

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION**



*Regular Meeting*  
**7:00 P.M. Wednesday, February 20, 2019**  
**Room 222 Cromwell Town Hall**

**AGENDA**

RECEIVED FOR RECORD  
Feb 11, 2019 02:28P  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT

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:**
7. **Chairman's Comments/Commissioners' Comments**
8. **Communications: see attached P & Z Minutes**
9. **Approval of Minutes:**
  - a. **January 16, 2019**
10. **Good & Welfare**
11. **Adjourn**

**To: Economic Development Commission**  
**From: Stuart B. Popper, Economic Development Coordinator**  
**Date: February 13, 2019**  
**Re: Economic Development Coordinator Report for January 2019**

- 1. Recently Opened Businesses:**
  - Café Luna and Joe's Filling Station restaurants at 35 Berlin Road;
  - Mizzu Asian Bistro & Hibachi and Gyro Love restaurants at 136 Berlin Road.
  
- 2. Projects Expected to Begin Construction in the Spring of 2019:**
  - The new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road (Covenant Village);
  - The 125 room, Marriott Springhill Suites Hotel at 76 Berlin Road;
  - The new NIC 11,925 +/- square foot office and manufacturing building at 40 Commerce Drive (please note this is the last vacant lot on the street) and
  - The Starbucks at 136 Berlin Road.
  
- 3. Business Visitations:**
  - The next business visitation is scheduled at 9:00 am on Wednesday February 20, 2019 at the Adel brook facility.
  
- 4. Applications pending before the February 19, 2019 Planning and Zoning Commission Meeting:**
  - Application #19-03: Request for Site Plan approval for the construction of the loop road and the demolition of a portion of the existing D-Wing at Covenant Village of Cromwell at 52 Missionary Road. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner.
  
- 5. Applications acted upon at the January 15, 2019 and February 5, 2019 Planning and Zoning Commission Meetings:**
  - Issued a positive report on the Section 8-24 Mandatory Referral for the sale of a portion of 1 Community Field Road to the abutting property owner at 333 Main Street.
  - Issued a positive report on the Section 8-24 Mandatory Referral for the construction of the new Public Works/Cromwell Water Pollution Control Authority facility and the relocation of the Transfer Station at 100 County Line Drive.
  - Approved Application 19-05: Request to Renew Site Plan Approval for a commercial building at 560 Main Street. Salvatore & Salvatrice Petrella are the Applicants and the Owners.
  - Approved Application #18-84: Request for a Special Permit under Section 7.5.B.3 of the Zoning Regulations for consumption of alcoholic beverages on the premises of a hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7:00 PM TUESDAY, FEBRUARY 5, 2019  
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Nicholas Demetriades, Chris Cambareri, Brian Dufresne, Paul Cordone, David Fitzgerald (alternate)

**Absent:** Ken Slade, Ken Rozich, Mo Islam (alternate), John Keithan (alternate)

**Also Present:** Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Michael Cannata made a motion to seat David Fitzgerald; Seconded by Paul Cordone. *All were in favor; motion passed.*
4. **Approval of Agenda:** Mr. Popper added the following as Item 8.C. under New Business: Accept and Schedule New Applications:

Application #19-06: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant and Tournament Players Club of Connecticut Inc. is the Owner.

Michael Cannata made a motion to approve the amended agenda; Seconded by Jeremy Floryan. *All in favor; motion passed.*

5. **Public Comments:** NONE
6. **Development Compliance Officer Report:** Mr. Driska asked if there were any questions or comments on his report. He said that the building at County Line Drive was fully enclosed, with the windows and overhead doors being installed. He said that the structures at ShopRite, Dollar General and at the TPC were all progressing.

Mr. Popper said that the application for Covenant Village would be scheduled soon and that most of the approved projects had received their permits from OSTA, except for Starbucks. Mr. Popper said that he expected Starbucks and the hotel on Berlin Road would begin construction this spring.

Mr. Driska said that the Carrier project on Field Road was progressing, with the roads being cut in and pipes laid for water and sewer. He said that the project at 150 Country Squire Drive had not begun construction as they were still working on design issues concerning the roadway.

Chairman Kelly asked about the signage at Café Luna and Joe's Filling Station. Mr. Driska said that the Town allows temporary signs after opening and Mr. Popper said that the signs are generally allowed for thirty days but that he would review their duration.

#### **7. Town Planner Report:**

Mr. Popper mentioned several new businesses in town that had recently opened: Café Luna, Joe's Filling Station, Gyro Love, and Mizzu Asian Bistro. He said that he hoped to make additional announcements regarding new development soon and expected that a number of projects would be under construction in the spring.

#### **8. New Business Accept and Schedule New Applications:**

- a. Application #19-04: Request for a Special Permit under Section 5.3.B.2 of the Zoning Regulations to install new electronic price signs at the Mobile Station at 176 West Street. Ready Imaging, Inc. is the Applicant and Global Montello Group Corp is the Owner.

Michael Cannata made a motion to accept Application #19-04 and schedule it for a public hearing on March 5, 2019; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

- b. Application #19-05: Request to Renew Site Plan Approval for a commercial building at 560 Main Street. Salvatore & Salvatrice Petrella are the Applicants and the Owners.

Michael Cannata made a motion to accept Application #19-05 and to schedule it to be considered as a business item at tonight's meeting; Seconded by Chris Cambareri. *All were in favor; motion passed.*

Mr. Popper said that the Site Plan Approval for a commercial building at 560 Main Street, Application #14-06, had been approved on March 18, 2014. The request was to extend that approval for an additional five years. Mr. Popper said that the original approval contained

several comments from the Town Engineer and Water Divisions that had all been addressed prior to the filing of the Mylars, and if the Commission was to grant the approval, it would be without conditions.

Michael Cannata made a motion to grant an extension of the site plan approval at 560 Main Street for an additional five years; Seconded by Chris Cambareri. *All were in favor; motion passed.*

- c. Application #19-06: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant and Tournament Players Club of Connecticut Inc. is the Owner.

Michael Cannata made a motion to accept Application #19-06 and to schedule it for a public hearing on March 5, 2019; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

#### 9. Public Hearing:

- a. Application #18-84: Request for a Special Permit under Section 7.5.B.3 of the Zoning Regulations for consumption of alcoholic beverages on the premises of a hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.

Chairman Kelly read the legal notice.

Michael Cannata made a motion to open the public hearing; Seconded by Paul Cordone. *All were in favor; motion passed.*

Mr. Popper said that the earlier conditions placed on the approval of Application #18-54: Request for a Special Permit under Section 3.3.C.4. of the Zoning Regulations to permit the construction of a 125 room hotel at 76 Berlin Road had been addressed. He said that there were no staff comments concerning the present application.

Brandon Handfield, P.E., with Yantic River Consultants, LLC, was present on behalf of AVA Group. He submitted an affidavit regarding the posting of the sign and the Certificate of Mailing. He said that the previous application was for the approval of a Springhill Suites Hotel.

He reviewed the architectural floor plan of the first floor and reviewed the layout, showing the proposed lounge area for the sale and consumption of alcohol. He said that the lounge would only be for hotel patrons. The proposed hours were 5 p.m. to midnight, seven days a week. The area would also be used for the continental

breakfast and as a lounge during off hours. He reviewed the seating plan. He said that there was an enclosed patio area that was completely fenced in and only accessible by hotel guests from the inside, using their key guards, that would be available as an additional seating area.

Mr. Handfield said that the hotel was focused on business professionals and would be busiest from Monday to Thursday. Chairman Kelly asked how the hotel would prevent the lounge from being used by non-patrons and Mr. Handfield said there was no way to do so but suggested that hotel patrons generally charge their tab to their room.

Mr. Popper said that there were no staff comments on the application.

Paul Cordone asked about the fencing around the patio and was told it was at least six feet high with landscaping and stone masonry and it was intended to act as a wall.

Nick Demetriades asked if there were any issues concerning the daycare and was told no. Mr. Driska corrected the section numbers in his memo to 7.5.B.1 and 7.5.B.3. Mr. Popper said that the Zoning Regulations require an applicant to obtain a Special Permit for the sale of alcoholic beverage.

The hearing was opened to public comment. There were no comments.

Michael Cannata made a motion to close the public hearing; Seconded by Nick Demetriades. *All were in favor; motion passed.*

Michael Cannata made a motion to approve Application #18-84: Request for Special Permit under Section 7.5.B.3 of the Zoning Regulations for consumption of alcoholic beverages on the premises of a hotel at 76 Berlin Road; Seconded by Paul Cordone. *All in favor, motion passed.*

**10. Commissioner's Comments:** None

**11. Approval of Minutes:**

- a. January 15, 2019: Michael Cannata made a motion to approve the minutes as presented, Seconded by Jeremy Floryan.

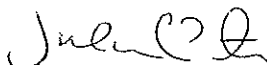
In favor: Chairman Kelly, Michael Cannata, Jeremy Floryan, Nick Demetriades, Chris Cambareri.

Abstained: David Fitzgerald, Paul Cordone.

*Motion passed.*

**12. Adjourn:** Michael Cannata made a motion to adjourn the meeting; Seconded by Paul Cordone. Meeting adjourned at 7:23 p.m.

Respectfully submitted,



Julie C. Petrella  
Recording Clerk

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING  
WEDNESDAY, JANUARY 16, 2019  
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Richard Nobile, Robert Jahn, Joe Fazekas, Marilyn Teitelbaum

**Absent:** Jay Polke

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

**1. Call to Order**

The meeting was called to order by Chairman Nobile at 7:06 p.m.

**2. Roll Call / Seating Alternates.**

The presence of the above members was noted.

**3 Approval of Agenda**

Joe Fazekas made a motion to approve the agenda with the following changes under New Business: new EDC abatement guidelines and Committee vacations; Seconded by Bob Jahn. *All were in favor; motion passed.*

**4. Public Comments**

NONE

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

Mr. Popper said that the Town Attorney was working on the tax abatement guidelines to update the text and to bring them in line with the state statutes. Mr. Popper said he would present the revised version at the next meeting.

Mr. Popper said that alternates need to be nominated by their respective parties and that there needs to be both Republican and Democratic alternates. Marilyn Teitelbaum, who is an alternate and Democrat, said she would like to be a regular member and can replace Stan Stachura, who recently resigned.

Mr. Popper reviewed his Economic Development Coordinator Report, noting new businesses that had recently opened in town, several construction projects that would begin in the spring,



and several projects recently approved by Planning and Zoning. He said that business visitations would begin again shortly.

**6. New Business:**

- a. Tax Abatement Guidelines**
- b. Committee Vacancies**

These items were discussed during the Town Planner's Report above.

**7. Chairman's Comments/ Commissioner's Comments:** Robert Jahn asked Mr. Popper to bring in a map of the loop road being proposed by Covenant Village.

Chairman Nobile asked for an update regarding the crematorium and Mr. Popper said that the lawsuit is on-going and that DEEP had denied the crematorium's application for a permit. He also asked about the status of the Affordable Housing application and was told that it was still being negotiated. Chairman Nobile asked about the possible zone change application at 164 West Street and Mr. Popper said that he told the applicant that the setback prevented him from selling alcohol at that location. Mr. Popper said that he is meeting with several potential tenants for the Scannell property at 120 County Line Drive to discuss permitted uses. There was a brief discussion regarding business activity at Sebeth Drive. Chairman Nobile asked Mr. Popper to obtain a copy of the SEPA study.

Robert Jahn said he was concerned about Route 3's line of sight from County Line Drive. Mr. Popper said that the developer is not finished with the construction of the bypass lane nor had they finished the necessary tree-cutting. He said that the building cannot be occupied until the roadway improvements are done.

Al Waters asked about the proposal for a two-lot subdivision north of Fawn Run. Mr. Popper said the property was in Rocky Hill but that they wanted to access it via a driveway off of Fawn Run because if it was built off of North Road, the driveways would have to be much longer. He said that the developer had applied for a Wetlands Permit from the Town of Rocky Hill. Al Waters said that the people would be living in Rocky Hill but using Cromwell roadways and Mr. Popper said it was only two houses.

**8. Approval of Minutes:**

- a. December 19, 2018: Joe Fazekas made a motion to approve the minutes; Seconded by Bob Jahn. *All in favor; motion passed.*

**9. Good & Welfare:** None

**10. Adjourn**

Bob Jahn made a motion to adjourn the meeting; Seconded by Joe Fazekas.

*All were in favor; the motion passed.*

The meeting was adjourned at 7:41 pm.

Respectfully Submitted,



Julie C. Petrella  
Recording Clerk