

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**



***Regular Meeting
6:30 P.M. Thursday March 17, 2016
Room 219, Cromwell Town Hall***

Minutes and Record of Votes

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

Absent: Joseph Fazekas

Also Present: Town Planner Stuart Popper

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 Agenda**

A **motion** was made by Jay Polke and **seconded** by Stanley Stachura 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 reviewed his report dated March 8, 2016. He also said that the Town Council did not choose to fund the Phase 2 Study. He said they did however, approve the waterfront access study requested by the Redevelopment Agency.

Mr. Popper said he is working with Advanced Auto Parts to go into the Cobblestone Plaza. He said we are hoping to see that application soon. He said that plaza may see some other applications soon as well, they are talking with different people who are interested in the plaza. Mr. Popper also said that Xpect is leaving on April 1, 2016. The owner is working with other people who are unnamed at this point. The goal is for a large grocery store to move in. Chairman Nobile asked how that would affect Price Rite down the road. Mr. Popper said not at all, there are different levels of ownership and some are privately owned. He said I can't really speak to the entire corporate structure though. He said the two Sunoco's are under option. The one near Route 9 would like a drive through. He said there could be a possible package deal with both.

Mr. Popper said he has started a database on available properties and there are currently 121 homes on the market with 59 being condos, and 61 being single family homes. He said the price range is from \$42,000 to the \$775,000 range. He said there are 6 vacant store fronts in the K-Mart plaza and several vacant in the Price Rite plaza. The stilt building has one vacancy. Mr. Popper also said that the SBC Center is going to do façade over with a new awning. He said the owner is also looking to fill the pad and is willing to invest the money.

Mr. Popper said that the next business visitations will be on March 31st at Biological Industries. Mr. Polke said that Christie Carpino is also visiting them and Mr. Popper said yes, it is the same visit. Mr. Popper said that the Knights of Columbus came in for a few variances and they kept the public hearing open until April, 12, 2016. He said he expects the hearing to close that night and the Board to vote. He said if the variances are approved it will have to go to Planning and Zoning for a site plan approval. He said the 3 variances are to have a liquor store within 1500 of another since it is 1400 from the Sav-Mor store property line. He said that is a local regulation not a state regulation. The second variance is to allow for a liquor store in a residential district and the third is to allow a change of non-conforming use.

Mr. Jahn asked when Willowbrook was opening and Mr. Popper said work has slowed down there. Mr. Polke said it actually picked up today and there was lots of activity. Mr. Popper said McDonald's renovation is moving along.

7. New Business:

- a. Discussion of EDC's Request to Town Council to fund Phase II Environmental Assessment of for Frisbee Park in 2016

Mr. Popper said that the Town Council turned down the request for Phase II but approved the Riverfront study.

- b. Discussion of Request to Town Council for Funding of Riverfront Study
- c. Discussion of Trade Show Booth Display Materials

Mr. Popper said he wanted to discuss different options for display stands and showed some ideas on a website. Mr. Polke said that Liberty Bank on Route 372 has several of them and they look very nice. Mr. Popper said we could come up with a design and ask Rodney's graphic company to come up with some ideas as well. Mr. Stachura said he would like to come up with something that is versatile that can be re-used or would allow new graphics to be changed by using Velcro. Mr. Popper said the original concept is to be able to spice up the trade show display. Mr. Popper said we only have a certain amount of money for the trade booth. There was a discussion on the stands and graphics and Mr. Popper said he will show some examples next month.

8. Old Business:

a. Northern Tier STEAP Grant

Mr. Popper said they are looking into acquiring land from Sysco. For now, the road is done as much as we can do. He said we did submit a grant for roadway improvements but those are few and far between.

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

10. Chairman's Comments/Commissioners' Comments

Mr. Popper said that a plan may yield a developer with access to the riverfront study. He said the Board of Finance still has to approve the \$10,000 study for access. He said we have to map the wetlands but we can do the survey in house. Chairman Nobile asked Mr. Popper to let both Commissions know the date of the Board of Finance meeting. There was a discussion on ideas for access to the waterfront. Mr. Jahn said that will put them in Phase 2 study area. There was discussion for ideas of reconfiguring the exit. Mr. Popper said this is following the direction of the Town Manager and they are just looking at creating a road from Route 99 to the River. He said we can't mess with the exit; it is a State Road.

Mr. Jahn said he is upset that they didn't approve Phase 2. He said they will forget about this and the money will be spent on property purchased down the road. He said he wants a right turn only road and what are we going to do to get Phase 2 study done? Mr. Popper said no one on the Town Council said it's a good idea.

11. Approval of Minutes:

a. February 18, 2016

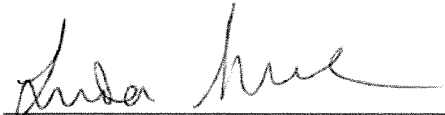
A **motion** was made by Robert Jahn and **seconded** by Jay Polke to approve the minutes of February 18, 2016. *All were in favor; the motion passed.*

12. Good & Welfare

13. Adjourn

A **motion** was made by Robert Jahn and **seconded** by Stanley Stachura to adjourn at 7:27pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme
Recording Clerk