



## **Town of Cromwell Economic Development Commission**

***REGULAR MEETING  
6:30 PM WEDNESDAY JANUARY 18, 2023  
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET  
AGENDA***

- 1. Call to Order**
- 2. Roll Call/Seating of Alternates**
- 3. Approval of Agenda**
- 4. Public Comments**
- 5. Director of Planning and Development Report**
- 6. New Business:**
- 7. Chairman's Comments/Commissioners' Comments**
- 8. Communications:**
- 9. Approval of Minutes:**
  - a. November 16, 2023
- 10. Good & Welfare**
- 11. Adjourn**

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Jan 12, 2023 10:07A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT



## Town of Cromwell Economic Development

**MEETING**  
**6:30 PM WEDNESDAY November 16, 2022**  
**ROOM 222 CROMWELL TOWN HALL 41 WEST STREET**  
**Minutes**

Present: Chairman Richard Nobile, Vice Chairman Jay Polke, Robert Donohue, Marilyn Teitelbaum-Dworkin, Paul Warenda and Joe Fazekas

Also Present: Director of Planning and Development Stuart Popper and Town Council member Al Waters

### 1. Call to Order

Chairman Nobile called the meeting to order at 6:35pm.

### 2. Roll Call/Seating of Alternates

The presence of the above members was noted.

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Dec 05, 2022 01:32P  
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### 3. Approval of Agenda

A motion was made by Robert Donohue and seconded by Paul Warenda to approve the agenda with the addition of approval the 2023 meeting calendar. All were in favor; the motion passed.

### 4. Public Comments:

Mr. Waters said the Senior Advisory Committee found a \$20million USDA Rural Development grant that they can apply for the senior center. Mr. Popper said he has a call into the USDA to confirm the town's eligibility. He said there are criteria other than population and it is not always so simple. Ms. Teitelbaum-Dworkin asked who would write such grant applications for the town and Mr. Popper said I am not sure but it is usually me.

Mr. Popper said the town needs to set up an account to provide the matching funds for grant applications. He said the STEAP grant applications have a 20% matching funds requirement and we did not have that for the STEAP grant submitted in August for the renovation of the former sewer department building. Mr. Popper said it costs money to get grants and if we want to be realistic about our chances we need to have a money allocated in the budget annually to

provide those matching funds. Chairman Nobile said they should at least have it available in case something comes along. He said this commission should take this to the Town Council. Mr. Warenda said we need to work up a proposal. Mr. Popper said it would have to be a line item on the budget. Chairman Nobile said he would go to the Town Council to present and asked Mr. Popper to write it up. He said we can ask for them to provide an account to have matching funds up to \$100,000 to apply for STEAP grants.

## **5. Director of Planning and Development Report:**

Mr. Popper said they will see two tax abatement requests coming up and they are for 100 Berlin Road and Cromwell Automotive's new building. He said the last tax abatement was the Nike Site. He said the Town Council has approved all the tax abatement requests with the dollar amounts the EDC has recommended. He said the demolition alone at 100 Berlin Road will be cost between \$3-\$5million. Mr. Popper said we may see the application in December or January. Mr. Popper said we could hold a special meeting in December if they apply sooner. He said December 14th could work. It was agreed if there was a special meeting for EDC then Redevelopment Agency would also have a special meeting the same night.

Mr. Popper said the tax abatement is important for the redevelopment of that site and it is important for this Commission to support whatever the amount it approves when it goes before the town council. Chairman Nobile said it is hard for me to turn down a tax abatement. He said they will bring in a lot of customers to our businesses. He said the purpose of the tax abatement is to prime the economic engine and if nothing happens to this building we will get nothing in the future.

Mr. Popper said the installation of a digital billboard on the old Citgo station site and on Piney Ridge Road was denied by DOT because they did not agree with the new zoning regulation designation the developer had proposed and the PZC had approved. Mr. Popper said the developer is working with the DOT and his attorney to resolve the zoning issues.

Mr. Popper said the proposed Popeye's at the Stop and Shop will come back after they make some adjustments to the site plan and finish their A2 survey. Mr. Donohue said the water main runs right under the drive-thru and Mr. Popper said they will be addressing that.

Mr. Popper said that the TPC has an application in front of the PZC to add a new maintenance building at the agronomy farm area. He said that they haven't heard from the Carrier Corporation Multifamily developers yet regarding the property they purchased from Pat Snow. He said the court agreement called for 60 market rate residential apartments with two commercial buildings fronting on Shunpike Road.

Mr. Popper said the PZC at their meeting on November 11, 2022 approved the 6-lot subdivision on Willowbrook Road.

## **6. New Business:**

- a. Approve the 2023 meeting calendar

A motion was made by Jay Polke and seconded by Robert Donohue to approve the 2023 meeting calendar. All were in favor; the motion passed.

**7. Chairman's Comments/Commissioners' Comments**

Ms. Teitelbaum-Dworkin said she was that the Trumbull Economic Development committee had business cards and that might be interesting if we tried that here. Mr. Popper said we could do a generic card with the town email and phone number and each Commissioner could write their own name and number on it. He said we can put it in the EDC budget. Chairman Nobile asked if the EDC should consider participating in the TPC tournament to promote Cromwell. The commission members and staff discussed the idea and concluded that the event was not a good place to market the town. Joe Fazekas announced that he was stepping down from the Economic Development Commission as of this meeting. The Commission members all voiced their thanks for his hard work over the past few years.

**8. Communications:**

**9. Approval of Minutes:**

a. October 19, 2022

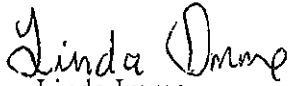
A motion was made by Jay Polke and seconded by Paul Warendt to approve the minutes of October 19, 2022. Richard Nobile, Robert Donohue, Jay Polke, Marilyn Teitelbaum-Dworkin, Paul Warendt approved the motion; Joe Fazekas abstained. The motion passed.

**10. Good & Welfare**

**11. Adjourn**

A motion was made by Jay Polke and seconded Marilyn Teitelbaum-Dworkin by to adjourn at 7:16pm. All were in favor; the motion passed.

Respectfully submitted,

  
Linda Imme  
Recording Clerk