

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING  
7:00P.M. THURSDAY, JULY 20, 2006  
ROOM 219 CROMWELL TOWN HALL**

**MINUTES**

**PRESENT:** Chairman Richard Nobile, Robert Jahn, Glen Johnson, Victor Harpley and Dave Beauchemin

**ALSO PRESENT:** EDC Coordinator Craig Stevenson, Selectman Al Waters and Selectman Myron Johnson

**ABSENT:** Richard Haines and Alternate Allan Spotts

**1. Call to Order:** Chairman Nobile called the meeting to order at 7:11p.m.

**2. Roll Call/Seating of Alternates:** Chairman Nobile introduced the above-mentioned members. No alternates present.

**3. Approval of Agenda:** Mr. Jahn made a motion to approve the agenda, seconded by Mr. Johnson. All were in favor.

**4. Public Comments:** Ann Halibozek, 7 Christian Hill Road, stated that the link from the town's website to the EDC portion has expired and requested that the meeting minutes be posted online like other commissions.

Al Diaz (P&Z Commission member), stated that he believes the EDC is doing a good job.

Myron Johnson (Selectman), stated that there is a need for a supermarket on the eastern side of town. Chairman Nobile stated that the old Sav-Mor may be under contract for a market.

**5. New Business:**

**a. The Computer Company, Inc. Tax Abatement Application, possible action:** Mr. Stevenson stated that the company is currently in West Hartford and is interested in relocating to the Coles Brook Commerce Park lot behind Prime Pay. The building design will be similar to Prime Pay's. There is an estimated \$1.1 million in real property with an estimated \$200,000 in personal property including vehicles. This company works with businesses as an off-site data storage facility also offering computer maintenance and computer product sales. They have been in business since 1996 and in the future plan to employ thirty-five employees. Annual property tax is estimated at \$25,000. Northeast Utilities has identified a power surplus in the area and AT&T already has fiber optic cables in place along Shunpike Road. A total tax revenue for years 1-10, including consideration for the abatement, is approximately \$272,000. The building permit fee is estimated at \$11,000 giving a total gain of \$283,000 resulting in a return of eighty-seven

percent for a fifty percent tax abatement for three years. They would like to see a zone change to “Industrial Park Zone” to limit the type of industries allowed in the complex.

Mr. Jahn made a motion to have the abatement processed for the Board of Selectmen’s August meeting, seconded by Mr. Johnson. All were in favor.

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

**a. Buick Championship Exhibition:** The EDC booth was very successful, with many volunteers and nice materials to hand out (brochures and magnets). The beginning of the week attendance was low, but picked up over the weekend. Sweet Smelling Chocolates did a presentation on both weekend days and was very successful. Television reporting on “Cromwell’s” location was quite accurate. The PGA will be constructing a building in the ‘bean field’ to be used for the First Tee youth program and will also have a driving range. The Jaycees will lease the building for twenty years with an option to buy.

**b. Cromwell Northern Tier Industrial Development:**

**i. Coles Brook Commerce Park:** The CEPA (Comprehensive Environmental Policy Act) study is still underway. The State DECD hired an engineering company that developed four scenarios but due to several concerns a fifth scenario was developed by Town Engineer Joe Mazurek. The plan includes road systems with loops that will comply with Cromwell regulations and could cost approximately three million dollars and includes utility and road infrastructure.

If necessary, an upgrade of the sewer pump station could cost between \$500,000-\$700,000. It will be necessary to make the transfer station road a public road and Rocky Hill has agreed to allow Cromwell to expand fifty feet over the town line as long as Cromwell maintains and polices the road. Delta Building will be petitioning the Board of Selectmen to make the transfer station road public. Mr. Johnson stated that several people have approached him under the impression that the transfer station will be closing. Mr. Stevenson stated that town staff have had discussions concerning the ‘best use’ of the transfer station property with the possibility of moving the transfer station but no plans have been made, only discussions have taken place. The OFI abatement will be heard at the August Board of Selectmen meeting.

**ii. STEAP Grants:** If the town is awarded this grant it could be used to create grants for downtown business owners for facade improvements and street lights.

**iii. Federal Assistance Requests:** Mr. Stevenson will contact Representative O’Rourke’s office to find out the status of grant requests.

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

**v. Joint Efforts with Town of Rocky Hill:** As discussed above.

**c. Historic Downtown Committee:** The planters are in place. Cromwell Growers, Scoville's and Bartolatta's donated flowers and a Main Street resident is doing the watering. A tour group from the Carolina's visited recently and Rep. Nancy Wyman and First Selectman Paul Beaulieu were there to greet the guests. Another group is interested in touring the area. The Belden Library is planning to open a used book store downtown and is currently exploring available spaces.

**d. River Front Development:**

**I. Status of Partnership with Apollo Holdings L.L.C.:** Apollo Holdings is out of contract with the Town of Cromwell. Another party is interested.

**ii. Riverfront Study/DEP Meeting Outcome:** None.

**e. 14 Alcap Ridge:** Tax sale is moving forward and scheduled for August. Ads will appear in the New England Journal and the Commercial Record.

**f. Planning & Zoning Issues:**

**I. Rezoning of Main Street:**

**ii. Plan of Conservation and Development:**

**g. Zoning Enforcement Report [Blight Committee]:** The State Legislature recently passed a bill supporting improvement of the enforcement of blight regulations.

**h. Proposal for 92 Berlin Road-Status Report:** The P&Z issued a favorable decision to accept the changes to the plan. A special permit still needs to be acquired. Town Planner Craig Minor is exploring design types that Lowe's works with to request an acceptable design for the location.

**I. Riverport Festival Status:** The festival will run three nights, Thurs, Fri and Sat. A new amusement company will be used that will provide both rides and games. The EDC will have a booth.

**j. MCC Business EXPO:** None.

**k. Other:** None.

**7. Communications:** None.

**8. Chairman's Comments/Commissioner's Comments:** Mr. Beauchemin suggested that an election of officer's be held because Chairman Nobile changed political parties from Democrat to Unaffiliated. This is to make sure that actions taken by the commission are valid and cannot be challenged because of this change. Mr. Jahn will get a copy of the by-laws for all members and then it will be determined if a vote is necessary.

Chairman Nobile stated that he tries to keep the board as non-political as possible and has worked closely with both Democrats and Republicans in the past.

**9. Approval of Minutes: June 22, 2006 Special Meeting:** None included.

**10. Items for next meeting agenda:** Forward items to Mr. Stevenson. Chairman Nobile asked for the agenda to be condensed.

**11. Adjourn:** Mr. Jahn made a motion to adjourn at 9:20p.m., seconded by Mr. Harpley. All were in favor.

**Respectfully Submitted,**

**Catherine Potter**