

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION**

**REGULAR MEETING 7:00P.M. THURSDAY, SEPTEMBER 18, 2008  
ROOM 224/5 CROMWELL TOWN HALL**

**MINUTES**

**PRESENT:** Chairman Richard Nobile, Robert Jahn and Alternate Allan Spotts

**ABSENT:** Glenn Johnson, Victor Harpley, Dave Beauchemin and Merrie Buchsbaum

**ALSO PRESENT:** First Selectman Jeremy Shingleton, Selectmen Al Waters and Myron Johnson and Anthony Price

**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 Chairman Nobile to seat Alternate Allan Spotts and was *unanimously approved. Motion passed.*

**3. Approval of Agenda:** A **motion** was made by Mr. Spotts and **seconded** by Mr. Jahn to approve the agenda and was *unanimously approved. Motion passed.*

**4. Public Comments:** None.

**5. New Business:**

**a. GKN Services Structures Corporation and \$1,000 grant request. Funds would be provided to the property owner, Buhl Land East III LLC to initiate planning activity for a possible 15k square foot expansion of the facility housing GKN. Discussion and possible action:** Mr. Shingleton reported that no action is necessary because this item was approved last month. Mr. Keithan added that there has not been an application before P&Z on this project but that they are still working on the plans. Mr. Waters suggested sending a letter to the Inland Wetlands commission stating that EDC is in support of this project. Chairman Nobile requested that GKN come before the EDC with a presentation.

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

**a. Web Site Update (Mycromwell.com):** Mr. Shingleton reported that Mr. Mazurek is working on a web page (part of the town's website) that will include EDC information.

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

**I. Conversion of Transfer Station Driveway:** Mr. Shingleton reported that the driveway is now named 'County Line Drive' and that he is currently review comments made on

the most recent STEAP grant application. Mr. Shingleton is also working on revised concept designs and would like to apply for Federal funds and other grant money and would like to see the book compiled by Ann Faust. Several copies were offered and one will be made available to Mr. Shingleton. Mr. Shingleton is working to set up a meeting with Senator Dodd's office.

**c. CRUHA/Historic Downtown Committee:** Mr. Shingleton visited Deep River to view their downtown area. Mr. Shingleton has a meeting scheduled for September 30, 2008 with Dick Haines and Mr. Mazurek to explore options for spending the remaining \$150,000 of the STEAP grant funds. Mr. Spotts asked if the green across from the police station has gone out to bid. Mr. Shingleton replied that GM2 did three concept drawings and one bid document. GM2 also did a preliminary cost analysis for the two remaining projects. Internal sources within town hall could help the Stocking Triangle project move forward. Due to the visibility of the Main Street portion, the green across from the police station could be improved next.

**d. 14 Alcap Ridge:** A joint meeting was recently held to move forward with the tax sale. Chairman Nobile stated that the DEP is waiting for an end user to be in place before clean-up will begin and that this property is burdening the town.

**e. Planning & Zoning Issues:**

**I. Rezoning of Northern Tier area to the west of Shunpike Road:** An agreement with Planimetrics has been signed and they will begin to rewrite the zoning regulations. Mr. Shingleton stressed that some items need immediate attention, such as Main Street and the Northern Tier. Mr. Shingleton would like to modify the permitted use chart in the Northern Tier. Chairman Nobile would like to see the creation of a 'Home Office' zone. Mr. Shingleton also stated that the 'Downtown Business' zone needs to be defined. Mr. Jahn and Mr. Shingleton attended the grand opening of the business at 80 Shunpike Road. Mr. Shingleton would like to build a database of vacant areas in town, develop a list of business contacts and a list of small businesses in town. Chairman Nobile stated that some of that information is already available on Site Finder and CERC. Mr. Shingleton expressed that he would like to take a more aggressive approach to bringing businesses to town by contacting them. Mr. Shingleton would like to bring in a national daycare center to the site on Shunpike Road near Court Street. Chairman Nobile reported that Shunpike Road is currently zoned residential, south of Court Street. Mr. Shingleton also talked about the CEPA report indicating that the land west of the business park on Shunpike Road is pristine and in privately owned and that currently there is no where for a big end user to locate in town. Mr. Shingleton has asked Mr. Mazurek to develop a long range plan for the Northern Tier and the eastern side of Route 3. Chairman Nobile suggested having interested companies make presentations to the EDC to garner support. Mr. Shingleton also reported that a student loan company is interested in Cromwell and is looking for office space, possibly Corporate Row. Chairman Nobile asked if this would be in an existing building and Mr. Shingleton confirmed that it would be. Mr. Shingleton stated that he is looking into the river front area and is interested in finding out if Marino Crane would like to sell the lot with the

abandoned building on it. Mr. Shingleton would also like to clean up the downtown area. Mr. Spotts asked if anyone has contacted Pat Snow to find out what his plans are for Route 372. Mr. Shingleton responded that the area has been approved for a CVS, a bank and a retail outlet with a coffee shop and drive-thru. Mr. Shingleton would like to see Cracker Barrel partner with the extended stay hotel project. The Smeigel Farm property has a wetlands issue, limiting the size of the building footprint and the availability for parking space.

**f. Zoning Enforcement Report [Blight Committee]:** Mr. Shingleton drafted a new blight ordinance document and stated that it would be easiest to update the abandoned buildings ordinance. The new ordinance could be approved as soon as the next Board of Selectmen's meeting. Mr. Shingleton would like to develop a list of blighted properties that would require a vote to place when it has been improved to an acceptable level. Mr. Shingleton would also like to provide an appeal process and that a separate ordinance would be developed for unkempt yards. The list of blighted properties would be compiled from other boards, agencies and town departments and would be approved by the Board of Selectmen. Mr. Waters suggested discussing the proposed list during executive session to avoid embarrassment. Mr. Jahn suggested asking the Health Inspector, Fire Marshall and Building Inspector for their input. Chairman Nobile stated that this should be part of P&Z's charge.

**g. Riverport Festival Status:** Mr. Shingleton reported that he has signed off on the required invoices and that the town will be represented by the Friends of the Library, Senior Center, Food Bank and a town booth. Magnets, Annual Reports and magazines will be distributed.

Mr. Shingleton is working on the EXPO and is researching materials to be purchased. Mr. Shingleton reported that the EDC Coordinator position will go back out to bid because Anthony Price has taken another position. Mr. Price will be helping with the Riverport and EXPO. Mr. Waters asked what a full time coordinator would be able to promote due to the limited availability of sites and Mr. Shingleton listed several properties he would like focused on.

## **7. Communications Attached see P&Z Report; Zoning Enforcement Report; P&Z Minutes**

**8. Chairman's Comments/Commissioner's Comments:** Chairman Nobile stated that Mr. Shingleton will work with the Town Planner's secretary to develop the agenda and that any new items should be given to Mr. Shingleton.

Mr. Shingleton reported that the chair of Inland Wetlands suggests that GKN meet with town staff to explore the options for the site they are interested in before filing their application.

Chairman Nobile stated that he is concerned about the tax base in Cromwell and would like to improve it without changing the character of the town. Chairman Nobile expressed the need to have someone pursuing grants and that in working with Rocky Hill a regional grant could be applied for.

**9. Approval of Minutes; of the last meeting, August 21, 2008:** A **motion** was made by Mr. Jahn and **seconded** by Mr. Spotts to approve the minutes of August 21, 2008 and was *unanimously approved. Motion passed.*

**10. Items for next meeting agenda:** Give items to Mr. Shingleton.

**11. Adjourn:** A **motion** was made by Mr. Spotts and **seconded** by Mr. Jahn to adjourn at 8:12p.m and was *unanimously approved. Motion passed.*

**Respectfully submitted,**

**Catherine Potter**  
**Clerk**