

**Town of Cromwell
Economic Development Commission**

Regular Meeting
6:30pm Thursday, January 19, 2017
Room 224/5, Cromwell Town Hall

Minutes and Record of Votes

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

Absent: Joseph Fazekas,

Also Present: Stuart Popper, Director of Planning and Development, Al Waters, Town Council Liaison (arrived 6:37pm)

1. Call to Order

The meeting was called to order by Chairman Nobile at 6:32pm.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of the Agenda

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

4. Public Comments – none

5. New Business:

Mr. Poppers aid that he is looking to budget \$30,000 for the River Road and Main Street Phase 2 study. He said there is a senior class at UCONN conducting the tests. He said they outlined the site and pulled old maps. He said they have found heavy metals in the soil which could be from dredging or flooding. He said we are working \$10,000 in the Redevelopment budget for River Road and will come up for the numbers for road access and submit that as well. He said I can ask Jon Harriman if the Phase 2 study at Frisbee Park is still relevant. He said if he says yes, I will submit for that as well.

There was a discussion on the road and its purpose. Mr. Popper said it is to provide direct access to the River.

6. Director of Planning and Development's report

Mr. Popper said that he has four business visits next week. He said the bank is moving forward with financing for Shop Rite and they will come in with an application for a new façade and other improvements. He said the store will be located from where Subway is now to the middle of K-mart. He said they are working on plans now so we might see an application in March. He said there is the possibility of 2 other national tenants. There was some discussion on planning and zoning approvals and Mr. Popper said that anytime someone does something with Planning and Zoning it is subject to appeal. Mr. Popper discussed how the car wash was upset with the new building being built at 25 Shunpike Road. There was also a discussion on potential issues with a liquor permit at Shop Rite since they are in close proximity to package stores.

Mr. Popper also discussed allowing breweries in the Industrial Zone.

7. Old Business

Mr. Popper said they did not receive any grants in 2016 but we are going to move forward with plans to improve the intersection at County Line Drive. He said the town is in front of Rocky Hill Wetlands now. He said the land was acquired from Sysco. Chairman Nobile asked about the 74,000 square foot building for on Sebethe Drive and Mr. Popper said it is still for sale. There was a discussion on access issues at Sebethe Drive and the way to remedy it.

Mr. Popper said that Mr. Milane has sold 76 Field Road (75 acres) to Larry Webster. He said it is residential and he is guessing he can build maybe 50-60 houses. He said it is likely to be a regular subdivision since the PZC already denied the conservation subdivision.

a. Northern Tier STEAP Grant

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

9. Chairman's Comments/Commissioners' Comments - none

10. Approval of Minutes

a. November 17, 2016

A **motion** was made by Robert Jahn and **seconded** by Jay Polke to approve the minutes of November 17, 2016. *Stanley Stachura abstained; all else were in favor; the motion passed.*

11. Good and Welfare

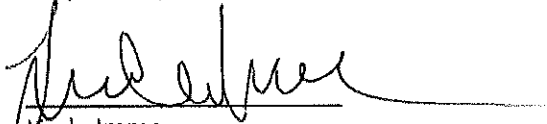
Al Waters said he apologizes for missing some meetings. He said some were due to health issues but I'd like to extend the olive branch to put things behind us and move forward. He said I apologize for not doing what I was supposed to do.

There was a discussion on moving the EDC meetings to the same night as the Redevelopment meeting but it was decided to leave the meeting day and time as is. Chairman Nobile said he had proposed combining the two commissions but it is against the Charter.

12. Adjourn

A **motion** was made by Joe Fazekas and **seconded** by Jay Polke to adjourn at 7:13pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme
Recording Clerk