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**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING**

Gloria Brendergast Asst.
TOWN CLERK

**6:30 PM THURSDAY, OCTOBER 19, 2017
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

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

Absent: Joe Fazekas

Also Present: Director of Planning and Development Stuart Popper
Kevin Nolan, Ann Hallibozek

1. Call to Order

The meeting was called to order by Chairman Nobile at 6:35 pm.

2. Roll Call / Seating Alternates.

The presence of the above members was noted. No Alternates were seated.

3 Approval of Agenda

A **motion** to approve the agenda as presented was made by Robert Jahn; Seconded by Stan Stachura. *All were in favor; the motion passed.*

4. Public Comments

NONE

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

Mr. Curtin was not present and there was no report. Mr. Popper stated that Mr. Curtin was retiring effective October 27, 2017, and Mr. Bruce Driska had been hired and would begin work on October 25, 2017. Mr. Driska had previously worked as a Zoning Enforcement Officer in Middletown, Connecticut. Mr. Popper said that the Planning and Zoning Commission would appoint him as ZEO at their November 11, 2017 meeting.

Mr. Popper began his report by saying that the Town was continuing to work with the developer and abutting property owners along River Road. The developer was having difficulty obtaining financing for the project and the Town was trying to assist him in locating other investors. Ultimately, the goal is to develop the parcel into a medium scale multifamily residential development of about ten units per acre.

Mr. Popper stated that the next business visitation was scheduled for November 15, 2017, after the elections.

The Town Council had approved the proposed tax abatement for 120 County Line Drive and Mr. Popper was now working on finalizing an agreement on expanding the right of way and the proposed land swap. The Town would deed a parcel south of County Line Drive and be granted land due west of the transfer station. The development would require a wetlands permit as they would be conducting activity within one hundred feet of a stream. They would likely be in front of Planning and Zoning for site plan approval at the end of November.

Robert Jahn and Jay Polke attended the Business to Business event on October 11, 2017 and Mr. Popper reported that several new businesses recently opened in town, such as PizzaPie and Molly Maids.

Mr. Popper mentioned that he was in talks with three different developers proposing hotels in Cromwell.

Environmental clean-up work had begun at the former tank farm on River Road and was expected to be completed by the end of November.

At Cromwell Landing, the survey work had been completed. At this time, the Town is discussing possible improvements to the park, such as stonewalls and walkways, and a handicapped accessible fishing pier. Mr. Popper is meeting with the engineer at the end of October to review final costs.

Mr. Popper discussed the recent applications heard by the Planning and Zoning Commission. GKN had extended its use of the temporary parking lot by another five years. Carrier Corporation successfully petitioned for a Planned Residence Development Zone at 76 Field Road. Shop Rite was continuing to work on grading issues and with the Office of the State Traffic Administration regarding possible roadway improvements. The Erosion and Sedimentation Control Plan had been approved at 120 County Line Drive. That project was moving forward quickly as they intended to have the building constructed by November 1, 2018. Adelbrook was installing additional parking at their campus at 60 Hicksville Road.

Mr. Popper mentioned that the public hearing on the proposed apartments at Shunpike Road was continued to November 21, 2017, and the application on the Nike Site would be heard on November 9, 2017. He said that he was also trying to work on generating interest and plans for 54 Sebethe Drive, the property between Sunoco and the Quality Inn, and adjacent to Liberty Bank.

Chairman Nobile requested that Mr. Popper review the property that abuts the highway west of the Sunoco, after the Krausers, and there was a brief discussion regarding the progress of a grocery store, specializing in southeast Asian foods, opening in the former Sav-Mor.

Mr. Popper confirmed that the trade show materials would be upgraded. He also mentioned that the EDC would be a sponsor of the Holiday Market and would be contributing financially by purchasing lights for the gazebo. Jay Polke recommended the purchase of commercial grade, LED lights.

6. New Business:

Chairman Nobile asked if efforts could be made towards the development of a roadway connecting Route 3 and Route 99 (Main Street). Mr. Popper stated that a line item could be added to the next budget for a roadway design study. There was some discussion regarding the possible placement of such a road. Mr. Popper stated that such a study would be an appropriate subject for a grant proposal, should state funding become available again. Chairman Nobile mentioned that the former town engineer might have put together plans for this east to west roadway. Mr. Popper said that a previous development application had provided detailed plans on a partial roadway from Route 3 and he could inquire about possibly obtaining the rights to those plans.

7. Chairman's Comments/ Commissioner's Comments:

NONE

8. Approval of Minutes:

a. September 28, 2017: Jay Polke made a motion to approve the minutes; Seconded by Robert Jahn. *All in favor; motion passed (Stan Stachura was not present for this vote).*

9. Good & Welfare:

NONE

10. Adjourn

Robert Jahn made a motion to adjourn the meeting; Seconded by Jay Polke. *All were in favor; the motion passed (Stan Stachura was not present for this vote).*

The meeting was adjourned at 7:34 pm.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk