


**Town of Cromwell
Economic Development Commission**

Regular Meeting
6:30pm Thursday, March 16, 2017
Room 224/5, Cromwell Town Hall

RECEIVED FOR FILING
4-13 2017 at 9:25 M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

TOWN CLERK

Minutes and Record of Votes

Present: Chairman Dick Nobile, Stanley Stachura, Robert Jahn, Jay Polke and Joseph Fazekas.

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

1. Call to Order

The meeting was called to order by Chairman Nobile at 6:40 pm.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of the Agenda

A **motion** was made by Robert Jahn and **seconded** by Stan Stachura to amend the agenda by adding the request of Advanced Auto Parts for consideration of for an economic incentive. *All were in favor; the motion passed.*

4. Public Comments: None.

5. New Business:

- a. Request by Advanced Auto Parts for an Economic Incentive.

Mr. Popper and the Commission members discussed the current Economic Development Incentive Guidelines. They discussed the geographic restrictions limiting where incentives can be granted and the nature of the incentive for each of the existing six geographic areas. The Commission members also discussed the types of businesses that can apply for incentives. After extensive discussions the Commission made the following motions:

A **motion** was made by Joseph Fazekas and **seconded** by Jay Polke to amend the economic incentive guidelines to add the Route 372 as designated geographic area number seven (#7) with the same benefits allocated to the Downtown Area: lower Main Street (south of West Street) and areas east. *All were in favor; the motion passed.*

A motion was made by Joseph Fazekas and seconded by Jay Polke to amend the economic incentive guidelines to include the following business uses under #7 Route 372: Retail, Offices and Medical Offices as qualifying uses for incentives on Route 372. *All were in favor; the motion passed.*

6. Director of Planning and Development's report

Mr. Popper summarized his report dated March 1, 2017.

Economic Development

- T Mobile will be opening a new store in the former Radio Shack store in the Kmart Shopping Center.
- Two Men and a Truck have submitted an application for an Inland Wetlands Permit for a new building on County Line Drive next to Brother's Auto Body.
- I continue to work with the Town Manager, Town Attorney and the Developer on the MOU for 60 and 61 River Road.

Cromwell Landing Park Improvements

- A firm has been selected to design the improvements to the park.

Historic Cromwell Signs

- The CT DOT has approved the permits for the installation of the new Historic Cromwell signs on Berlin Road and West Street.

New Regulations to allow Breweries, Brew Pubs, Distilleries and Wineries

- I researched and prepared new zoning regulations to permit the Manufacture of Alcoholic Beverages in the Industrial Zone District.
- In addition I prepared new regulations to allow for retails sales and small engine repair in the Industrial Zone District.
- The Planning and Zoning Commission opened the public hearing on the new regulations on February 21, 2017 and continued it to the March 7, 2017 meeting.

Planning and Zoning Commission

At the February 21, 2017 meeting the Planning and Zoning Commission took the following actions:

- Voted to issue a positive report on the Section 8-24 Mandatory Referral for the Sale of Town Owned Land at 35 Nooks Hill Road.
- Voted to issue a positive report on the Section 8-24 Mandatory Referral for the Sale of Town Owned Land (a portion of) at 55 Nooks Hill Road.
- Voted to approve with conditions Application #17-01: Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant; Tournament Players Club of Connecticut Inc. is the Owner.

7. Old Business

a. Northern Tier STEAP Grant

Mr. Popper said we submitted but did not receive a STEAP grant in 2016. We are going to move forward with plans to submit the 2017 STEAP Grant application for the improvements at the intersection at County Line Drive and Route 3.

8. Communications: (see attached P & Z minutes, Redevelopment Agency Minutes)

9. Chairman's Comments/Commissioners' Comments

10. Approval of Minutes

a. January 19, 2017

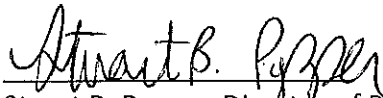
A **motion** was made by Stanley Stachura and **seconded** by Jay Polke to approve the minutes of January 19, 2017; *All else were in favor; the motion passed.*

11. Good and Welfare

12. Adjourn

A **motion** was made by Robert Jahn and **seconded** by Stanley Stachura to adjourn at 7:32pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Stuart B. Popper". The signature is written in a cursive, flowing style.

Stuart B. Popper Director of Planning & Development
Temporary Recording Clerk