

**Town of Cromwell  
Economic Development Commission**

Regular Meeting  
6:30pm Thursday, May 19, 2016  
Room 219, Cromwell Town Hall

Minutes and Record of Votes

**Present:** Vice Chairman Robert Jahn, Jay Polke, Stanley Stachura, Joseph Fazekas

**Absent:** Chairman Dick Nobile

**Also Present:** Stuart Popper, Director of Planning and Development

1. Call to Order

The meeting was called to order by V. Chairman Jahn at 6:31pm.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of the Agenda

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

4. Public Comments – none

5. New Business:

6. Director of Planning and Development's report

Mr. Popper said that they had some nice business visitations this month. He said we went to Tel-Serv with new council members and met with the owners and the staff. He also said that they went to Dream Garden which also has 35 acres in Enfield which is where they grow everything. He said they will probably buy the retail portion of Milane's property as well.

Mr. Popper said that Planning and Zoning had a quiet month. He said there was an application into to ZBA but we need to tweak the regulations to get the business into a residential zone. He said they will submit an application to Planning and Zoning the first week in June. He said it will need to be heard at the Regional Planning Agency so it will likely be heard at the second meeting in July. There was a discussion about the a recommendation from the Plan of Conservation and Development Committee to make

that area a mixed use area about 8-10 years ago. There was a discussion on a possible 2 family use or a fraternal organization. Mr. Popper said a church could go there with a special permit.

Mr. Popper said that the Milane Property on Field Road lost their appeal in court. He said they are asked the judge to rethink the decision. Mr. Popper said he understands the land is back on the market.

Mr. Popper said that 136 Cromwell Commons either sold or re-financed since I've had a number of inquiries.

## 7. New Business

### a. Discussion of Trade Show Booth Display Materials

Mr. Polke showed the display which he purchased online. There was a discussion on different available sizes and prices. Mr. Popper said he would work with Mr. Polke and they will order them soon. Mr. Polke said it was a about a 2 week turnaround. Mr. Popper said they have a budget of about \$2,000 or so and they could probably get 3 to go behind the table and maybe even get a table covering.

A **motion** was made by Joseph Fazekas and **seconded** by Stan Stachura to purchase 3 displays and a table covering with logo. *All were in favor; the motion passed.*

## 8. Old Business

### a. Northern Tier STEAP Grant

Mr. Popper said they are on the last few steps of the STEAP Grant and we could receive less than \$50,000 even as less as \$10,000.

Mr. Jahn asked Mr. Popper what approval did the Town Council have to make about Sysco land. Mr. Popper said he wasn't involved at all but his understanding is in order to make improvement on County Line Drive they purchased a small portion of land from Sysco. He said I have no idea what the specifics are.

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

Mr. Popper said that the Town is funding \$10,000 for an access study from River Road to Main Street. He said the mapping of the wetlands is a big part of the cost. He said they are moving forward with it after July 1<sup>st</sup>. There was a discussion on where the access road will go.

## 10. Chairmans Comments/Commissioners' Comments

Mr. Polke said that some businesses have closed including the frame place, the furniture store next to Dunkin Donuts on Route 372 and Attorney Petrella lost his tenant on the second floor.

Mr. Popper said Xpect closed too. He said that Advanced Auto will submit an application for a 5000 square foot building and another 5,000 square foot building will be available in that plaza as well. He said we might have 2 applications come in soon. There was a discussion on a tax abatement and Mr. Popper said he will advise them to come to us for discussion.

Mr. Jahn asked about Mr. Popper about the Phase 2 study being started. Mr. Popper said yes, I found out that CROG started a study in the late 90's or early 2000's but the town couldn't wait for the study to be done and they built Frisbee Park.

11. Approval of Minutes

a. March 17, 2016

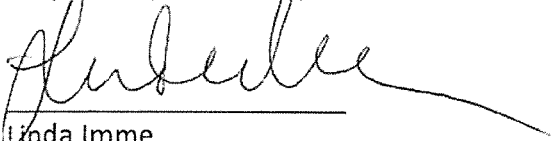
A **motion** was made by Stanley Stachura and **seconded** by Jay Polke to approve the minutes of March 17, 2016. *All were in favor; the motion passed.*

12. Good and Welfare

13. Adjourn

A **motion** was made by Joseph Fazekas and **seconded** by Jay Polke to adjourn at 7:05pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Linda Imme', written over a horizontal line.

Linda Imme  
Recording Clerk