special Conditions: All conditions as outlined at the 4/5/11 P&z meeting.	100 Golf Club Road	Travelers Championship	Approved 4/5/11	
11-10	H & C Developers, LLC Special Conditions: NONE	16 & 20 Newbury Road	Rear lot	Ph on 4/19/11	
11-11	H & C Developers, LLC Special Conditions: NONE	16 & 20 Newbury Road	Resubdivision	Ph on 4/19/11	
11-12	Cromwell Recreation Dept. Special Conditions: NONE	Woodside School	Storage shed	Approved 3/15/11	
11-13	Ryan Ahlquist Special Conditions: NONE	97 Berlin Road	Patti-Wagon - Breakfast & lunch vending truck	Approved 4/5/11	
11-14	Matthew Bryers Special Conditions: NONE	227 Shunpike Road	Jiu-Hitsu Academy Martial arts & fitness training	Approved 4/11/11 by staff	

Memo

To: Planning & Zoning Commission

From: Fred Curtin

Date: 4/14/2011

Re: Activity Report April 2011

Alcap Ridge; Rocky Hill Materials: The double row of silt fencing and hay bales have been installed. Hallisey, Pearson and Cassidy will be preparing the grading As-Built which is due by the end of this month.

16 Pleasant Street: A meeting will be set up with Mr. Johnson, Enzo, Craig and myself regarding the Special permit.



**Town of Cromwell
Planning and Zoning Commission**

RECEIVED FOR FILING
4-7 20 11 at 1:08 P.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Jan Ahlquist Art.
TOWN CLERK

*PUBLIC HEARING AND REGULAR MEETING
7:00 P.M. TUESDAY, APRIL 5, 2011
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET*

Minutes and Record of Votes

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

Also Present: Town Planner Craig Minor, Zoning Enforcement Officer Fred Curtin, BOS Liaison Anthony Varricchio, Sr.

1. Call to Order

The meeting was called to order at 7:00pm by Chairman Vincent Faienza.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

There were none present.

4. Approval of Agenda

Motion to approve agenda made by Douglas Sienna and **seconded** by Joseph Garafalo. *All were in favor; the motion passed.*

5. Public Comments

Chairman Faienza announced that the public hearing for the rear lot will be scheduled for the April 9th meeting.

Myron Johnson of 16 Pleasant Street came up to clarify some issues that he presented at the last meeting. He said he felt there was confusion about what he was trying to say. He said he was on the agenda about 3 years ago and he feels that what is being enforced now was not what decided on at that meeting years ago. Myron wants to clarify what people are giving him a hard time about. He said he does have a special permit for the truck on his property. Chairman Faienza said they he would be happy to schedule a meeting with the Town Planner, Zoning Enforcement Officer and himself to meet with Myron and see the property/issues in question. They will be in touch with him to set up a time that is convenient for all.

6. Development Compliance Officer Report:

Fred Curtain said the issue of unregistered vehicles seems to have been resolved. He thinks the owner buys and then sells the cars overseas. He also said that he hasn't received any complaints from residents about the GHO. He also said that Rocky Hill Materials agreed to hire a surveyor to have the property surveyed to locate the grades, elevation and the row. He said they have a deadline of April 30, 2011 to comply with the grading plan and to install the additional silt. Alice Kelley asked if they were allowed to bring in dirt or asphalt. Fred Curtain said that they do have a permit to bring in clean fill. Alice Kelly asked how old the permit was and do they need a new one. Fred Curtain replied that he will check and alert the town attorney if they do need a new one and he will email Alice Kelly with the permit date.

7. Town Planner Report:

Town Planner Craig Minor reported he would not be at the next meeting due to the Passover Holiday.

8. Public Hearing and Possible Action:

a. Application #11-09: Use Permit (Golf Tournament) for Travelers Championship at 100 Golf Club Road. Greater Hartford Community Foundation Inc, applicant; Tournament Player's Club of CT Inc, owner.

Doug Sienna read the public notice dated March 22, 2011. Daniel Kleinman a Land Use Attorney with the firm Levy & Droney, 74 Batterson Park Road, Farmington, CT 06032 presented the plans for the 60th golf tournament to be held at the TPC. He said this was his 28th year representing the Greater Hartford Community Foundation and that they appreciate all the help they receive from the Commission and Town Planning staff year after year. He said they have always tried to be good neighbors and he hopes the town agrees. He went on to say that there are no major changes to this year's tournament. The tournament will be held from June 20 – June 26, 2011 and the permit request is for April 19, 2011- July 20, 2011. He then asked Kevin Harrington a Director from the Greater Hartford Community Foundation to speak to the Commission. Mr. Harrington said some changes include adding entertainment to Wednesday Night and a reception near the driving range on Monday instead of having it offsite on Sunday. They will continue to work with Gardner's Nursery for off site and will call parking. There will be a trailer on the corner of Route 99 and Golf Club Road. They are also exploring the use of Woodside Intermediate School for VIP Parking. Joseph Garofalo asked if this would interfere with the school year but Mr. Harrington said the Board of Education has no problem with Tuesday-Sunday use since school ends on Monday, June 20th. They are also looking at the former Ames parking lot in Rocky Hill for ADA parking.

Craig Minor then read the conditions that were changed or added over the last several years. Attorney Kleinman asked if an updated list of conditions could be provided to them so they can be sure they are in compliance with all of them.

Chairman Faienza then read a statement from Barbara Gallo of 32 Glenwood Terrace who was in favor of the application. The Chairman then asked for any other members of the public who were in favor of the application.

Dick Coughlin, 19 Glenwood Terrace came forward and said he was in favor of the application

and that it is a good organization and has a positive effect on the town. He had been concerned with the hours of operation but it is better now. He also said in the past the green screening was not removed in a timely fashion but that has also been better.

Kathy Ekstrom of 1 Ridge Road also came forward and said she was in favor of the application but did have a problem and didn't know who to go to. She said several years ago concrete structures were placed in the easement area of her yard. She asked what they were for and was told it was for transformers so wires could be run underground instead of thru the trees. She said nothing was ever done and the structures just stayed there for a while. She called CL & P over concerns of the large opening in each structure and the possibility of a child or animal falling in there. Steel tops were put on top to cover them. She said the structures are obnoxious and do not add value to her home. She said she felt they could have been put on the access road but it was easier for them to put them in her yard. She showed the Commission pictures of the structures that were stored in her camera. She does not want these on her property permanently and said the TPC has plenty of their own land to put these. She also said that at times the lines of communication between surrounding homeowners and the tournament is limited and they do not seem to be afforded the same in depth meetings as the TPC homeowners.

Attorney Kleinman came up to respond to Ms. Ekstrom and said that they can certainly meet with the residents of Ridge Road if they would like to request a meeting. He also said that the homeowners can call any of the tournament coordinators on their cell phones during the tournament if they have any issues what so ever. He said that Kevin Harrington and the 1st Selectman were aware of the structures and that they did work with various groups to make them safer by putting the steel on top. They will continue to work with these groups to find out what the possible options are.

Chairman Faienza suggested that Ms. Ekstrom exchange phone numbers with Mr. Harrington and Attorney Kleinman so they can continue to have future discussions.

Motion was made by Michael Cannata to close the public hearing and **seconded** by Alice Kelly. *All were in favor; the motion passed.*

Motion was made by Doug Sienna to approve Application #11-09 with all the conditions outlined tonight and **seconded** by Joseph Garafalo. *All were in favor; the motion passed.*

9. Old Business:

a. Application #10-72: Revised Zoning Regulations and Zoning Map. Planning and Zoning Commission, applicant.

Chairman Faienza thanked all those who had a part in the process of updating the regulations. We should all be proud of this document. These are the first time that new regulations have been updated. Chairman of the subcommittee, Alice Kelly asked that the Planning and Zoning Commission approve the new regulations. She thanked the members of the public who had attended all the meetings.

Motion made Alice Kelly to approve Application 10-72 Revised Zoning Regulations effective May 1, 2011 and was **seconded** by Joseph Garafalo. *All were in favor; the motion passed.*

Motion made by Michael Cannata to approve Application 10-72 Revised Zoning Map effective May 1, 2011 and was **seconded** by Thomas Madden. *All were in favor; the motion passed.*

10. New Business:

a. Application #11-13: Vendor's Permit (Lunch Wagon) at 97 Berlin Road. Ryan Ahlquist, applicant; Evelyn Smigel, owner.

Attorney Julie Petrella of 630 Main Street came forward representing applicant Ryan Ahlquist. Attorney Petrella wanted to clarify that the lunch wagon would serve both breakfast and lunch with operating hours to be Monday thru Friday 6:00am-2:00pm. Truck is self sufficient and provides both hot and cold water and does not need electricity. This is a business zone and there are no other similar businesses or pending requests for similar permits. The business will not produce any significant noise and no residences will be impacted. There are 3 fire hydrants nearby and 2 traffic lights allowing customers to exit safely. There is also parking available. Mr. Ahlquist does have permission from the owner, Evelyn Smigel. Attorney Petrella did say that Mr. Ahlquist's social security number was left on the application when it was copied and distributed so please destroy any copies that have his personal information on there.

Commissioner Thomas Madden asked if client has past experience with food and the reply was no. Commissioner Doug Sienna asked if he had the proper food license and Mr. Ahlquist replied that he was going to the SafeServ class on May 2, 2011. Chairman Faienza asked if anyone like Fire Department or Police Department had any issues with this permit and Craig Minor replied that there were no issues by any other departments that he knows of.

Motion made by Nicholas Demetriades to approve application #11-13 and **seconded** by Douglas Sienna. *All were in favor; the motion passed.*

Mr. Jay Polke, 15 Harrison Drive and owner of the Willowbrook Plaza came forward to ask that the commission keep the taxpayers in mind when granting applications for these types of businesses. He feels that we have to keep existing vacancies and existing businesses in mind so that these businesses are not affected by new business/vendors.

Commissioner Michael Cannata replied that Mr. Ahlquist is a town resident and taxpayer and should be able to open a business. He does agree with Mr. Polke when it is a seasonal vendor trying to profit from the town.

11. Communications

Chairman Faienza reported that there will be a sitewalk at Cobblestone on April 8th at 2:00pm and all are invited.

12. Commissioners' Comments

Joseph Garafalo asked Douglas Sienna about the Mattabasset sitewalk. Douglas Sienna gave him the number to call so this can be arranged for individuals when it is convenient for them.

13. Approval of Minutes:

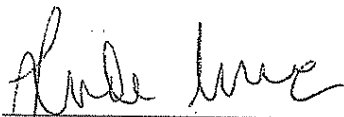
a. March 15, 2011

Motion made by Peter Keithan to approve the minutes of March 15, 2011 and was **seconded** by Joseph Garafalo. *Enzo Faienza abstained. Rest of Commission was in favor; the motion passed.*

14. Adjourn

Motion made by Alice Kelly to adjourn the meeting at 8:19pm and was **seconded** by Peter Keithan. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme
Clerk



**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**

Regular Meeting
7:00 P.M. Thursday March 17, 2011
Room 222 Cromwell Town Hall

Minutes

PRESENT: Chairman Richard Nobile, Mertie Terry, Joe Fazekas, Stanley Stachura and Robert Jahn.

ABSENT: None.

ALSO PRESENT: Selectman Al Waters and EDC Coordinator Craig Stevenson

1. Call to Order:

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

2. Roll Call/Seating of Alternates:

The presence of the above commissioners was noted.

3. Approval of Agenda:

Motion to approve agenda made by Robert Jahn and **seconded** by Stanley Stachura. *All were in favor; the motion passed.*

4. Public Comments:

None.

5. New Business:

a. None.

Chairman Nobile read a newspaper article about a grant that was applied for thru the EDC which he knew nothing about. It is to establish a walking trail in the dead mans swamp area. He stated that neither Al Waters nor Town Planner Craig Minor knew anything about it. He believes it will infringe on the Fish and Game Club located near there. The scope of the work involved in the grant includes such things as an appraisal, oil tank removals, feasibility study and easements for a bike trail. ED Coordinator Craig Stevenson confirmed that the grant was secured but he did not believe the money was actually received yet. The Chairman asked if the money could be used for something else. Mertie Terry thought that the grant request was approved at a past Board of Selectman meeting. The EDC members decided they needed to do more research to see if this was something they wanted to approve.

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3-23-2011 at *12:46* P.M.
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Jean Alquist Assoc.
TOWN CLERK

6. Economic Developer Report:

EDC Coordinator Craig Stevenson handed out his March 2011 report. He said that the STEAP Grant was started about 3 years ago and he will ask Town Engineer Joe Mazurek what the plans are going forward.

He also stated that he hasn't heard anything more about the Route 3 corridor study.

He spoke about the parking issues that GKN Services is experiencing and he said that he and Town Planner Craig Minor will go to the site and see what is available. It was discussed that maybe Ed Bartolotta or Art Scovill had some property they may want to sell for parking.

The Army base will open soon in Middletown and it will bring around 500-700 people to the area every other weekend. There will be a need for a new hotel on Sebethe Drive and it would not hurt existing hotels. The chairman asked about right of way issues. Craig Stevenson said this could be an issue because the driveway would have to be long and could potentially cost around \$800K to grade and build. They wondered if Gary Dayharsh of Delta Building would be willing to part with the land at a decent price.

Craig Stevenson said CVS might possibly be interested in the 310 Main Street site but the commission thought it was too small, although did agree it would be a great addition to the downtown area.

Craig Stevenson also talked about Liturgical Publications and how they are installing a new business line. He thought it would be a good idea to have a ribbon cutting and to also name them the first business of the month which would be in April.

Motion to nominate Liturgical Publications as business of the month in April was made by Joe Fazekas and **seconded** by Mertie Terry. *All were in favor; the motion passed.*

Craig Stevenson went on to say that Liturgical employs many physically and mentally challenged individuals who take the public bus. He is going to contact Middletown Transit to find out if the bus can turn down Sebethe and turn into Progress Drive. This winter was especially difficult for them to walk all the way down Sebethe Drive. He is going to ask Senator Paul Doyle to help with that.

Craig Stevenson also mentioned that the new Planning and Zoning regulations would hopefully be approved at the next meeting since a major retailer is waiting to submit plans for a project.

7. Stimulating Economic Development:

a. Marketing

Craig Stevenson said that The Computer Company was willing to work with the \$3,000 budget that the EDC has for web site upgrades and he thinks they even started a little work on it. He just

recently received an email from the First Selectman saying the EDC has no money left in the budget so this project could not get completed. He said that he did submit the purchase order to Accounting and never heard anything. The commission asked Craig Stevenson to get an accounting of the budget so they could see where the money has been spent. They don't believe they ever have had any input on the budget. The Commission asked Craig Stevenson to get an accounting of what was spent in the budget and also what the budget will be for 2011/2012.

Stanley Stachura talked about how the Commission did spend a far amount of money on the Travelers Championship Tournament program book. He wanted to know if the book was going to be done again and if so then it should be something that could also be used to give to the Army base.

8. Old Business:

a. Main Street Revitalization Project:
Nothing discussed.

b. Planning & Zoning Issues:
i. New Zoning Regulations:
Already discussed.

c. Zoning Enforcement:
Nothing discussed.

d. Northern Tier Industrial Development:

Chairman Nobile asked about Sysco and it was noted that there has been a clearing of land on the Rocky Hill side. A discussion took place about Viola's which has lot of stuff stored in the front of their business. Stanley Stachura said they should be following the zoning regulations and Zoning Enforcement Officer should take a look to see what needs to be done before it gets to be a problem or even a hardship for Viola's to clean up.

e. EDC "A-frame" signs:
Nothing Discussed.

f. Façade Program:
i. 41-34 River Road

Town Engineer Joseph Mazurek has said there was no money left for this program. The commission thought there was about 48k left and wants Chairman Nobile to ask for an accounting from Finance.

g. Tax Abatement Program:
The First Selectman is following up on this.

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

Nothing discussed.

10. Chairman's Comments/Commissioners' Comments:

Chairman Nobile is concerned that the commission does not know anything about its budget. The Commission needs to know what they have to work with so it can stay viable and help the town run properly. Joe Fazekas agreed and said they can't make educated decisions about good opportunities without knowing what they have to work with. Chairman Nobile asked Craig Stevenson what the chain of command is between the Commission and Town Hall. Craig Stevenson replied that he is the liaison and Craig Minor is the town employee so he coordinates things like the minutes and other technical issues. Stanley Stachura asked about the STEAP grant and what the time constraints are? He knows the funds are earmarked for recreation but he would like to know if that can be changed. He would like the Commission to look into it before it's too late. Al Waters said he can get the package from the Board of Selectman's meeting which has the information about the grant and when it was applied for.

11. Approval of Minutes:

a. January 20, 2011:

Motion to approve minutes made by Joe Fazekas and **seconded** by Mertie Terry. *All were in favor; the motion passed.*

12. Good & Welfare

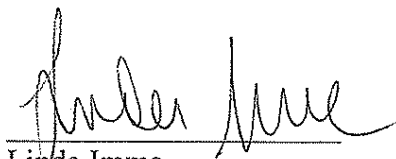
Al Waters told the Commission about a fine that GKN Services recently incurred. He said they received a \$100,000 fine for failing to submit personal property taxes to the Tax Collector on time. Apparently they submitted them without it being notarized, so it was sent back to them for completion. By the time they sent it back it was then considered late.

Joe Fazekas reported that Ted's Cheeseburgers opened up in the Franco's plaza. Craig Stevenson reported that Accelerated Fitness opened in the Wooster Street Pizza plaza. He also said there was inquiry from a commercial broker for the Willowbrook Plaza old bank site. He said it was for a state agency that needed a drive-thru window. He is hoping something positive will come from that inquiry.

13 Adjourn

Motion to adjourn at 8:19pm made by Robert Jahn and **seconded** by Stanley Stachura. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme
Clerk