

TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 16, 2019
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES

Present: Chairman Richard Nobile, Robert Jahn, Joe Fazekas, Marilyn Teitelbaum

Absent: Jay Polke

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

1. Call to Order

The meeting was called to order by Chairman Nobile at 7:06 p.m.

2. Roll Call / Seating Alternates.

The presence of the above members was noted.

3 Approval of Agenda

Joe Fazekas made a motion to approve the agenda with the following changes under New Business: new EDC abatement guidelines and Committee vacations; Seconded by Bob Jahn. *All were in favor; motion passed.*

4. Public Comments

NONE

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

Mr. Popper said that the Town Attorney was working on the tax abatement guidelines to update the text and to bring them in line with the state statutes. Mr. Popper said he would present the revised version at the next meeting.

Mr. Popper said that alternates need to be nominated by their respective parties and that there needs to be both Republican and Democratic alternates. Marilyn Teitelbaum, who is an alternate and Democrat, said she would like to be a regular member and can replace Stan Stachura, who recently resigned.

Mr. Popper reviewed his Economic Development Coordinator Report, noting new businesses that had recently opened in town, several construction projects that would begin in the spring,

and several projects recently approved by Planning and Zoning. He said that business visitations would begin again shortly.

6. New Business:

- a. Tax Abatement Guidelines**
- b. Committee Vacancies**

These items were discussed during the Town Planner's Report above.

7. Chairman's Comments/ Commissioner's Comments: Robert Jahn asked Mr. Popper to bring in a map of the loop road being proposed by Covenant Village.

Chairman Nobile asked for an update regarding the crematorium and Mr. Popper said that the lawsuit is on-going and that DEEP had denied the crematorium's application for a permit. He also asked about the status of the Affordable Housing application and was told that it was still being negotiated. Chairman Nobile asked about the possible zone change application at 164 West Street and Mr. Popper said that he told the applicant that the setback prevented him from selling alcohol at that location. Mr. Popper said that he is meeting with several potential tenants for the Scannell property at 120 County Line Drive to discuss permitted uses. There was a brief discussion regarding business activity at Sebeth Drive. Chairman Nobile asked Mr. Popper to obtain a copy of the SEPA study.

Robert Jahn said he was concerned about Route 3's line of sight from County Line Drive. Mr. Popper said that the developer is not finished with the construction of the bypass lane nor had they finished the necessary tree-cutting. He said that the building cannot be occupied until the roadway improvements are done.

Al Waters asked about the proposal for a two-lot subdivision north of Fawn Run. Mr. Popper said the property was in Rocky Hill but that they wanted to access it via a driveway off of Fawn Run because if it was built off of North Road, the driveways would have to be much longer. He said that the developer had applied for a Wetlands Permit from the Town of Rocky Hill. Al Waters said that the people would be living in Rocky Hill but using Cromwell roadways and Mr. Popper said it was only two houses.

8. Approval of Minutes:

- a. December 19, 2018: Joe Fazekas made a motion to approve the minutes; Seconded by Bob Jahn. *All in favor; motion passed.*

9. Good & Welfare: None

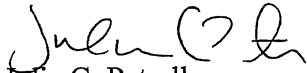
10. Adjourn

Bob Jahn made a motion to adjourn the meeting; Seconded by Joe Fazekas.

All were in favor; the motion passed.

The meeting was adjourned at 7:41 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Julie C. Petrella".

Julie C. Petrella

Recording Clerk