

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION**



*Regular Meeting*  
*7:00 P.M. Wednesday, December 19, 2018*  
*Room 222 Cromwell Town Hall*

**AGENDA**

1. **Call to Order**
2. **Roll Call/Seating of Alternates**
3. **Approval of Agenda**
4. **Public Comments**
5. **Director of Planning and Development & Compliance Officer Reports**
6. **New Business:**
  - a. Approval of 2019 Meeting Calendar
  - b. Discussion of Tax Abatement for 40 Commerce Drive
7. **Chairman's Comments/Commissioners' Comments**
8. **Communications: see attached P & Z Minutes**
9. **Approval of Minutes:**
  - a. October 17, 2018
10. **Good & Welfare**
11. **Adjourn**

RECEIVED FOR RECORD  
Dec 11, 2018 11:31A  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT

**To: Economic Development Commission**  
**From: Stuart B. Popper, Economic Development Coordinator**  
**Date: December 5, 2018**  
**Re: Economic Development Coordinator Report for December 2018**

**1. Projects Currently Under Construction:**

- The new Shop Rite and Marshals stores at 45 Shunpike Road;
- The 403,000 square foot warehouse building at 120 County Line Drive;
- The new 43,000 square foot club house at the TPC at 1 Golf Club Road;
- The Arbor Meadows (phased development of 75 new single family homes) at 76 Field Road and
- The new 9,000 square foot Dollar General at 539 Main Street.

**2. New Businesses to Open Soon:**

- Café Luna and Joe's Filling Station restaurants at 35 Berlin Road;
- Mizzu Asian Bistro and Gyro Love restaurants at 136 Berlin Road.

**3. Business Visitations:**

- The business visitation program will resume in January 2019.

**4. Planning and Zoning Commission December 18, 2018 Agenda includes:**

- Application #18-62: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to permit a school for training in occupational skills (Connecticut School of Massage) at 45 Shunpike Road. HBN-CSC LLC C/O HB Nitkin Group is the Applicant and the Owner.
- Application # 18-80: Request for Site Plan Approval to construct a new 11,925 square foot office/manufacturing building at 40 Commerce Drive. RDB Properties, LLC is the Applicant and CG Holdings II LLC is the Owner.

**5. Planning and Zoning Commission Applications Approved at the October 17, and November 8, 2018 Meetings:**

- Application #18-59: Request for Site Plan Approval to construct a new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road. Covenant Home Inc., Covenant Village of Cromwell is the Applicant and the Owner.
- Application #18-63 Request to modify the Site Plan to construct new green houses and a loading dock addition at 419 Main Street. Cromwell Growers, Inc. is the Applicant and Cromwell Realty, LLC is the Owner.
- Application #18-67: Request for a Special Permit under Section 3.3.C.4 and 6.5 of the Zoning Regulations to permit a drive thru at the new Starbucks Coffee Shop 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.
- Application #18-68: Request for a Site Plan Approval to construct a Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

# Memo

To: Town Staff  
From: Stuart B. Popper, Town Planner  
Date: October 29, 2018  
Re: EDC Meeting Dates for 2019

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Please approve the following meeting dates at your next meeting on November 21, 2018. All meetings will be held on Wednesdays at 7:00 p.m.

January 16, 2019

February 20, 2019

March 20, 2019

April 17, 2019

May 15, 2019

June 19, 2019

July 17, 2019

August 21, 2019

September 18, 2019

October 16, 2019

November 20, 2019

December 18, 2019

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING  
7:00 PM, WEDNESDAY, OCTOBER 17, 2018  
ROOM 222, CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

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

**Absent:** Joseph Fazekas and Marilyn Teitelbaum

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

**1. Call to Order**

The meeting was called to order by Chairman Nobile at 7:00 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 Robert Jahn; Seconded by Stanley Stachura. *All were in favor; the motion passed.*

**4. Public Comments**

NONE

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

Mr. Popper discussed with the members his report to the Commission dated October 12, 2018. Highlights of the report included the new EDC web site, the Middlesex Chamber of Commerce Connecticut Connections Business Expo on October 24, 2018, the business visitation on October 11, October 17, 2018, the new PZC applications and the recently approved PZC applications.

**6. New Business:**

Mr. Popper explained that the Town Council had authorized the Town Manager to negotiate the purchase of 1 Community Field Road (the parking lot rented by the Town). He said the negotiations had been successful and the Council was going forward with the purchase of the property. The Commission members recommended that Mr. Popper meet with the owner of the

abutting property (313 Main Street) and see if it may be possible to obtain the right of first refusal for the Town in the event the property is ever for sale.

The Commission members and Mr. Popper discussed the status of development on River Road and the need for a second means of access to River Road from Main Street. The Commission members discussed the idea of improving South Street as an alternative to constructing a new road north of Frisbee Park. This could be a more appealing and esthetically appealing entrance to River Road.

The Commission members and Mr. Popper also discussed the financial viability of the idea of the multi-family development on River Road from Wall Street to School Street. Mr. Popper said after discussing the cost of property acquisition and the cost of construction it may not be viable for any developers to pursue at this time.

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

The Commission members noted that the November 21, 2018 meeting is the day before Thanksgiving and advised Mr. Popper to cancel the meeting.

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

**9. Approval of Minutes:**

a. September 26, 2018: Jay Polke made a motion to approve the minutes; Seconded by Stanley Stachura. *All in favor; motion passed.*

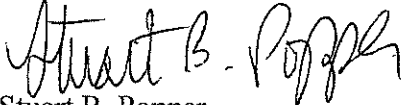
**10. Good & Welfare:**

**11. Adjourn**

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

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

  
Stuart B. Popper  
Director of Planning and Development

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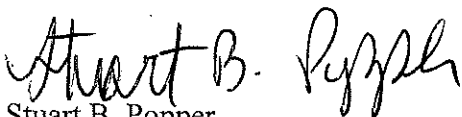
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Stuart B. Popper  
Director of Planning and Development