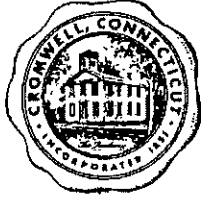


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CROMWELL, CT



Town of Cromwell Economic Development Commission

***REGULAR MEETING
7:00 PM WEDNESDAY FEBRUARY 19, 2020
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
AGENDA***

- 1. Call to Order**
- 2. Roll Call/Seating of Alternates**
- 3. Approval of Agenda**
- 4. Public Comments**
- 5. Director of Planning and Development Report**
- 6. New Business:**
- 7. Chairman's Comments/Commissioners' Comments**
- 8. Communications: see attached P & Z Minutes**
- 9. Approval of Minutes:**
 - a. January 15, 2020**
- 10. Good & Welfare**
- 11. Adjourn**

To: Economic Development Commission
From: Stuart B. Popper, Economic Development Coordinator
Date: February 12, 2020
Re: Economic Development Coordinator Report for February 2020

1. Projects currently under Construction:

- The 125 room, Marriott Springhill Suites Hotel at 76 Berlin Road and
- The new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road (Covenant Village).

2. Projects recently Completed:

- The NIC 11,925 +/- square foot office and manufacturing building at 40 Commerce Drive.

3. New Businesses:

- The Crown Battery Manufacturing Company along with Rae Storage Battery Company has leased 14,000 +/- square foot of the 28,784 square foot warehouse/office building at 50 Sebeth Drive.

4. RFP for 60 and 61 River Road

- The Redevelopment Agency issued a Request for Qualifications and Proposals (RFQ and RFP) process; it was the objective of the Town of Cromwell to identify a preferred developer or development company to develop as a joint public partnership 60 River Road. The Redevelopment Agency has selected the preferred developer which the Town Council has approved. Town staff is currently negotiating a development agreement.

5. Applications Approved at the February 4, 2020 Planning and Zoning Commission Meeting:

- Application #20-06: Request for Site Plan Modification (add patio dining with liquor) at 35A Berlin Road. Joseph Moon is the Applicant and River Grace Plaza LLC is the Owner.
- Application #20-08: Request for Site Plan Modification (new signage) at 50 Sebeth Drive. Crown Battery Manufacturing Company is the Applicant and 50 Sebeth Drive LLC is the Owner.

6. Application Approved at the February 5, 2020 Inland Wetlands and Watercourses Agency Meeting:

- Application #20-02: Request to conduct regulated activities within the Upland Review Area at 43 Shadow Lane. John Hagel is the Applicant and Michael Lanteri is the Owner.

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY JANUARY 7, 2020
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Jeremy Floryan, Paul Cordone and John Keithan

Absent: Nicholas Demetriades, Brian Dufresne, Mo Islam, Ken Rozich and Kenneth Slade

Also Present: Director of Planning and Development Stuart Popper

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:02 p.m.

2. Roll Call

The presence of the above members was noted.

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3. Seating of Alternates

Michael Cannata made a motion to seat Alternate John Keithan; Seconded by Paul Cordone. All in favor; motion passed.

4. Approval of Agenda

Mr. Popper asked to add Election of Officers to the agenda under 9. New Business

Michael Cannata made a motion to amend the agenda and add Election of Officers under 9. New Business; Seconded by Chris Cambareri. All in favor; motion passed.

Mr. Popper asked to add the following application under 8. New Business Accept and Schedule New Applications:

Application #20-01: Request for Site Plan Modification (to modify driveway, truck parking area and storm water management basin) at 120 County Line Drive. Scannell Properties #315 LLC is the Applicant and the Owner.

Michael Cannata made a motion to amend the agenda to add Election of Officers as item a. Under New Business and Application #20-01 as item a. under New Business Accept and Schedule New Applications; Seconded by Jeremy Floryan. *All in favor; motion passed.*

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer

Mr. Popper said Mr. Driska would not be here this evening. He said he would be happy to any questions for Bruce. There were none.

7. Town Planner Report:

Mr. Popper said that construction of the new Marriott Hotel at 76 Berlin Road was moving forward. He noted that the Covenant Village project was also going well.

8. New Business: Accept and Schedule New Applications:

a. Application #20-01: Request for Site Plan Modification (to modify driveway, truck parking area and storm water management basin) at 120 County Line Drive. Scannell Properties #315 LLC is the Applicant and the Owner.

Mr. Popper asked that Application #20-01 be accepted and considered this evening.

Michael Cannata made a motion to accept and to consider this evening Application #20-01 to the agenda; Seconded by Paul Cordone. *All in favor; motion passed.*

9. New Business:

a. Election of Officers:

Michael Cannata made a motion to nominate Alice Kelly for Chairman; Seconded by Chris Cambareri. All in favor; motion passed.

Chris Cambareri made a motion to nominate Mike Cannata for Vice Chairman; Seconded by Paul Cordone. All in favor; motion passed.

Michael Cannata made a motion to nominate Ken Rozich for Secretary; Seconded by John Keithan. All in favor; motion passed.

b. Application #20-01: Request for Site Plan Modification (to modify driveway, truck parking area and storm water management basin) at 120 County Line Drive. Scannell Properties #315 LLC is the Applicant and the Owner.

Mr. Popper explained that the Applicant Scannell Properties has been working hard at recruiting a tenant for the 403,000 square foot building. He noted that a minor modification to the site plan had been approved by the Commission at the November 19, 2019 meeting. Mr. Popper said in their continued efforts to recruit a tenant Scannell is proposing some minor changes to the drive way, truck parking area and the storm water management area. He said the applicant's engineer is here this evening to present the application.

Mr. David Gagnon Project Engineer with Langan Company presented the application. He discussed the history of the development of the site. Mr. Gagnon explained that the applicant was proposing to extend the truck access service road further to the south. He said the two access drives into the truck parking area would be removed and replaced with an additional 8 truck parking spaces. Mr. Gagnon said in order to extend the truck access service road the abutting storm water management area would be narrowed and extended to the south. The Commission members and Mr. Gagnon discussed the application and the proposed changes.

Mr. Popper said that staff had reviewed the application and there were no comments at this time.

Mr. Popper explained that the storm water management area was a manmade wetland and the any modification would require approval by the Inland Wetlands and Watercourses Agency (IWWA). He noted that the IWWA would be meeting on Thursday January 9, 2020 and that an application to the IWWA has already been submitted. Mr. Popper asked that the Commission authorize the staff to administratively approve the Site Plan Application once the IWWA has acted at their January 9, 2020 meeting.

Michael Cannata made a motion to authorize staff to administratively approve Application #20-01: Request for Site Plan Modification (to modify driveway, truck parking area and storm water management basin) at 120 County Line Drive. Scannell Properties #315 LLC is the Applicant and the Owner after the IWWA as acted. Seconded by Chris Cambareri. *All in favor; motion passed.*

10. Public Hearing:

a. Application #19-47: Request to amend the Zoning Regulations to include a new Business Zone District (Section 3.6 Commercial Billboard District). DFC of Cromwell LLC is the Applicant.

Michael Cannata made a motion to open the public hearing; Seconded by John Keithan. All in favor; motion passed.

Chairman Kelly read the Legal Notice.

Attorney Arianna Ceneviva said she was here with Mr. Dominick DeMartino the Applicant to present the application. She summarized the status of the application to date to the Commission. Attorney Ceneviva discussed the changes made to the application in response to the Commission's and staff's concerns including the removal of Main Street and Route 372 as possible locations for the proposed zone district.

She noted that the Commission had raised questions as to the number of possible locations along Route 9 and Interstate I-91 for the proposed zone district. Attorney Ceneviva referred the Commission members to a spread sheet noting the addresses and ownership of the possible locations along Route 9 and Interstate I-91.

Attorney Ceneviva summarized the property spreadsheet and she discussed in detail the specific possible locations for the new zone district proposed for the Route 9 and I-91 corridors. The Commission members, staff and Attorney Ceneviva discussed the properties identified. Michael Cannata noted that the Commission had requested that the proposed zone district be limited to areas along Route 9 and Interstate 91 which has been done.

Attorney Ceneviva pointed out the support the proposal had received from Police Chief Denise Lamontagne especially regarding the use of the billboards for amber alerts and public announcements. She also pointed out the support from the Larry McHugh President of the Middlesex Chamber of Commerce and existing Cromwell businesses and their desire to advertise on the proposed electronic billboards.

Attorney Ceneviva distributed a revised set of the proposed regulations for the Commercial Billboard District and summarized the changes for the Commission These included: Section 1.7 Defined Terms; Sections 3.6A The Purpose; 3.6B Bulk Requirements; 3.6C Principle Uses; 3.6D Location, Orientation, Size and Spacing; 3.6E Display time, Transition time, and Brightness; 3.6F Digital Billboard malfunction and maintenance. Sections 5.1H Variations to landscaping requirements; 5.31 Prohibited Signs; and 6. Special Permits; 6.11 Digital Billboards of the proposed regulations.

The Commission members and Attorney Ceneviva and Mr. DeMartino discussed various aspects of the proposed regulations. Chairman Kelly expressed her concerns regarding the visual and aesthetic impact the billboards would have and whether or not they were in keeping with the goals and objectives of the most recent POCD.

Mr. Popper noted that he had received the review comments from the Lower Connecticut River Valley Regional Planning Commission which stated that they saw no negative impact on the abutting communities from the application.

Michael Cannata made a motion to close the public hearing; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Michael Cannata made a motion to approve Application #19-47: Request to amend the Zoning Regulations to include a new Business Zone District based upon the revised text of the regulations submitted this evening. Seconded by Chris Cambareri. *All in favor; motion passed.*

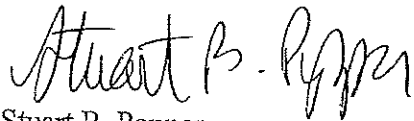
11. Approval of Minutes:

- a. November 7, 2019: No action taken.
- b. November 19, 2019: No action taken.

12. Commissioner's Comments:

13. Adjourn: A motion to adjourn was made by Michael Cannata. Meeting adjourned at 8:42 p.m.

Respectfully submitted,



Stuart B. Popper
Acting Recording Clerk

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**



**Regular Meeting
7:00 P.M. Wednesday, January 15, 2020
Room 222 Cromwell Town Hall**

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AMENDED MINUTES

Present: Joe Fazekas, Marilyn Teitelbaum- Dworkin, Jay Polke, and Paul Warena (alternate)

Absent: Chairman Richard Nobile, Mo Islam, Robert Jahn

Also Present: Director of Planning and Development Stuart Popper, Town Counsel Liaison Al Waters

1. Call to Order:

The meeting was called to order by Joseph Fazekas at 7:02 p.m.

2. Roll Call/Seating of Alternates:

The presence of the above members was noted.

Joe Fazekas made a motion to seat alternate Paul Warena; Seconded by Marilyn Teitelbaum- Dworkin. *All in favor; motion passed.*

3. Approval of Agenda:

Joe Fazekas made a motion to approve the agenda. Seconded by Marilyn Teitelbaum- Dworkin. *All in favor; motion passed.*

4. Public Comments:

None.

5. Director of Planning and Development Report:

- Red Lion Hotel was closed by the state on 1/10/2020.

6. New Business:

Updates from Mr. Popper:

- New Marriott- Construction is moving along very quickly
- Possible new tenant for 100 County Line Drive. Will be adding a gate around the property. Hope to announce tenant in June.

Updates from Mr. Warena:

- New Vanity Salon - Open and getting a lot of business
- Yoga studio - Interior is being updated

7. Chairman's Comments/Commissioners' Comments:

None.

8. Communications: see attached P & Z Minutes

9. Approval of Minutes:

- a. October 16, 2019 – Jay Polke made a motion to approve the minutes; Seconded by Paul Warena. *All in favor; motion passed.*

Joe Fazekas and Marilyn Teitelbaum- Dworkin abstained.

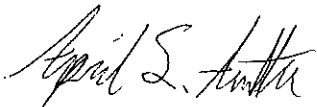
- b. November 20, 2019 - Paul Warena made a motion to approve the minutes; Seconded by Marilyn Teitelbaum- Dworkin. *All in favor; motion passed.*

10. Good & Welfare:

11. Adjourn:

Jay Polke made a motion to adjourn the meeting; Seconded by Paul Warena. *All in favor; motion passed.* The meeting was adjourned at 7:27 p.m.

Respectfully Submitted,



April L. Armetta
Acting Clerk