

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**



Regular Meeting
6:30 P.M. Thursday December 15, 2016
Room 224/5 Cromwell Town Hall

AGENDA

1. **Call to Order**
2. **Roll Call/Seating of Alternates**
3. **Approval of Agenda**
4. **Public Comments**
5. **New Business:**
6. **Director of Planning and Development & Compliance Officer Reports**
7. **Old Business:**
 - a. Northern Tier STEAP Grant
8. **Communications: (P & Z & Redevelopment Agency Meeting Minutes)**
9. **Chairman's Comments/Commissioners' Comments**
10. **Approval of Minutes:**
 - a. November 17, 2016
11. **Good & Welfare**
12. **Adjourn**

RECEIVED FOR FILING
12-6-2016 at 9:53 M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Joan Aulque
TOWN CLERK

Memo

To: Planning & Zoning Commission
From: Fred Curtin
Date: November 29, 2016
Re: November Activity Report 2016

49 River Road – An Cease and Desist order has been issued for the Boats, Common Equipment, Trailer and the six foot fence.

51 River Road – The homeowner has placed a for sale sign on the camper. The camper is to be moved at the end of the month.

34 Geer Street – The property owner has filed a variance request to keep the shed in the front yard. This is scheduled for the December 13, 2016 Zoning Board of Appeals meeting.

127 Berlin Road – They had placed a 20 foot tall balloon on the roof. This has been removed.

540 Main Street – The old Sav-Mor. A lease has been signed to open this store as a market. The type is pending.

P & Z Permits 2016						
Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
16-01	Town of Cromwell	9 Capt. James Mann Memorial Drive	Watrous Park Splash Pad	Approved with conditions 1/5/16	Complete	
16-02	Frank Acheampong	538 Main Street	Clothing Bin for Non Profit	Withdrawn	Withdrawn	
16-03	Meghan Burt	199 Shunpike Road	Next Level Fitness Personal Training	Approved by ZEO 1/25/16	Open for business	
16-04	Merritt Construction LLC	136 Berlin Road	Center for Vein Restoration	Approved by ZEO 1/25/16	Complete	
16-05	Premier Partners Assoc.	192 Shunpike Road	Subdivision	Approved 4/19/16		
16-06	Applicant did not need to go to P&Z therefore # not used					
16-07	Town of Cromwell	9 Capt. James Mann Memorial Drive	Raymond Place area-improvements to Town Rds.		Complete	
16-08	Use #16-13 instead					
16-09	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Championship	Approved with conditions 4/19/16	Event over	
16-10	Pinewood Landscaping, LLC	302 Main Street	Site Plan Modification	Approved 4/19/16	Sign Complete	
16-11	Christian Plummer Plummer All Season Landscaping	224 Shunpike Road	Landscaping/Retail Sales	Approved 4/19/16	Open for Business	
16-12	Michael Salonia Cromwell Fire Department	105 Coles Road	Flower sale for Mother's Day and Christmas Trees	Approved 4/19/16	Event over	

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-13	Town of Cromwell	Raymond Place Neighborhood	Roadway and Drainage Improvements	Approved 4/19/16	Work in progress
16-14	Town of Cromwell	41 West Street	Modify Site Plan for Parking Lot Expansion	Approved 4/19/16	Complete
16-15	Luca DiMichele	6 Kirby Road	Barbershop & Emporium	Approved by ZEO 4/7/16	Complete
16-16	National Sign	4 Sebethe Road	Chili Signage	Approved 5/03/16	No Activity
16-17	Dana Woods	11 Applewood Road	Add fill to yard	Approved 5/9/16 by ZEO	Work in progress
16-18	Keystone Novelities	111-113 Berlin Road	Temporary tent for fireworks	Approved by ZEO 6/21/16	Event over
16-19	John Vignone	84 North Road	Garage & shed over 1000 square feet	Approved 6/21/16	Complete
16-20	Elias DiMichele	6 Kirby Road	Parking lot modification	Approved 7/19/16	Open for business
16-21	Tatiana DeJesus	45 Shunpike Road	Sale of Fireworks	Approved by ZEO 5/24/16	Event over
16-22	Paul Zigmont	138 Coles Road	Construct oversized garage	Approved 7/19/16	Work in progress
16-23	Paraco Gas	538 Main Street	BBQ - Exchange	Approved 6/21/16	Complete
16-24	Town of Cromwell	Prospect Hill Road	Valor Green Improvements	Approved 6/7/16	Work in progress
16-25	Town of Cromwell	85 Coles Road	Walking Trail	Approved 6/7/16	No Activity
16-26	Paraco Gas/S. Taylor	72 West Street	Propane Exchange Program	Withdrawn 6/7/16	Withdrawn

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-27	Maria Ceccacci	76 Berlin Road	Advanced Auto Parts	Approved 7/19/16	No Activity
16-28	P & Z Commission	Zoning Regs.	Amend Sections 7.1A3 (1) (2) and 10.4E.2	Approved 7/19/16	
16-29	Three Sons Realty Pride Corner Farms, Inc.	600 Main Street	Millane Nurseries	Approved 7/19/16	
16-30	Three Sons Realty Pride Corner Farms, Inc.	600 Main Street	Millane Nurseries	Approved 7/19/16	
16-31	Mukesh A. Patel	164 West Street	Proposed Bldg. Conversion - Retail Store	Approved with conditions 9/20/16	Site cleaned up
16-32	Walmart Real Estate Trust	161 Berlin Road	Add seasonal storage trailers in parking lot	Approved with conditions 10/18/16	Trailer in place
16-33	Victor Torza	180 Sebehe Drive	Outside Halloween Party	Approved 10/4/2016	Event over
16-34	Allan Spotts	321R Main Street	Cromwell Rep. Town Committee Headquarters	Approved by ZEO 9/9/16	Event over
16-35	Fibredust Realty LLC	30 New Lane	Site Plan Modification for outdoor storage	Denied 10/4/16	
16-36	Rodhella Realty LLC	241 and 251 Main Street	Amend zoning map	Approved 10/18/16	
16-37	Blue Rhino of New England	207 West Street	Outside storage and sale of propane tanks	Approved 10/18/16	Tanks installed
16-38	Julie Cranick	199 Shumpike Road	Stretch Fitness	Approved by ZEO 10/7/16	Working on improvements



**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY NOVEMBER 15, 2016
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET**

Minutes and Record of Votes

Present: Chairman Alice Kelly, Michael Cannata, Jeremy Floryan, Rich Waters, Chris Cambareri, Ken Slade, Ken Rozich, David Fitzgerald

Absent: Paul Cordone, Brian Dufresne

Also Present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Fred Curtin, Town Council Liaison Ed Weners

1. Call to Order

The meeting was called to order at 7:00 pm by Chairman Kelly.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

A motion was made by Michael Cannata and seconded by Rich Waters to seat David Fitzgerald as an alternate. *All were in favor; the motion passed.*

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Jeremy Floryan to approve the agenda with the amendment of adding item 8c. application 16-44 and by changing the bond amount of item 8b. to \$19,848.62 so an accurate number is used. *All were in favor; the motion passed.*

5. Public Comments - none

6. Development Compliance Officer Report:

Mr. Curtin referred to his report dated November 15, 2016. He said he is favorable to releasing the bond at 80 Shunpike Road. Mr. Cannata asked about the placement of the storage containers at Walmart and Mr. Curtin said they were going to Walmart tomorrow to have a site walk.

Chairman Kelly asked Mr. Curtin to check into the banana signs at the Learning Center.

7. Town Planner Report:

Mr. Popper reviewed his report November 8, 2016. He discussed the RFP for 60/61 River Road and the response they received. He said it is very exciting and they are moving forward with the plan as there is lots of potential. He said he would have the regulations at the next meeting for all to review the amendments.

8. New Business: Accept and Schedule New Applications:

a. Application #16-42; Request for a Special Permit to install LED Price Signage at 140 Berlin Road. Bishops Automotive Inc. is the Applicant and RSWD Group LLC is the Owner.

Mr. Popper said this is similar to what Cumberland Farms did.

A motion was made by Michael Cannata and seconded by Rich Waters to accept and schedule application 16-42 for December 6, 2016. *All were in favor; the motion passed.*

b. Application #05-95: Request for a Release of the \$19,848 Bond for the Site Work at 80 Shunpike Road. Quantum Office of Cromwell LLC is the Applicant and the Owner.

Mr. Popper said the exact number to be released is \$19,848.62. He said all of the paving has been completed and Mr. Curtin agreed it was all set.

A motion was made by Michael Cannata and seconded by Chris Cambareri to release \$19,848.62 for the site work at 80 Shunpike Road. *All were in favor; the motion passed.*

Chairman Kelly asked Mr. Curtin to check on the sign compliance at this site.

c. Application #16-44: Request for a Special Permit to permit the construction of up to 1,600 square feet of garage and shed space at 588 Main Street. The applicant is proposing to construct a 24' x 24' garage for a total of 1,594 square feet of garage and shed space. Tressan R. Gengler is the applicant and Owner.

A motion was made by Michael Cannata and seconded by Ken Slade to accept and schedule application 16-44 for December 6, 2016. *All were in favor; the motion passed.*

9. New Business:

a. Approval of 2017 Planning and Zoning Commission Meeting Calendar

A motion was made by Michael Cannata and seconded by Chris Cambareri to accept the 2017 Planning and Zoning Commission meeting calendar as presented. *All were in favor; the motion passed.*

11. Approval of Minutes:

a. October 18, 2016

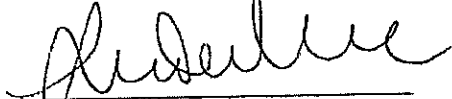
A motion was made by Michael Cannata and seconded by Ken Slade to approve the minutes of October 18, 2016. *All were in favor; the motion passed.*

12. Commissioner's Comments:

13. Adjourn

A motion was made by Michael Cannata and seconded by Ken Rozich to adjourn at 7:23pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme
Recording Clerk

RECEIVED FOR FILING
12-05 2016 at 8:42 M. a
TOWN CLERK'S OFFICE
CROMWELL, CONN.

**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY NOVEMBER 16, 2016**
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES

Paul Warena
TOWN CLERK

Present: Chairman Joe Fazekas, Jennifer Donohue, Richard Nobile and Paul Warena

Absent: Ann Halibozek

Also Present: Director of Planning and Development Stuart Popper

1. Call to Order

The meeting was called to order by Chairman Fazekas at 6:34 pm.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

A **motion** was made by Richard Nobile to approve the agenda. Paul Warena **seconded** the motion. *All were in favor; the motion passed.*

4. Public Comments

No public comments at this time.

5. New Business:

- a. Approve 2017 Redevelopment Agency Meeting Calendar

A **motion** was made by Jennifer Donohue to approve the 2017 Redevelopment Agency calendar. Paul Warena **seconded** the motion. *All were in favor; the motion passed.*

- b. Discussion of 60 and 61 River Road

Stuart Popper explained that the Town Council has directed him to prepare and advertise an RFP for 60 and 61 River Road. He said that through a Request for Qualifications and Proposal process, it was the objective of the Town to identify a preferred developer or development company to purchase or lease and develop 61 River Road.

Stuart Popper explained that the deadline for the submission of the RFP/RFQ was Friday October 21, 2016 at 2:00 pm. He said that the Town only received one submission and that was from Joseph Vallone Architects & Development Studio, L.L.C. Stuart handed out copies of the RFP/RFQ response to the Agency members. The Agency members and Stuart discussed the response to the RFP/RFQ. Stuart said the Town Council has

decided to select Joseph Vallone Architects & Development Studio, L.L.C. as the developer of choice and will work out an agreement with him.

6. **Approval of Minutes**
a. October 19, 2016

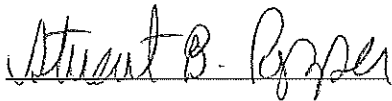
Dick Nobile made a **motion** to approve the meeting minutes for October 19, 2016. Jennifer Donohue **seconded** the motion. *Paul Warena abstained because he was not at the meeting. All were in favor; the motion passed.*

7. **Commissioner's Comments:**
No comments at this time.

8. **Adjourn**
Paul Warena made a **motion** to adjourn the meeting. Richard Nobile **seconded** the motion. *All were in favor; the motion passed.*

The meeting was **adjourned** at 6:54 pm.

Respectfully Submitted,



Stuart B. Popper Director of Planning and Development
Acting Recording Clerk

**Town of Cromwell
Economic Development Commission**

Regular Meeting
6:30pm Thursday, November 17, 2016
Room 219, Cromwell Town Hall

Minutes and Record of Votes

Present: Joseph Fazekas, Robert Jahn, Jay Polke,
Absent: Stanley Stachura, Chairman Dick Nobile
Also Present: Stuart Popper, Director of Planning and Development

1. Call to Order

The meeting was called to order by Vice Chairman Jahn at 6:37pm.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of the Agenda

A **motion** was made by Joe Fazekas and **seconded** by Jay Polke to approve the agenda. *All were in favor; the motion passed.*

4. Public Comments – none

5. New Business:

Mr. Popper handed out a copy of the RFP for the development of 60/61 River Road. He said we received one response and the Town Council selected that proposal. The Commissioners discussed the map and the structures depicted on there.

6. Director of Planning and Development's report

Mr. Popper handed out his September/October report and reviewed the report.

7. New Business

a. Approve 2017 EDC Meeting Calendar

A **motion** was made by Joe Fazekas and **seconded** by Jay Polke to approve the 2017 EDC meeting calendar as presented. *All were in favor; the motion passed.*

8. Old Business

a. Northern Tier STEAP Grant

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

10. Chairman's Comments/Commissioners' Comments - none

11. Approval of Minutes

a. September 15, 2016

A **motion** was made by Jay Polke and **seconded** by Joe Fazekas to approve the minutes of September 15, 2016. *All were in favor; the motion passed.*

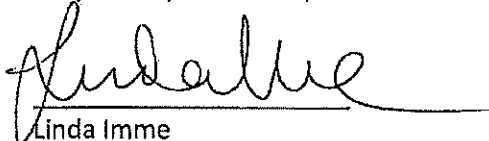
12. Good and Welfare

Mr. Fazekas said he has been enjoying the Friday night lights games and he hopes the town considers bleachers for the opposing side. He said it has been a positive for Cromwell.

13. Adjourn

A **motion** was made by Joe Fazekas and **seconded** by Jay Polke to adjourn at 6:46pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme
Recording Clerk

Memo

To: Joan Ahlquist, Town Clerk
From: Stuart B. Popper, Town Planner
Date: November 18, 2016
Re: EDC Meeting Dates for 2017

RECEIVED FOR FILING
11-18 2016 at 10:15 A.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Rita Conroy
TOWN CLERK

The following meeting dates were approved by the Economic Development Commission at their meeting on November 17, 2016.

- January 19, 2017
- February 16, 2017
- March 16, 2017
- April 20, 2017
- May 18, 2017
- June 15, 2017
- July 20, 2017
- August 17, 2017
- September 2017 – No meeting due to Holiday
- October 19, 2017
- November 16, 2017
- December 21, 2017