

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION  
SPECIAL MEETING  
7:00 PM, WEDNESDAY, JULY 25, 2018  
ROOM 222, CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Richard Nobile, Robert Jahn, Jay Polke, Joe Fazekas, Stanley Stachura, Marilyn Teitelbaum

**Absent:**

**Also Present:** Director of Planning and Development Stuart Popper, Town Council Liaison Al Waters, Tom Tokarz

**1. Call to Order**

The meeting was called to order by Chairman Nobile at 6:58 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 Stan Stachura; 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 said that Planning and Zoning had approved a zoning regulation amendment to allow for a commercial building height of 55 feet in the Highway Business Zone. This would now allow a 4-story hotel. He said that he expected an application for a 4-story building to be submitted shortly.

He said that Planning and Zoning was holding a public hearing on the Nike Site on August 21, 2018.

He said that a new Japanese restaurant at the former Oyama location would be requesting a liquor permit and that Barb's Pizza was relocating to the Kmart plaza and requesting a liquor permit as well.

He mentioned that the Nike Site had already received their wetlands permit. He said that the owner of the Quality Inn had submitted an application to Wetlands for the purposes of eventually subdividing and selling the lot. The plans showed a hotel on the site, but that was only for demonstration purposes to show that a commercial building could fit on the site.

There was also a Wetlands application for the property at Cromwell Commons between the Baci Grill and Burger King. The applicant wanted to use a portion of the detention basin, as well as a portion of the Burger King parking lot, to construct a building. The applicant's plan would address the storm drainage issues in that area.

Mr. Popper said that a tenant had not yet been announced for the former Kmart garden center. He said that the Field Road project was beginning this month and would be focused on bringing in the utilities. He said that the warehouse at County Line Drive was waiting on their OSTA permit and their building permit, and he expected both to be issued shortly. He said that in his six years at Cromwell this was the busiest it had been with new development.

He noted that the environmental study at Cromwell Landing was continuing and he expected the work to begin in the winter, including the rebuilding of the sea wall, and he thought it would be finished by next summer. He complimented Jay Polke, Heather Polke, and Jeff Polke on the Farmer's Market.

Mr. Popper said that new banners were planned for Main Street, as well as for the trade booth and stands. He had reserved a booth at the Chamber's Business-to-Business show in October. The Christmas celebration was also in the planning stages. He said business visits would resume in the fall and a Cromwell Works event would be held. He said that Greta had been working on rolling the EDC website into the town's page and adding all the town businesses and links to their websites. He expected it to debut in late August.

## **6. New Business:**

Chairman Nobile asked about a roadway from Route 99 to Route 3. There was a discussion regarding the previous designs and negotiations when the gas company was interested and the problems encountered when property owners decided against selling portions of their property. Mr. Popper said that he could ask for additional funds next year so that matter could be considered again. Chairman Nobile asked about a roadway to the river. Mr. Popper said that building a roadway would require utilizing the highest and driest land and require extensive permitting. Chairman Nobile expressed his opinion that access is needed to develop the river area. He said that developing that area, along with the Northern Tier, was the best way to expand the town's tax base. Mr. Popper said that the Plan of Conservation and Development was due to be redone in 2022. He mentioned possibly asking for additional funds next year. Jay Polke said that the documented price on the Gardner land sale might make it easier to negotiate purchases in the future.

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

Stan Stachura suggested that an aerial photograph of the Christmas Tree Lighting be taken each year, showing the crowd size. He said that the photograph should then be made available to people in town. He also mentioned that the Knights of Columbus building is still for sale and that some interested parties were concerned about the number of parking spaces available. Mr. Popper said that he has discussed the property with a number of parties and that he has encouraged them to discuss their concerns with the real estate agent and seller and he has advised them to discuss their plans for the property with an engineer. He said that he has never shut anyone out from the property.

**8. Communications: see attached P&Z Minutes**

**9. Approval of Minutes:**

a. May 16, 2018: Robert Jahn made a motion to approve the minutes; Seconded by Joe Fazekas. *All in favor; motion passed.* Stan Stachura and Marilyn Teitelbaum abstained.

**10. Good & Welfare:**

Jay Polke said that the Farmer's Market had its biggest crowd yet last week at Kid's Night, where kid-grown vegetables and crafts were available for sale. He said that there was also a dunk tank. He said that the market attracts a lot of people from out of town and he thought that they might be interested in some of the vacancies along Main Street that they drive by on their way to the market. He mentioned that the bar on Wall Street was open.

Tom Tokarz asked about the development approved by the Citgo on Main Street. Mr. Popper said that Planning and Zoning has approved a plan for a 9,000 square foot commercial building. He said that fill would be brought in, raising the lot up and the lot would be extensively landscaped and would feature a fenced detention basin as well as a privacy fence around the site. He said that only the peaked roof would be visible from the surrounding residences.

Al Waters asked when the Business of the Month would be awarded again and Mr. Popper said September. There was a brief discussion about the cleanup of the tank farm. He said that the property owner and Chevron were continuing to discuss the level of remediation required.


Marilyn Teitelbaum introduced herself. She said she was active in the Democratic Town Committee, lived in Fox Meadows, and had been a Cromwell citizen for the past 26 years. She was welcomed by the Commission members.

**11. Adjourn**

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

The meeting was adjourned at 7:49 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Julie C. Petrella", written over a horizontal line.

Julie C. Petrella  
Recording Clerk