

**TOWN OF CROMWELL  
BOARD OF SELECTMEN  
SPECIAL MEETING  
WEDNESDAY, SEPTEMBER 26, 2007  
12:30 P.M. TOWN HALL ROOM 224/5**

**MINUTES**

Present: First Selectman P. Beaulieu, Deputy First Selectman S. Stachura,  
R. Newton, \*A. Waters, \*M. Johnson, S. Salvatore, F. Monnes  
\*(arrived at 12:37 p.m.)

Absent: None

Also Present: Director of Planning & Development C. Minor, Director of Finance  
M. Sylvester, Library Director E. Branciforte, public and press

**A. CALL TO ORDER**

First Selectman Beaulieu called the meeting to order at 12:36 p.m.

**B. APPROVAL OF AGENDA**

This being a Special Meeting the agenda stands approved as published.

**C. CITIZENS COMMENTS**

None

**D. NEW BUSINESS**

1. Discussion and action on acceptance of the Plan of Conservation and Development.

Director of Planning & Development C. Minor thanked the board for calling the Special Meeting to put closure to the POCD, which has been in the works for three years. Mr. Minor advised the board that the Legislator in the last session changed the process that Towns need to go through to adopt a new Plan of Development. Effective October 1, 2006 the local legislative body needs to endorse the POCD. Basically the POCD is the same as the last time it was brought before the board a year ago. Many of the suggestions made by the Board of Selectmen members to the committee that drafted the plan have been either made or considered.

Discussion followed.

- Selectmen Stachura stated that the POCD committee would like to maintain some ownership over the plan so it would not just lie around and become stagnate.
- Selectmen Newton stated that most of the duties to implement the plan fall to the Board of Selectmen. The P&Z Commission will follow through with changing zoning and regulations to implement the plan. Selectmen Newton suggested that the next board of selectman should be given

- copies and a presentation by Planner Minor so they will know the importance of following through with implementation of the POCD.
- Selectman Monnes stated that this is a great plan for Cromwell but half of it depends on the river. Something needs to be done to stop the river from flooding the downtown area and riverfront forever.
  - Selectman Waters stated that the buildings near the river have to be kept at elevation 25, which is the 25-year floodplain. Mr. Minor advised that number would change since FEMA is updating the flood maps for the entire State of Connecticut.
  - Selectman Salvatore stated that some of the highway ramps or exits are incorrectly numbered in the plan.
  - First Selectman Beaulieu agreed that there are some errors in the report such as the issue that Ms. Salvatore brought up. Most errors are matters of timeliness and reflect how things were at a particular point in time. Since the project was done over a three-year period some things will need to be updated. First Selectman Beaulieu stated that he felt that some of the goals listed are too specific since some priorities may change over the years.
  - Selectman Newton stated that investors and developers look to a town that has a good comprehensive plan of development in place and is being implemented. Endorsing the plan is a positive move for the town. It will help to attract developers to come to Cromwell.
  - Selectman Stachura stated that a good plan of development also makes it easier for a town to obtain grants.
  - Mr. Minor stated that the POCD can be amended at any time. The amended POCD would have to come back before this board for their endorsement.

Motion made by M. Johnson *to table* ... no second

Discussion continued.

Motion made by R. Newton seconded by S. Stachura and *unanimously carried* by roll call vote to endorse the Plan of Conservation and Development.

#### E. ADJOURNMENT

Motion made by S. Stachura seconded by R. Newton and *unanimously carried* to adjourn the Special Meeting at 1:17 p.m.

Respectfully submitted,

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Re Matus  
Secretary

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Paul C. Beaulieu  
First Selectman