

**Town of Cromwell
Economic Development Commission**

Regular Meeting
6:30pm Thursday, October 15, 2015
Room 224/5 Cromwell Town Hall

Minutes and Record of Votes

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

Also Present: Director of Planning and Development Stuart Popper

1. Call to Order
The meeting was called to order at 6:33 pm by Chairman Nobile
2. Roll Call/Seating of Alternates
The above members were noted.
3. Approval of Agenda

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

4. Public Comments
5. New Business:
6. Town Planner's Report:

Chairman Nobile said the EDC and the Redevelopment Agency is just spinning our wheels. He said 999 towns out of 1000 develop their water front, we are the one who doesn't. He said there is no access to the water and South Street and Wall Street are not the best way. Chairman Nobile said we need to get an RFP for access to the River and to develop the waterfront. Mr. Stachura said the town needs to buy property as it becomes available.

Chairman Nobile said we need to get something to the Redevelopment Agency since they have teeth and power to get some of things done. He said we have to open access to the River.

Mr. Stachura asked if the Plan of Conservation and Development (POCD) was due next year and Mr. Popper said yes. Chairman Nobile asked what the POCD has really done for the town. Mr. Polke said nothing, it is just a reference. Chairman Nobile said the company who conducted the study didn't know the town but Mr. Popper said this one will be done in house. Chairman Nobile also said that Mr. Marino had gone to the Zoning Board of Appeals because he wanted to open a restaurant but he got shot down. He said we need a concise plan as to how we will access the River.

Mr. Popper said he recommended that the Commission pass a motion and send a rep to the Town Council to tell them what you are proposing. He said then a subcommittee will need to be set up to come up with the issues and plans. Chairman Nobile said we don't have the teeth for this and we need to go to the Redevelopment Agency first. Mr. Popper said that if you think this is a pressing issue than that is how you should proceed.

A **motion** was made by Stanley Stachura and **seconded** by Jay Polke to put a proposal to the Redevelopment Agency asking them to go to the Town Council to request a comprehensive study be done for accessibility and development of the waterfront. *All were in favor; the motion passed.*

Mr. Popper said the next Redevelopment Agency meeting was next Wednesday at 6:30pm. The Commissioners discussed different access possibilities to the river.

7. Economic Developers Report

Mr. Popper showed the McDonald's on Shunpike Road renovation plan. He said it involves interior and exterior changes and said it has been submitted to be accepted at the next Planning and Zoning meeting. He said it is a pretty major renovation.

He also said that the Edgewood Rentals is adding a 5,000 square feet addition.

Mr. Popper said that he discovered that Walmart never had a permit for the outside garden area. He said they will also come in to Planning and Zoning for that and also to request storage trailers to be parked in the lot from mid-November to end of January for storage.

Mr. Popper said One Willowbrook is under construction. He said nothing is happening at the new Car Wash site. He said they received all of the approvals but nothing is happening yet. He said they can come and pull a building permit. Mr. Stachura said the other car wash is for sale.

Mr. Popper said he wasn't sure if Xpect was leaving or not but the Management Company is actively seeking new tenants. He said the CT Urgent Care is celebrating their one year anniversary and this is the home office for them. Mr. Popper said the Mayor's Ball went well. There was discussion about businesses in town and open lots.

8. Old Business

a. North Tier STEAP Grant

Mr. Popper said the construction is moving along and they are pleased. He said the next round of applications hasn't been released yet. He said this year the State is doing it on a rolling basis. He said the Brownfield Grant requires that you have a plan in place in order to get money.

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

10. Chairman's Comments/Commissioner's Comments –

Chairman Nobile said we need to do something about the waterfront. Mr. Stachura asked if this could get on the agenda for the next Redevelopment Agency meeting. Mr. Popper said we can amend the agenda and add it under new business.

Mr. Polke said he wanted to give kudos to the Farmers Market and said that brought lots of people to that side of town. He said the attendance was great and all went well. He said that she did well. He said if she continues with this she is hoping to make the process a bit easier with the town hall. He said we need an umbrella for these types of things. He said there are delays for people who want to jump on board within the same week. Mr. Popper said the police permit does take longer. He said the Town Council decided not to make it so they don't need this, they want it done. He said it is part of our town ordinance and they would have to go to the Town Council to change it. Mr. Polke said you need at least 5 business days for the permit and that is not enough time for the people who decide mid-week they can attend. He said that seems to be the kind of business it is. He said these are vendors who are

licensed by the State. Mr. Stachura suggested they compare the process to other towns and present your findings. Mr. Polke said they will go to the Town Council after the elections and request a more streamlined process. He said the vendors do have fees to pay to the town, police department and to the Farmers Market. Mr. Popper said no farmers pay fees but vendors do.

A **motion** was made by Joseph Fazekas and **seconded** by Chairman Nobile to have Mr. Popper draft a thank you to the Farmers Market. *All were in favor; the motion passed.*

Mr. Fazekas thanked Mr. Popper for helping to pass the change on the zoning regulations. He said he appreciated his efforts. Mr. Fazekas said now an application for a plan can go to the Planning and Zoning Commission. Mr. Popper clarified they added a floating zone. Mr. Jahn asked if the application was for the old Nike site and Mr. Fazekas said yes.

Mr. Popper said the crematorium is in a lawsuit between property owners.

11. Approval of Minutes

a. September 17, 2015


A **motion** was made by Joseph Fazekas and **seconded** by Stanley Stachura to approve the minutes of September 17 2015. *All were in favor; the motion passed.*

12. Good and Welfare

13. Adjourn

A **motion** was made by Jay Polke and **seconded** by Stan Stachura to adjourn at 7:23pm. *All were in favor; the motion was passed.*

Respectfully Submitted,


Linda Imme
Recording Clerk