

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**



Regular Meeting
6:30 P.M. Thursday January 19, 2017
Room 224/5 Cromwell Town Hall

AGENDA

RECEIVED FOR FILING
1-12 2017 at 9:22 M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.
Jean Chilquist
TOWN CLERK

1. Call to Order
2. Roll Call/Seating of Alternates
3. Approval of Agenda
4. Public Comments
5. New Business:
6. Director of Planning and Development & Compliance Officer Reports
7. Old Business:
 - a. Northern Tier STEAP Grant
8. Communications: (Redevelopment Agency Meeting Minutes, no minutes rec'd yet from P & Z's last meeting)
9. Chairman's Comments/Commissioners' Comments
10. Approval of Minutes:
 - a. November 17, 2016
11. Good & Welfare
12. Adjourn

To: Town Council
From: Stuart B. Popper Director of Planning and Development
Date: January 5, 2017
Re: Economic Development Coordinator Report for January 2017

1. Business Visitations

- There were no business visitations in December. We will start again in January.

2. Cromwell Landing Park Improvements

- I researched and prepared the RFQ/RFP for the Cromwell Landing Park Improvements and prepared the legal notice for the Hartford Courant. The notice was advertised on Sunday December 4, 2016 and the due date is Friday January 11, 2017.
- I met with Phil Barlow of To Design to inspect the park and review the requirements of the RFQ/RFP at 1:00 pm on Thursday December 15, 2016.
- I met with Joseph Kelleher of Ann Penniman LLC to inspect the park and review the requirements of the RFQ/RFP at 1:00 pm on Monday December 19, 2016.

3. Economic Development on County Line Drive

- I met with potential tenants at the County Line Drive site at 9:00 am on Thursday December 15, 2016.
- I continued to work with Rich Peck Town of Cromwell Sewer Administrator and Arthur Simonian, P.E. Executive Director of the Mattabassett District to resolve questions regarding sewer service for the potential tenants at the County Line Drive site.

4. Planning and Zoning Issues

- I researched and assisted the Town Attorney with a number of questions regarding the Nike Site appeal

5. Planning and Zoning Commission

- The Planning and Zoning Commission will consider Applications to amend the Zoning Regulations to permit as a Special Permit the manufacture, sale and consumption of alcoholic beverages in the Industrial Zone at their January 17, 2017 meeting. In addition they will also consider the following applications:
- Application #16-48: Request for a Special Permit under Section 4.2 of the Zoning Regulations to construct a new building in the Special Flood Hazard Area at 25 Shunpike Road. Nga Nguyen is the Applicant and the Owner.
- Application #16-49: Request for Site Plan Approval to construct a new 3,500 square foot commercial building at 25 Shunpike Road. Nga Nguyen is the Applicant and the Owner.

Memo

To: Planning & Zoning Commission
From: Fred Curtin
Date: January 10, 2017
Re: December 2016 Activity Report

49 River Road – The Cease and Desist order is still in place and the daily citation fines are accruing.

51 River Road – The camper has been removed from the front yard.

34 Geer Street – The ZBA granted a Variance for the shed in the front yard.

8 South Street – A Notice of Violation was issued for the unregistered vehicles, tractor, and trailers. They have removed one unregistered vehicle, and waiting for probate on the other vehicle. The property owner has applied for a Building permit for the rear stairs.

191 Shunpike Road – A Notice of Violation was issued to the property owner for allowing someone to live in the camper – (car wash).

P & Z Permits 2016					
Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-01	Town of Cromwell	9 Capt. James Mann Memorial Drive	Watrous Park Splash Pad	Approved with conditions 1/5/16	Complete
16-02	Frank Acheampong	538 Main Street	Clothing Bin for Non Profit	Withdrawn	Withdrawn
16-03	Meghan Burt	199 Shunpike Road	Next Level Fitness Personal Training	Approved by ZEO 1/25/16	Open for business
16-04	Merritt Construction LLC	136 Berlin Road	Center for Vein Restoration	Approved by ZEO 1/25/16	Complete
16-05	Premier Partners Assoc.	192 Shunpike Road	Subdivision	Approved 4/19/16	
16-06	Applicant did not need to go to P&Z therefore # not used				
16-07	Town of Cromwell	9 Capt. James Mann Memorial Drive	Raymond Place area-improvements to Town Rds.		Complete
16-08	Use #16-13 instead				
16-09	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Championship	Approved with conditions 4/19/16	Event over
16-10	Pinewood Landscaping, LLC	302 Main Street	Site Plan Modification	Approved 4/19/16	Sign Complete
16-11	Christian Plummer Plummer All Season Landscaping	224 Shunpike Road	Landscaping/Retail Sales	Approved 4/19/16	Open for Business
16-12	Michael Salonia Cromwell Fire Department	105 Coles Road	Flower sale for Mother's Day and Christmas Trees	Approved 4/19/16	Event over

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-13	Town of Cromwell	Raymond Place Neighborhood	Roadway and Drainage Improvements	Approved 4/19/16	Work in progress
16-14	Town of Cromwell	41 West Street	Modify Site Plan for Parking Lot Expansion	Approved 4/19/16	Complete
16-15	Luca DiMichele	6 Kirby Road	Barbershop & Emporium	Approved by ZEO 4/7/16	Complete
16-16	National Sign	4 Sebethe Road	Chili Signage	Approved 5/03/16	Complete
16-17	Dana Woods	11 Applewood Road	Add fill to yard	Approved 5/9/16 by ZEO	Work in progress
16-18	Keystone Novelties	111-113 Berlin Road	Temporary tent for fireworks	Approved by ZEO 6/21/16	Event over
16-19	John Vignone	84 North Road	Garage & shed over 1000 square feet	Approved 6/21/16	Complete
16-20	Elias DiMichele	6 Kirby Road	Parking lot modification	Approved 7/19/16	Open for business
16-21	Tatiana DeJesus	45 Shunpike Road	Sale of Fireworks	Approved by ZEO 5/24/16	Event over
16-22	Paul Zigmont	138 Coles Road	Construct oversized garage	Approved 7/19/16	Work in progress
16-23	Paraco Gas	538 Main Street	BBQ - Exchange	Approved 6/21/16	Complete
16-24	Town of Cromwell	Prospect Hill Road	Valor Green Improvements	Approved 6/7/16	Work in progress
16-25	Town of Cromwell	85 Coles Road	Walking Trail	Approved 6/7/16	No Activity
16-26	Paraco Gas/S. Taylor	72 West Street	Propane Exchange Program	Withdrawn 6/7/16	Withdrawn

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status				
16-27	Maria Ceccacci	76 Berlin Road	Advanced Auto Parts	Approved 7/19/16	No Activity				
16-28	P & Z Commission	Zoning Regs.	Amend Sections 7.1A3 (1) (2) and 10.4E.2	Approved 7/19/16					
16-29	Three Sons Realty Pride Corner Farms, Inc.	600 Main Street	Millane Nurseries	Approved 7/19/16					
16-30	Three Sons Realty Pride Corner Farms, Inc.	600 Main Street	Millane Nurseries	Approved 7/19/16					
16-31	Mukesh A. Patel	164 West Street	Proposed Bldg. Conversion - Retail Store	Approved with conditions 9/20/16	Site cleaned up				
16-32	Walmart Real Estate Trust	161 Berlin Road	Add seasonal storage trailers in parking lot	Approved with conditions 10/18/16					
16-33	Victor Torza	180 Sebehe Drive	Outside Halloween Party	Approved 10/4/2016	Event over				
16-34	Allan Spotts	321R Main Street	Cromwell Rep. Town Committee Headquarters	Approved by ZEO 9/9/16	Event over				
16-35	Fibredust Realty LLC	30 New Lane	Site Plan Modification for outdoor storage	Denied 10/4/16					
16-36	Rodnella Realty LLC	241 and 251 Main Street	Amend zoning map	Approved 10/18/16					
16-37	Blue Rhino of New England	207 West Street	Outside storage and sale of propane tanks	Approved 10/18/16	Tanks installed				
16-38	Julie Cranick	199 Shunpike Road	Stretch Fitness	Approved by ZEO 10/7/16	Open for business				

Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
16-39	Sign Pro Inc.	14 Hillside Road	Site Plan Modification for installation of signs	Accepted & Approved 10/18/16	Complete
16-40	Sign Pro Inc.	1000 Corporate Row	Site Plan Modification for installation of signs	Accepted & Approved 10/18/16	Complete
16-41	Joseph Moruizzi	199 Shunpike Road	Energy Zone Fitness	Approved by staff 10/7/16	Open for business
16-42	Bishop's Automotive	140 Berlin Road	Replace signs with LED	Approved 12/6/2016	
16-43	Scovill Landscape	25 Cider Hill Road	Fill - level backyard	Approved by ZEO 11/9/2016	Work in progress
16-44	Tressan Gengler	588 Main Street	Oversized garage	Approved 12/6/2016	No Activity
16-45	Planning & Zoning Comm.	Industrial Zone District	Section 3.5.C.4 Permit for sale & consumption of alcoholic beverages in ID Zone	PH 1/17/17	
16-46	Planning & Zoning Comm.	Industrial Zone District	Section 7.5, 7.5A, 7.5B Location requirements for alcoholic beverages in ID zone	PH 1/17/17	
16-47	Planning & Zoning Comm.	Industrial Zone District	Section 3.5.C.4 Special Permit for sales and small engine repairs	PH 1/17/17	
16-48	NGA Nguyen	25 Shunpike Road	3,500sf Retail Building	PH 1/17/17	
16-49	NGA Nguyen	25 Shunpike Road	New Building		



12-14-16P01:50 RCVD

TOWN OF CROMWELL
PLANNING & ZONING
41 WEST STREET, CROMWELL, CT 06416

RECEIVED FOR FILING
12-14-2016 at *1:50* M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Jean Allington
TOWN CLERK

REDEVELOPMENT AGENCY

REGULAR MEETING
6:30 P.M. WEDNESDAY, DECEMBER 21, 2016
ROOM 222 CROMWELL TOWN HALL

CANCELED

BY ORDER OF THE CHAIRMAN

Stuart B. Popper

Stuart B. Popper, AICP
Director of Planning and Development

RECEIVED FOR FILING
12-05 2016 at 8:42 M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY NOVEMBER 16, 2016
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Jan Alquist
TOWN CLERK

Present: Chairman Joe Fazekas, Jennifer Donohue, Richard Nobile and Paul Warenda

Absent: Ann Halibozek

Also Present: Director of Planning and Development Stuart Popper

1. Call to Order

The meeting was called to order by Chairman Fazekas at 6:34 pm.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

A **motion** was made by Richard Nobile to approve the agenda. Paul Warenda **seconded** the motion. *All were in favor; the motion passed.*

4. Public Comments

No public comments at this time.

5. New Business:

- a. Approve 2017 Redevelopment Agency Meeting Calendar

A **motion** was made by Jennifer Donohue to approve the 2017 Redevelopment Agency calendar. Paul Warenda **seconded** the motion. *All were in favor; the motion passed.*

- b. Discussion of 60 and 61 River Road

Stuart Popper explained that the Town Council has directed him to prepare and advertise an RFP for 60 and 61 River Road. He said that through a Request for Qualifications and Proposal process, it was the objective of the Town to identify a preferred developer or development company to purchase or lease and develop 61 River Road.

Stuart Popper explained that the deadline for the submission of the RFP/RFQ was Friday October 21, 2016 at 2:00 pm. He said that the Town only received one submission and that was from Joseph Vallone Architects & Development Studio, L.L.C. Stuart handed out copies of the RFP/RFQ response to the Agency members. The Agency members and Stuart discussed the response to the RFP/RFQ. Stuart said the Town Council has

decided to select Joseph Vallone Architects & Development Studio, L.L.C. as the developer of choice and will work out an agreement with him.

6. **Approval of Minutes**
a. October 19, 2016

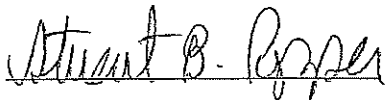
Dick Nobile made a **motion** to approve the meeting minutes for October 19, 2016. Jennifer Donohue **seconded** the motion. *Paul Warena abstained because he was not at the meeting. All were in favor; the motion passed.*

7. **Commissioner's Comments:**
No comments at this time.

8. **Adjourn**
Paul Warena made a **motion** to adjourn the meeting. Richard Nobile **seconded** the motion. *All were in favor; the motion passed.*

The meeting was **adjourned** at 6:54 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Stuart B. Popper".

Stuart B. Popper Director of Planning and Development
Acting Recording Clerk

**Town of Cromwell
Economic Development Commission**

Regular Meeting
6:30pm Thursday, November 17, 2016
Room 219, Cromwell Town Hall

Minutes and Record of Votes

Present: Joseph Fazekas, Robert Jahn, Jay Polke,

Absent: Stanley Stachura, Chairman Dick Nobile

Also Present: Stuart Popper, Director of Planning and Development

1. Call to Order

The meeting was called to order by Vice Chairman Jahn at 6:37pm.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of the Agenda

A **motion** was made by Joe Fazekas and **seconded** by Jay Polke to approve the agenda. *All were in favor; the motion passed.*

4. Public Comments – none

5. New Business:

Mr. Popper handed out a copy of the RFP for the development of 60/61 River Road. He said we received one response and the Town Council selected that proposal. The Commissioners discussed the map and the structures depicted on there.

6. Director of Planning and Development's report

Mr. Popper handed out his September/October report and reviewed the report.

7. New Business

a. Approve 2017 EDC Meeting Calendar

A **motion** was made by Joe Fazekas and **seconded** by Jay Polke to approve the 2017 EDC meeting calendar as presented. *All were in favor; the motion passed.*

8. Old Business

a. Northern Tier STEAP Grant

9. Communications: (see attached P & Z minutes, Redevelopment Agency Minutes)

10. Chairman's Comments/Commissioners' Comments - none

11. Approval of Minutes

a. September 15, 2016

A **motion** was made by Jay Polke and **seconded** by Joe Fazekas to approve the minutes of September 15, 2016. *All were in favor; the motion passed.*

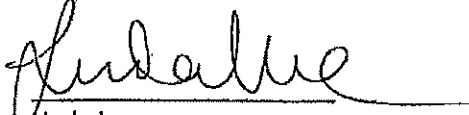
12. Good and Welfare

Mr. Fazekas said he has been enjoying the Friday night lights games and he hopes the town considers bleachers for the opposing side. He said it has been a positive for Cromwell.

13. Adjourn

A **motion** was made by Joe Fazekas and **seconded** by Jay Polke to adjourn at 6:46pm. *All were in favor; the motion passed.*

Respectfully Submitted,


Linda Imme
Recording Clerk