

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**



***Regular Meeting
7:00 P.M. Wednesday, February 21, 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:
7. Chairman's Comments/Commissioners' Comments
8. Communications: see attached P & Z Minutes
9. Approval of Minutes:
 - a. January 17, 2018
10. Good & Welfare
11. Adjourn

RECEIVED FOR RECORD
Feb 15, 2018 10:11A
JDAN AHLQUIST
TOWN CLERK
CROMWELL, CT

To: Economic Development Commission

From: Stuart B. Popper Director of Planning and Development

Date: February 14, 2018

Re: Economic Development Coordinator Report for February 2018

- 1. International Council of Shopping Centers New England Retail Connection**
 - We will have our trade show booth at the ICSC New England Retail Connection on Wednesday, March 7, 2018 at the Connecticut Convention Center in Hartford.
 - We will be showcasing the town and available commercial properties for lease or for sale.

- 2. Economic Development Web Site**
 - We are working on improvements to the Go To Cromwell Website and will be updating it and adding links to local businesses.

- 3. Business Visitations**
 - We are looking for suggestions for our next business visitations.

- 4. Middlesex Chamber of Commerce and Cromwell Division Meetings**
 - I attended the Middlesex Chamber of Commerce Cromwell Division meeting held at 7:45 am on Thursday February 8, 2018 at the Marriott Courtyard Hotel.

- 5. Middlesex Chamber of Commerce Legislative Breakfast**
 - I attended the Middlesex Chamber of Commerce Legislative Breakfast on Friday February 16, 2018 at the Marriott Courtyard Hotel.

- 6. PZC Actions: January 16, 2018 and February 6, 2018**
 - Voted to deny Application #17-22: Request for Site Plan Approval for Center Point Apartments (an Affordable Housing Application) at 186 Shunpike Road. JPG Partners, Inc. is the Applicant and the Estate of Helen M. Ewald c/o Sybil C. Martin Executrix is the Owner.

 - Voted to deny Application #17-59: Request to modify the Site Plan Approval at River Highlands Golf Club Road to remove sidewalks on Thistledown and Priorwood Gardens. White & Katzman, Management is the Applicant and River Highlands Home Owners Association is the Owner.

 - Voted to approve Application #18-01: Request for a Special Permit under Section 3.5.C.4 of the Zoning Regulations to permit the manufacture of beer in the Industrial Zone at 14 Alcap Ridge. Coles Road Brewing LLC is the Applicant and Fourteen Alcap LLC is the Owner.

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY FEBRUARY 6, 2018
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

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

Absent: Ken Rozich, John Keithan (alternate)

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Council Liaison James Demetriades

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:03 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 Brian Dufresne. *All in favor; motion passed.*

4. Approval of Agenda

A motion to approve the agenda was made by Michael Cannata and Seconded by Nicholas Demetriades. *All in favor; motion passed.*

5. Public Comments

There were no public comments at this time.

6. Development Compliance Officer

Mr. Driska referenced his report included in the Commission's packet and asked if there were any questions. The Commission did not have any questions.

7. Town Planner Report:

Mr. Popper stated that 120 County Line Drive was under construction. Grading had begun and the owner would be back in front of the Commission regarding the appearance of the sign and the building. He expected applications for the Nike Site and the Field Road development to be filed soon. Mr. Popper said that the ShopRite interior demolition work was being done and they were still waiting on their OSTA permit.

8. New Business: Accept and Schedule New Applications:

- a. Application #18-03: Request for a Special Permit under Section 2.10.3 and 2.10.4 of the Zoning Regulations to allow for the parking of storage trailers in R-15 Zone District at 20 Pleasant Street. Matthew Zeiner is the Applicant and the Owner.

Michael Cannata made a motion to accept the application and to schedule a public hearing for the first meeting in March; Seconded by Brian Dufresne. *All in favor; motion passed.*

9. New Business:

- a. Application #17-59: Request to modify the Site Plan Approval at River Highlands Golf Club Road to remove sidewalks on Thistledown and Priorwood Gardens. White & Katzman, Management is the Applicant and River Highlands Home Owners Association is the Owner.

Mr. Popper introduced the application. He said that staff had reviewed the application and he had received comments from the Police Chief, as well as notes and the bylaws from the Homeowner's Association, regarding their authority to make this request. Mr. Popper read Chief Lamontagne's email dated January 31, 2018 in which she opposed the application, saying that the town is always looking to add sidewalks to promote safe pedestrian movement. There were no representatives present on behalf of the application. Michael Cannata said that he felt it was bad policy to allow the removal of sidewalks when they were a part of the original plan approved by a previous Commission. He felt it was bad precedent and the rest of the Commission agreed.

Michael Cannata made a motion to deny Application #17-59, Request to modify the Site Plan Approval at River Highlands Golf Club Road to remove sidewalks on Thistledown and Priorwood Gardens. Seconded by Paul Cordone. *All in favor; motion passed.*

10. Public Hearing:

- a. Application #18-01: Request for a Special Permit under Section 3.5.C.4. of the Zoning Regulations to permit the manufacture of beer in the Industrial Zone at 14 Alcap Ridge. Coles Road Brewing, LLC is the Applicant and Fourteen Alcap LLC is the Owner.

Nicholas Demetriades read the legal notice.

Michael Cannata made a motion to open the public hearing; Seconded by Chris Cambareri. *All in favor; motion passed.*

Mr. Popper began by reviewing the new sections to Section 6. Special Permit that were added per Application #16-45: Request to amend Section 3.5.C.4, Other Uses of the Zoning Regulations to permit as a Special Permit the manufacture, sale and consumption

of alcoholic beverages in the Industrial Zone District. He read Section 6.11 Brewery and 6.12 Brew Pub, and said that there was no distance requirement included in the regulations because this dealt with manufacturing. Mr. Popper said that the building at 14 Alcap Road is 100,000 square feet and is currently occupied by a manufacturing company, a baseball training facility and a gym, and there is still office space for lease. He said that this regulation only encompasses the sale of beer made on the premises; it does not allow the sale of beer manufactured elsewhere as that would be considered retail liquor sales.

Paul Marchinkoski, 130 Coles Road, spoke on behalf of the application. He clarified that he is not interested in selling other brands of beer or operating a brew pub restaurant. He said that the company would occupy 12,500 square feet, with 4,000 square feet each for the taproom and storage and 4,500 square feet to the brewing operations. He said that the brewery will contain 2 public bathrooms, 1 private bathroom, a laboratory/quality control room, office, cold storage, seating for 40 patrons, and share the 187 parking spaces, including 2 handicapped spaces. The brewery would operate from 6 a.m. to 10 p.m., and stated the specific operating hours for the taproom. He said that he would employ 2 full time and 4 to 6 part time employees. He said that he would be interested in being part of the Connecticut bus beer tours. Mr. Marchinkoski said that he would have 6 to 10 barrel tanks and several smaller 1 barrel tanks. There would be one 12 square foot sign as part of the main signage for the plaza and 1 smaller sign above the entrance door. He said that he planned to rent a mobile canner until he could buy one.

Chris Cambareri said that this was a great addition to town and that people would already be asking about buying this company's beer. He thought it would be good for community events. Mr. Marchinkoski said that he hoped to be open in late August or early September, based on a timeline of obtaining federal permits, equipment, health permits, and state permits. He planned to manufacture 750 barrels during his first year.

Victor Torza of Taphouse 150 said that he supported the application as it was good for his business and hoped to collaborate with them in the future. Mr. Driska said that the signs complied with the zoning regulations. There were no other staff comments and no conditions for approval.

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 #18-01: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to permit the manufacture of beer in the Industrial Zone at 14 Alcap Ridge; Seconded by Brian Dufresne. *All in favor; motion passed.*

11. **Commissioner's Comments:** There were no comments.

12. **Approval of Minutes:**

a. January 2, 2018:

Michael Cannata made a motion to approve the minutes as presented. Seconded by Brian Dufresne. *All in favor; motion passed.*

b. January 16, 2018:

Michael Cannata made a motion to approve the minutes as presented; Seconded by Brian Dufresne. *All in favor; motion passed.*

13. Adjourn:

A motion to adjourn was made by Michael Cannata; Seconded by Paul Cordone.
Meeting adjourned at 7:38 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk

RECEIVED FOR FILING
1/19 2018 at 3:22 P.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

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

Gloria Prendergast, Asst.
TOWN CLERK

Present: Richard Nobile, Robert Jahn, Stanley Stachura, Jay Polke, Joe Fazekas

Absent:

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 7:15 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 Jay Polke. *All were in favor; the motion passed.*

4. Public Comments

NONE

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

Mr. Popper stated that there had been a business visit to Mosiac and Molly Maids. He would be scheduling another business visitation for the following Wednesday and would notify the members of the schedule. Mr. Popper also reviewed recent activity by the Planning and Zoning Commission: that a new sign has been approved at the car wash on Berlin Road, the self service bays would be removed at the car wash on Shunpike Road, that an 11,000 square foot addition was approved for 11 Progress Drive, and that the 403,000 square foot warehouse on County Line Drive was moving forward, as well as the new clubhouse at the TPC, and the planned ShopRite at the former Kmart Plaza.

6. New Business:

Mr. Popper said that the previous years' budgets had included monies for the Cromwell Merchants Association, which was no longer necessary. He suggested that some of the remaining budget funds from this past year be used for a new booth banner for vinyl signs and pictures. There was some discussion regarding other expos that they could exhibit at and Mr. Popper said that he normally attended those held by the International Council of Shopping Centers. He would also stay associated with the Connecticut Economic Redevelopment Commission.

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

There was some discussion regarding ideas on how to revitalize downtown Main Street.

Bob Jahn requested that Mr. Popper include all of the Commission members in future business visitations. He also said that he felt that Mr. Popper should be involved in municipal development, and not just residential and commercial development. Mr. Popper said that he would participate if directed to do so by the Town Manager.

8. Communications: see attached P&Z Minutes

9. Approval of Minutes:

a. November 15, 2017: Jay Polke made a motion to approve the minutes; Seconded by Robert Jahn. *All in favor; motion passed.*

10. Good & Welfare:

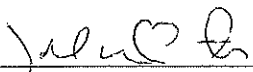
NONE

11. Adjourn

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

The meeting was adjourned at 7:47 pm.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk