

TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION



Regular Meeting
7:00 P.M. Wednesday, January 16, 2019
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. December 19, 2018
10. Good & Welfare
11. Adjourn

RECEIVED FOR RECORD
Jan 08 2019 10:09A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

A handwritten signature in black ink, appearing to be "Joan Ahlquist", is written over the printed name of the Town Clerk.

To: Economic Development Commission
From: Stuart B. Popper, Economic Development Coordinator
Date: January 7, 2019
Re: Economic Development Coordinator Report for January 2019

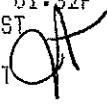
1. **New Businesses Opened in December of 2018:**
 - Café Luna and Joe's Filling Station restaurants at 35 Berlin Road;
 - Mizzu Asian Bistro & Hibachi and Gyro Love restaurants at 136 Berlin Road.

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 business visitation program will resume in January 2019.

4. **Applications Approved at the December 18, 2018 Planning and Zoning Commission Meeting:**
 - Application # 18-77: Request for Site Plan Modification to Replace the Existing TPC Scoreboard adjacent to the new Clubhouse at 1 Golf Club Road. PGA Tour Design and Construction Services, Inc. is the Applicant and TPC of Connecticut Inc. is the Owner.
 - Application # 18-79: Request for Site Plan Modification to construct a new online grocery pickup area in the parking lot at 161 Berlin Road. Perry M. Petrillo Architects, P.C. is the Applicant and Infinity Cromwell Prop. LTD. Partner is the Owner.
 - Application # 18-80: Request for Site Plan Approval to construct new 11,925 +/- square foot building at 40 Commerce Drive. RDB Properties, LLC is the Applicant and CG Holdings II LLC is the Owner.
 - Application #09-16: Request for a reduction in the Bond amounts at Northwood Estates. Northwood of Cromwell LLC is the Applicant and the Owner.
 - Issued a positive report on the Section 8-24 Mandatory Referral for Acquisition of Property at 15R Christian Hill Road.
 - Application #18-62: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to permit the Cortiva Institute to operate a school for training in occupational skills at 45 Shunpike Road. HBN-CSC LLC C/O HB Nitkin Group is the Applicant and the Owner.

Memo

RECEIVED FOR RECORD
Jan 07, 2019 01:32P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT 

To: Joan Ahlquist, Town Clerk
From: Stuart B. Popper, Town Planner
Date: January 7, 2019
Re: Economic Development Commission Meeting Dates for 2019

The following meeting dates for 2019 were approved by the Economic Development Commission at their meeting on December 19, 2018.

January 16, 2019 Special Meeting

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
WEDNESDAY, DECEMBER 19, 2018
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES

RECEIVED FOR RECORD
Jan 07, 2019 08:46A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT



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

Absent:

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 7:17 p.m.

2. Roll Call / Seating Alternates.

The presence of the above members was noted.

3 Approval of Agenda

Mr. Popper added a discussion of a possible zone change for 164 West Street to the agenda under New Business. A **motion** to approve the agenda as presented was made by Joe Fazekas; Seconded by Robert Jahn. *All were in favor; the motion passed* (Stan Stachura was not present for this vote).

4. Public Comments

NONE

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

Mr. Popper reviewed his December 5, 2018 EDC Report and mentioned a number of new businesses opening in town and projects under construction. He said that business visitations would resume in January. Mr. Popper said that Planning and Zoning had approved the site plan for 40 Commerce Drive as well as for the School of Massage at the former Kmart garden center. He also reviewed the \$397,200 grant to be used for the installation of sidewalks along Main Street and Gere Street.

6. New Business:

a. Approval of 2019 Meeting Calendar: Joe Fazekas made a motion to approve the 2019 Meeting Calendar; Seconded by Robert Jahn. *All were in favor; motion approved* (Stan Stachura was not present for this vote).

b. Discussion of Tax Abatement for 40 Commerce Drive

Deborah Berggren was present to speak about the company, NIC Systems Corporation, and to represent the company owner, Ron Berggren. Mr. Popper said that the state statutes place limits on abatements based on the financial investment to be made. He said that up to \$1M, he believed the limit was two years, but he wanted some leeway in case the limit was three years. He said that the applicant was requesting an abatement at 100% for the first year and 75% for the second year. He wanted the Commission to recommend a percentage for the third year in case they qualified.

The applicant submitted information about the business, including number of employees, scope of service, revenue, chief officers, project timeline, and costs and expenses. Mr. Popper said that Planning and Zoning Commission had been impressed with the site plan and that these were the last two vacant lots on Commerce Drive. He reviewed the site plan, general building design, utility plan and landscaping plan. Mrs. Berggren said that they were relocating from Rocky Hill and slightly increasing their overall square footage.

Mr. Popper said that the procedure was for the Commission to make a recommendation to the Town Council.

Joe Fazekas made a motion to approve a tax abatement for NIC Systems Corporation at 40 Commerce Drive at 100% for the first year, 75% for the second year, and if applicable, 50% for the third year; Seconded by Marilyn Teitelbaum. Jay Polke said that he wanted the Commission to recognize the fact that the business owner was a Cromwell resident and wanted a full abatement for two years. *All were opposed; motion failed.*

Stan Stachura arrived at 7:36 p.m.

Jay Polke made a motion to approve a tax abatement for NIC Systems Corporation at 40 Commerce Drive at 100% for the first year, 100% for the second year, and if applicable, at 75% for the third year; Seconded by Joe Fazekas. Bob Jahn asked about the relevant tax savings and was told it was about \$25,000 per year and that the abatement only concerned taxes on the building. *All were in favor; motion passed.* Stan Stachura abstained.

c. Discussion of Possible Zone Change at 164 West Street

Attorney Salvatore Ritacco was present on behalf of Mukesh A. Patel, the owner of 164 West Street. He said that he was requesting information on the Commission's vision for the development of the area and whether they would support an application to rezone his client's parcels from Business Park District to Local Business Zone.

Mr. Popper said that the property owner was looking at rezoning so that he could sell beer at the convenience store associated with the gas station, the sale of which was allowed in the Local Business Zone but not in the Business Park Zone.

There was some discussion about distance requirements between establishments selling beer and the legality of selling beer at such an establishment under a grocery beer permit. Attorney Ritacco read the purposes of the two zones as stated in the Regulations to the Commission.

There was discussion regarding whether it was appropriate to make a recommendation to Planning and Zoning, whether this was spot zoning, and whether the applicant had purchased the property knowing the limitation on alcohol sales per the zone. There was discussion on whether to table the matter rather than issuing an opinion.

Joe Fazekas said he was not inclined to support the zone change, Stan Stachura said it wasn't within the purview of the Commission to issue an opinion, and Chairman Nobile said that the issue was one for Planning and Zoning to take up when reviewing the Plan of Conservation and Development.

Attorney Ritacco asked that no motion be made in regards to whether to support the application.

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

Stan Stachura stated that he had submitted a formal letter of resignation to Mr. Popper. Jay Polke thanked Mr. Popper for his efforts during such a busy year. Robert Jahn asked about the lot between Dollar General and the Citgo, which is owned by CL&P, if the Town could do anything to clean it up. He also asked about sidewalk installation project and the transfer station entrance. Mr. Popper said more clearing would occur in the spring, which would improve the sightline onto Shunpike Road.

8. Approval of Minutes:

- a. October 17, 2018: Joe Fazekas made a motion to approve the minutes; Seconded by Jay Polke. *All in favor; motion passed.*

9. Good & Welfare: None

10. Adjourn

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

The meeting was adjourned at 8:21 pm.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk