

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
7:00 PM, WEDNESDAY, MAY 16, 2018
ROOM 224, CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Richard Nobile, Robert Jahn, Jay Polke, Joe Fazekas

Absent: Stanley Stachura

Also Present: Director of Planning and Development Stuart Popper

1. Call to Order

The meeting was called to order by Chairman Nobile at 7:24 pm.

2. Roll Call / Seating Alternates.

The presence of the above members was noted.

3 Approval of Agenda

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

4. Public Comments

NONE

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

Mr. Popper reviewed his Economic Development Coordinator Report for May 2018, which was included in the Agenda packet. He said that the town would have a trade show booth at the International Council of Shopping Center's New England Retail Connection on June 5, 2018 at the Connecticut Convention Center to showcase the town and available commercial properties. He said that they had conducted business visits in April to Pinewood Landscaping, Hunter Law, and Asia Grocers, and mentioned some of the improvements to the plaza being undertaken by Asia Grocers. Mr. Popper said that he was continuing to have discussions regarding hotel and retail development along Berlin Road.

He said that Marshalls had signed a lease at the former Kmart Plaza and that the management group was seeking an additional national tenant. He said that the former garden center would be demolished and a new building constructed at that site.

Mr. Popper said that he had submitted an application to Planning and Zoning to raise the maximum building height in the Highway Business Zone to 55 feet as that would allow for a five story hotel, which is the configuration preferred by developers. He said that the Cromwell Fire Chief had indicated that such a building height did not impair firefighting operations. Mr. Popper said that Covenant Village had requested an increase in building height to 55 feet in the Institutional Development Zone to bring some of their buildings into conformance, which had been approved.

He said that the development at 120 County Line Drive was waiting on its OSTA permit before it could obtain a building permit.

He concluded by saying that overall things were very positive in town as far as development and that this was the busiest he had ever seen things during his six year tenure. He mentioned that the application for the Nike Site was forthcoming and that the Carrier Group had obtained approvals to build 75 houses on Field Road.

6. New Business:

NONE

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

There was a brief discussion regarding the improvements made to the Alcap Ridge property and Jay Polke said that the formula used by the Board of Selectman and former First Selectman Mertie Terry worked well and should be used as an example for future projects. Chairman Nobile said that he felt that Cromwell could now be considered business friendly. Mr. Popper mentioned several examples of property values increasing.

Mr. Popper also said that there was a lot of excitement at the TPC in regards to the new building and that they had already begun work on the temporary offices and planned to have all renovations completed before the 2019 tournament, at an investment of \$12M. There was some discussion regarding whether the Commission should have more of a presence at the tournament and it was agreed that signage and messaging on the town website was sufficient.

Chairman Nobile asked if the Nike Site development needed the Commission's support and Mr. Popper said not at this time. He said that they would be applying for their Wetlands permit in June and likely have their site plan in front of Planning and Zoning in July. Chairman Nobile also asked if there was any discussion regarding a zoning change for Main Street, as Court Street seems to be the boundary line between residential and commercial uses. He said that he wanted more conformity and asked about the Knights of Columbus building. Mr. Popper said that he had spoken with a number of individuals interested in the Knights of Columbus building and the vast majority of proposed uses were less intense than the building's current use. He said that a few proposals had been for more intense uses, which he discouraged. He said that he did not know why the deals

did not move forward. Mr. Popper said that mixed use roadways are common and gave Route 3 as an example. He said that the issue could be reviewed during discussions on the Plan of Conservation and Development.

Robert Jahn asked about the location of the June 5 trade show and was told it was at the Connecticut Convention Center. He also asked if the town had bought the Cromwell Fire District land on Nooks Hill Drive. Mr. Popper said the property was now owned by the town, but that he did not know specific details of the acquisition.

8. Communications: see attached P&Z Minutes

9. Approval of Minutes:

a. January 17, 2018: Joe Fazekas made a motion to approve the minutes; Seconded by Robert Jahn. *All in favor; motion passed.*

10. Good & Welfare:

Jay Polke said that the new room camera was working and was positioned correctly, but that there was no volume. He said that it could be accessed via cellular data, but the meeting's room Wi-Fi was not connected to the Internet. Mr. Popper said that he would pass the information along.


Jay Polke also stated that Kmart had served Cromwell well during its time in town, providing residents with employment opportunities and access to goods.

11. Adjourn

Jay Polke made a motion to adjourn the meeting; Seconded by Robert Jahn. *All were in favor; the motion passed.*

The meeting was adjourned at 7:45 pm.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk