

**Town of Cromwell
Economic Development Commission**

Regular Meeting
6:30pm Thursday, November 19, 2015
Room 224/5 Cromwell Town Hall

Minutes and Record of Votes

Present: Chairman Dick Nobile, Robert Jahn, Joseph Fazekas, Jay Polke

Absent: Stanley Stachura

Also Present: Director of Planning and Development Stuart Popper, Town Council Liaisons Al Waters and Ed Wenners

1. Call to Order
The meeting was called to order at 6:31 pm by Chairman Nobile

2. Roll Call/Seating of Alternates
The above members were noted.

3. Approval of Agenda

A **motion** was made by Joseph Fazekas and **seconded** by Robert Jahn to approve the agenda. *All were in favor; the motion passed.*

4. Public Comments

Mr. Wenners said that he and Mr. Waters are liaisons but will coordinate so that only one comes to the meeting. He said he also is the liaison to the Board of Finance and they have a meeting that begins at 7:00 so he will leave at that point.

5. New Business:

Mr. Popper said the Access to the Riverfront request for funding memo is in the package. He said the Redevelopment Agency will put the proposal to the Town Council. He asked the Commission to endorse the proposal and make a motion to have the Redevelopment Agency present it.

Mr. Jahn said a phase 2 study hasn't been done yet. Mr. Popper said that will cost around \$25,000 and we will put it in the budget for 2016/17. Mr. Jahn said why wait; ask for a special appropriation from the general fund. Mr. Wenners said he agreed. Chairman Nobile said we can discuss ideas for actual access once the study is complete. He said this will give us an idea of what we can or can't do.

A **motion** was made by Jay Polke and **seconded** by Robert Jahn to endorse the Redevelopment Agency to present the proposal for the Access to the Riverfront study to the Town Council. *All were in favor; the motion passed.*

Chairman Nobile said we have an asset that underutilized. He said Middletown paid \$13 million to the Mattabassett and they are going over that budget but they feel they will recoup the money.

Mr. Popper asked the Commission to make a motion to ask the Town Council for money at the January meeting. He said there is no formal redevelopment plan so this Commission should request it.

A **motion** was made by Robert Jahn and **seconded** by Joseph Fazekas to go to the Town Council to request money for the Phase 2 Environmental study. *All were in favor; the motion passed.*

6. Town Planner's Report:

7. Economic Developers Report

Mr. Popper reviewed his report dated November 12, 2015.

8. New Business

a. Discussion of Redevelopment Agency Request for Study

Discussed at beginning of meeting.

b. Approval of 2016 Meeting Calendar

A **motion** was made by Robert Jahn and **seconded** by Jay Polke to approve the 2016 meeting dates as presented in the package. *All were in favor; the motion passed.*

9. Old Business

a. North Tier STEAP Grant

Mr. Popper said the state announced the 2016 STEAP grant program and we are working on a new grant. He said we are meeting to discuss where the money will go, but there are no guarantees. There was a discussion on where the STEAP grant would go and Mr. Popper said he is not sure if County Line Drive will be the emphasis. Chairman Nobile discussed the past grants that were received.

Mr. Popper discussed the Lower CT River Valley Council studies they are conducting. He said they have found that Manufacturing is the top economic force in Middlesex County and the numbers are very interesting.

Chairman Nobile asked about the pipes on Hillside Road where Scoville's is. Mr. Popper said they are drainage pipes. There was a discussion on the SCB shopping center and the pad site that was approved. Mr. Popper said there is not a lot of property there.

10. Communications: (see attached P & Z minutes)

Mr. Jahn asked about the 621 Main Street violation and Mr. Popper explained it. Mr. Popper also explained the reformatting of the zoning regulations. He said it will be a new process to make changes easier. He said I received the final version yesterday.

There was a discussion on the Pasco Hill and Thomas Court acceptance of roads.

Chairman Nobile asked if we were ok with the zoning regulations. Mr. Popper said that we approved a lot of changes but there are still lots of issues. He said, for example, downtown houses were all made non-conforming and anything would require a variance.

Mr. Jahn said that minutes from Planning and Zoning attached in the package were written with the quote from Attorney Petrella saying he is on the Fire Commission. Mr. Jahn said that is not true. Mr. Popper said he is sure we must have misquoted him.

11. Chairman's Comments/Commissioner's Comments –

Mr. Waters said that Carl Marino's property is for sale. There was a discussion on the highest and best use for that land and what is allowed in the zoning regulations. Mr. Popper said it is in the downtown district.

Mr. Fazekas said there is an application for the apartment community at the old Nike site. He said it will be submitted in December. He said the density might be the impediment. He said for financing purposes we need a certain number of units for the project to work. He said they are asking for 168 units and that is the max allowed since it is on 20 acres.

Mr. Popper said the Planning and Zoning Commission has the discretion to decide if it is compatible and it may not be an issue at all. Chairman Noble said he would like to make a motion to endorse the project. Mr. Popper said that Mr. Polke and Mr. Fazekas would have to recuse themselves to we really should wait until Mr. Stachura is here.

There was a discussion on the Sav Mor property and who holds the note.

12. Approval of Minutes

a. October 15, 2015

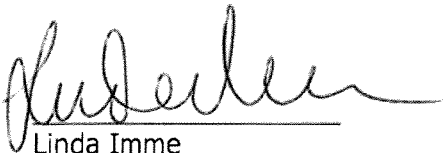
A **motion** was made by Joseph Fazekas and **seconded** by Robert Jahn to table the minutes of October 15, 2015. *All were in favor; the motion passed.*

13. Good and Welfare

14. Adjourn

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

Respectfully Submitted,



Linda Imme
Recording Clerk