

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 20, 2019
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Richard Nobile, Joe Fazekas, Jay Polke, Marilyn Teitelbaum

Absent: Robert Jahn

Also Present: Director of Planning and Development Stuart Popper

1. Call to Order

The meeting was called to order by Chairman Nobile at 7:15 p.m.

2. Roll Call/ Seating of Alternates

The presence of the above members was noted.

3. Approval of Agenda

Joe Fazekas made a motion to approve the agenda; Seconded by Jay Polke. *All were in favor; motion passed.*

4. Public Comments

Joe Fazekas asked how the Commission can install Marilyn Teitelbaum as a full-time member on the board, and whether she is currently an alternate. Mr. Popper said that he will check on the status of Marilyn and Stan Stachura's resignation letter and the status of Mo Islam's membership. Joe Fazekas asked whether the Commission can add another Republican alternate.

5. Director of Planning and Development and Compliance Officer Reports:

Mr. Popper summarized his Economic Development Coordinator Report for March 2019 and noted that:

The Marriott Springhill Suites Hotel at 76 Berlin Road is moving forward, and construction will start soon. A small modification has been made to the original design which relocates a slope in the lot. Marriott has obtained an easement with Liberty Bank to rent three parking spaces for use. There was a discussion of the abutting properties on the corner of Coles Road and Route 372.

NIC at 40 Commerce Drive started work without permits and a temporary cease and desist order was issued. The developer has filed the necessary bond and the situation has been corrected and the cease and desist lifted.

Starbucks is working on their OSTA permit and we hope to hear soon about the status of that.

Shop Rite is scheduled to open in the first week of May. Marshalls is to open in the second week of May. There is currently a temporary trailer on the Marshalls site for the use of hiring store employees. Chairman Nobile asked whether there will be another lane added for traffic exiting the Marshalls lot onto Shunpike Road. Mr. Popper answered that OSTA decided against another lane. Chairman Nobile expressed concern regarding the resultant traffic congestion on Cromwell Hill's Drive.

Mr. Popper said that a special permit application to permit a mosque at the Knights of Columbus building on Main Street has been submitted. The parking regulations for a place of worship require one parking space for every five seats. The prospective owners have a contingent 99 year lease for parking from the owner of the neighboring lot. The building capacity will be based on the number of available parking spaces, which is 23. This number will result in 115 seats allowed within the mosque. The purchase of this property is contingent on the approval of the special permit by the Planning and Zoning Commission.

Chairman Nobile asked about the property on the northern tier. Mr. Popper said that the developer is working on finding a tenant. Chairman Nobile also asked about the work on Geer Street. Mr. Popper answered that work is being done on the pipeline.

Mr. Popper noted that the Town Council had endorsed two year one hundred percent tax abatement for the NIC building at 40 Commerce Drive. The abatement was approved with support of the staff.

Marilyn Teitelbaum asked about the new car wash. Mr. Popper said that it was doing well. Ms. Teitelbaum reported that people have asked her why Cromwell does not have a Panera Bread. Mr. Popper said it is a very complex process as to how companies decide where they want to be located and it is not only about people just wanting a particular business in town. The Commission members discussed the business recruiting process and the business site selection process.

6. New Business: None

7. Chairman's Comments/Commissioner's Comments: None

8. Communications: See attached P&Z Minutes

9. Approval of Minutes:

- a. January 16, 2019: Joe Fazekas made a motion to approve the minutes;
Seconded by Marilyn Teitelbaum. *All were in favor; motion passed.*

10. Good & Welfare: None

11. Adjourn: Chairman Nobile made a motion to adjourn the meeting; Seconded by Marilyn Teitelbaum. *All were in favor; motion passed.*

The meeting was adjourned at 7:49 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rachel Novak".

Rachel Novak
Recording Clerk