

**Town of Cromwell
Economic Development Commission**

Regular Meeting
6:30pm Thursday, September 17, 2015
Room 224/5 Cromwell Town Hall

Minutes and Record of Votes

Present: Vice Chairman Robert Jahn, Jay Polke and Stan Stachura. (Joseph Fazekas arrived at 6:55 pm.)

Also Present: Director of Planning and Development Stuart Popper

1. Call to Order

The meeting was called to order at 6:38 pm by Vice Chairman Robert Jahn.

2. Roll Call/Seating of Alternates

The above members were noted.

3. Approval of Agenda

A **motion** was made by Stan Stachura and **seconded** by Jay Polke to approve the agenda. *All were in favor; the motion passed.*

4. Public Comments:

None.

5. New Business:

None.

6. Town Planners Report

Mr. Popper said he would summarize both reports under the Economic Developer's Report.

7. Economic Developers Report

Mr. Popper referred to his EDC Report dated April 8, 2015. He reviewed the report and said that the highlights include:

1. New Business in Town:

- Northeast Quality Service has moved into 14 Alcap Ridge.

2. Business Visitations:

The next business visitations will be on Wednesday September 16, 2015 starting at 9:00 am at Northeast Quality Service at 14 Alcap Ridge. We had very good business visitations on Wednesday July 15, 2015 at:

- Cromwell Growers at 419 Main Street
- Crowne Plaza Hotel at 100 Berlin Road

3. Planning and Zoning Commission

The following applications were approved by the Planning and Zoning Commission at the August 4, 2015 and August 18, 2015 meetings:

- Application # 15-33: Request for a Site Plan modification to construct improvements to Valor Green Park. The Town of Cromwell is the Applicant and the Owner.

- Application # 15-30: Request for a Site Plan Modification to maintain and reconstruct the TPC River Highlands Golf Course at 1 Golf Club Road. GZA Geo Environmental is the Applicant and Tournament Players Club of CT, Inc. is the Owner.
- Application # 15-15: Request for a Site Plan modification to construct additional parking spaces at 24 Shunpike Road. Dunkin Donuts Mattabasset Realty is the Applicant and Mattabasset Realty, LLC is the Owner.
- Application #15-26: Request to amend the Zoning Regulations to add single family house and accessory uses to the Section 3.1. Downtown Cromwell District of the Zoning Regulations. Town of Cromwell Planning and Zoning Commission is the Applicant.
- Application #15-25: Request to amend the Zoning Regulations to create new Regulations to permit multifamily housing in the existing Residential Zone Districts. Attorney Diane Whitney C/O Pullman Comely is the Applicant.

4. Inland Wetlands and Watercourse Agency

The IWWA approved the following application at the August 5, 2015 meeting:

- Application # 15-12: Request to construct a building addition in the Upland Review Area at 194 Shunpike Road. Edgewood Party Rentals is the Applicant and 194 Shunpike Road LLC is the Owner.

5. Downtown

The CDMA is now planning for the annual Halloween on Main Street event on Saturday October 24, 2015. The Farmer's Market will continue through to October 9, 2015 every Friday afternoon at Frisbee Park from 4:00 – 7:00 pm.

The Commission members discussed the report. Mr. Jahn asked about the future configuration of the Dunkin Donuts parking lot. Mr. Popper explained the new parking lot layout and access drives. The Commission members discussed the Farmer's Market and how successful it has been.

8. Old Business

a. North Tier STEAP Grant

Mr. Popper said the contractor has been working on the County Line Drive roadway improvements. He said the work should be completed this fall. The Commission members discussed the recently announced Town purchase of additional land at the corner of County Line Drive and Shunpike Road and the implications for future development. Mr. Stachura suggested that Mr. Popper contact the congressional offices regarding possible grants for road construction in town.

9. Communications: (see attached P & Z minutes)

10. Chairman's Comments/Commissioner's Comments

Mr. Polke and Mr. Jahn discussed the recent business visitation to 14 Alcap Ridge. It was noted how fortunate the Town was to have the Coppola family purchase the building and renovate it, occupy it and now have 40,000 square feet for lease.

Mr. Popper discussed the up coming Chamber Business Expo on Monday September 28, 2015 and encouraged the Commission members to stop by and visit the booth. Mr. Stachura suggested that Mr. Popper contact the TPC and request tickets we could raffle off as a prize.

11. Approval of Minutes

a. July 16, 2015

A **motion** was made by Stan Stachura and **seconded** by Joseph Fazekas to approve the minutes. *All were in favor; the motion passed.*

12. Good and Welfare

None.

13. Adjourn

A **motion** was made by Joseph Fazekas and **seconded** by Jay Polk to adjourn at 7:21 pm. *All were in favor; the motion was passed.*

Respectfully Submitted,

A handwritten signature in cursive script, reading "Stuart B. Popper".

Stuart B. Popper, AICP
Director of Planning and Development
Acting Recording Clerk