




**Town of Cromwell
Economic Development Commission**

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Jan 13, 2021 09:29A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT 

***REGULAR MEETING
6:30 PM WEDNESDAY JANUARY 20, 2021
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:
 - a. Election of Officers
7. Chairman's Comments/Commissioners' Comments
8. Communications: see attached P & Z Minutes
9. Approval of Minutes:
 - a. November 18, 2020
10. Good & Welfare
11. Adjourn

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY DECEMBER 1, 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, Nicholas Demetriades, Paul Cordone, Ken Rozich (via ZOOM), John Keithan (alternate) and Ann Grasso (alternate via ZOOM).

Absent: Kenneth Slade and Brian Dufresne

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

1. **Call to Order:**
The meeting was called to order by Chairman Alice Kelly at 7:06 PM.
2. **Roll Call:**
The presence of the above members was noted.
3. **Seating of Alternates:**
A motion was made by Vice Chairman Michael Cannata to seat Ann Grasso and John Keithan as alternates. Seconded by Paul Cordone. *All in favor, Motion passed.*
4. **Approval of Agenda:**
Vice Chairman Michael Cannata made the motion to approve the agenda; Seconded by Chris Cambareri. *All in favor, motion passed.*
5. **Public Comments:**
None
6. **Development Compliance Officer Report:**
Mr. Bruce Driska had no report to distribute to the Commission but offered the following updates:

Mr. Driska said that in Covenant Village Building C is near completion; remaining units are close behind. He said that at Arbor Meadows six homes are complete and 3 are under construction. Mr. Driska said at Starbucks the interior work is in progress and that the sidewalks, paving and parking lot stripping is complete. He noted that the landscaping around the building and wetlands basin is partially complete. Mr. Driska said the DPW/WPC Facility is approximately one month from opening.

Mr. Driska gave an update on the status of the Cromwell Village Project: Buildings 2000 rough MEP complete, roof complete, drywall installation underway, exterior stonework and siding ongoing. Building 4000 MEP rough nearing completion, exterior stonework

underway. Building 3000 is 50% framed. Building 1000 framing underway (1 week into it). Building 5000 foundation nearly 50% complete. Regarding the site, retaining wall along west is complete. Spoils pile removal ongoing. Waterline 50% complete. Installing UG conduit and transformer vaults for electrical power. Gas piping starts Monday. Base complete at entry and buildings 2000 and 4000. Laydown area stoned. Sewer 50% complete. Storm complete. Water tie-in complete. Pump house foundation complete. Regarding the roadway, storm and catch basin relocation complete. Sidewalks complete less tie-in at driveways. Fire hydrant new and relocation complete. Manholes raised. Trenchwork pave. Eversource is bringing gas service up the road, 75% complete.

7. Town Planner Report:

Mr. Popper commented that Mr. Driska covered most items. He said that construction continues on the interior of Starbucks and they plan to open in about 8 weeks. Mr. Popper said that staff was working with the developer on the type of trees to be planted to provide a screen behind the Nardelli's building.

Mr. Popper also mentioned the status of the ongoing Plan of Conservation and Development from the Lower Connecticut River Valley Council of Governments. He noted that there will be a series of upcoming zoom meetings; the first one will be December 9th on Changing Demographics, the second meeting is Regional Branding and Visioning on December 15th and the third one is Future Land Use Map Part 1 on December 21st and Future Land Use Map Part 2 on January 5th. Mr. Popper will email the information so that everyone will have it for their records.

8. New Business: Accept and Schedule New Applications:

None

9. New Business:

None

10. Public Hearing:

Mr. Ken Rozich read the legal notice into the record.

- a. Application #20-54: Request for Special Permit under Section 3.3.C.4 of the Zoning Regulations to allow for a restaurant (Jefferson Fry Company) with the accessory sales of alcoholic beverages at 43 Berlin Road. Emmet Moore is the Applicant and River Grace Plaza LLC is the Owner.

Vice Chairman Michael Cannata made a motion to open the Public Hearing for Application #20-54; Seconded by Mr. Chris Cambareri. *All in favor, motion passed.*

Mr. Jimmy DiProto, part owner of Jefferson Fry Company, spoke to Commission about the Application. He explained that Jefferson Fry Company is requesting to serve beer to its patrons.

The Commission members and Mr. DiProto discussed the proposed beer beverage service to be provided.

Chairman Kelly opened the Public Hearing for public comment. There were no comments from the public.

Vice Chairman Michael Cannata made a motion to close the Public Hearing for Application #20-54; Seconded by Mr. Paul Cordone. *All in favor, motion passed.*

Vice Chairman Michael Cannata made a motion to approve Application #20-54, Seconded by Mr. Jeremy Floryan. *All in favor, motion passed.*

- b. Application #20-57: Request for a Special Permit under Section 7.5 of the Zoning Regulations to operate a Liquor store at 540 Main Street. MAHANT LLC is the Applicant and Benitta Properties LLC is the Owner.

Vice Chairman Michael Cannata made a motion to open the public hearing for Application #20-57; Seconded by Mr. Chris Cambareri. *All in favor, motion passed.*

Mr. Priteshkumar Patel, the new owner of the liquor store located at 540 Main Street, presented his application to the Commission. Mr. Patel has acquired the existing liquor store and therefore needs to apply for a new license.

Chairman Kelly opened the Public Hearing for public comment.

Mr. Popper received a letter which he read into the record noting that the owner of Bruce's 19th Hole, Ms. Patel, was unable to attend the public hearing. He said Ms. Patel wanted to make it known that she is not in favor of the approval of application #20-57.

Vice Chairman Michael Cannata made a motion to close the Public Hearing for Application #20-57; Seconded by Mr. Jeremy Floryan. *All in favor, motion passed.*

Vice Chairman Michael Cannata made a motion to approve Application #20-57, Seconded by Mr. Chris Cambareri. *All in favor, motion passed.*

- c. Application #20-48: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 6 Piney Ridge Road. DFC of Cromwell, LLC is the Applicant and the Owner.

Vice Chairman Michael Cannata made a motion to reopen the Public Hearing for Application #20-48; Seconded by Mr. Jeremy Floryan. *All in favor, motion passed.*

Attorney Dennis Ceneviva approached the Commission. He is representing the applicant, DCF of Cromwell, LLC. Attorney Ceneviva had a presenter that was unable to attend the meeting tonight. He was, therefore, requesting an extension to the next Commission meeting.

Vice Chairman Michael Cannata made a motion to grant an extension for the Public Hearing for Application #20-48. Seconded by Mr. Jeremy Floryan. *All in favor, motion passed.*

- d. Application #20-47: Request for a Special Permit under Section 3.6.C of the Zoning Regulations to allow for the installation of digital billboards at 241 and 251 Main Street. Rodney Bitgood is the Applicant and Rodnella Realty is the Owner.

Mr. Popper told the Commission that Application #20-47 was never opened and that it was going before the Inland Wetlands Commission on December 2. He stated that the Applicant would need an extension to the application.

Vice Chairman Michael Cannata made a motion to grant an extension for Application #20-47. Seconded by Mr. Paul Cordone. *All in favor, motion passed.*

11. Commissioner Comments:

Mr. Nicholas Demetriades reported that he met with Mr. Popper a couple of weeks ago to discuss the existing conditions report for the River COG Plan of Conservation and Development. Mr. Demetriades said once it is complete he will work with staff to distribute the final draft to the Commission. He noted that there will be regional workshops scheduled and Mr. Demetriades encouraged the Commission to participate in the four sessions during December and January. He explained that some of the discussions will deal with demographic issues and affordable housing which he feels would be of interest to the Commission members. Chairman Alice Kelly commented on the current statutes regarding affordable housing.

12. Approval of Minute:

a. November 5, 2020

Vice Chairman Michael Cannata made the motion to approve the minutes of November 5, 2020. Seconded by Jeremy Floryan. *All in favor, motion passed.*

b. November 17, 2020

No action taken.

13. Adjourn:

Vice Chairman Michael Cannata made the motion to adjourn at 7:43 PM. *All in favor, motion passed.*

Respectfully submitted,



Michelle L. Armetta
Recording Clerk

Town of Cromwell
Economic Development Commission
Regular Meeting
7:00 Pm Wednesday November 18, 2020
Room 222 Cromwell Town Hall 41 West Street

Meeting Minutes

Present: Chairman Richard Nobile, Joseph Fazekas, Jay Polke, Marilyn Teitlebaum-Dworkin and Paul Warena,

Absent:,

Also Present: Director of Planning and Development Stuart Popper

1. Call to Order

The meeting was called to order by Chairman Nobile at 7:00 PM.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of Agenda

Motion made by Jay Polke to approve the Agenda; seconded by Marilyn Teitlebaum-Dworkin. *All in favor, motion passed.*

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4. Public Comments

There were none.

5. Director of Planning and Development Report

Mr. Popper offered the following updates:

- The Planning and Zoning Commission approved a number of applications at their November 5, 2020 meeting including: a Request to Modify the Site Plan at 153 West Street to permit a Salon; a Request to modify the Site Plan for Cromwell Villages to allow for a communications tower and Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to allow for the accessory sales of alcoholic beverages at 77 Berlin Road (Wooster Street Pizza.)
- The Town and the Developer for 60 and 61 River Road have agreed to continue the discussion regarding a possible contract for the development of the properties.

- Work continues at Cromwell Village and Covenant Village.

6. New Business:

- a. Approve meeting dates for 2021.

The Commission members discussed the idea of changing the meeting time from 7:00 pm to 6:30 pm on the third Wednesday of the month.

A Motion made by Joseph Fazekas to approve the amended calendar with the meeting time starting at 6:30 pm; seconded by Jay Polke. *All in favor, motion passed.*

7. Chairman's Comments/Commissioners' Comments

There were no comments.

8. Communications: see attached P & Z Minutes

9. Approval of Minutes:

- a. October 21, 2020

Motion made by Jay Polke to approve the minutes; seconded by Marilyn Teitlebaum-Dworkin. *All in favor, Joseph Fazekas abstained and the motion passed.*

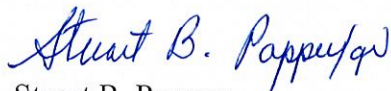
10. Good & Welfare

The Commission members all wished each other and staff a Happy Thanksgiving!

11. Adjourn

Motion made by Jay Polke to adjourn at 7:18 PM; seconded by Marilyn Teitlebaum-Dworkin. *All in favor, motion passed.*

Respectfully submitted,



Stuart B. Popper

Acting Recording Clerk

Memo

To: JoAnn Doyle, Town Clerk
From: Stuart B. Popper, Town Planner
Date: December 14, 2020
Re: Economic Development Commission Meeting Dates for 2021

The following meeting dates for 2021 were approved by the Economic Development Commission at their meeting November 18, 2020. All meetings will be held on Wednesdays at 6:30 p.m.

January 20, 2021

February 18, 2021

March 17, 2021

April 21, 2021

May 19, 2021

June 16, 2021

July 21, 2021

August 18, 2021

September 22, 2021

October 20, 2021

November 17, 2021

December 15, 2021

February 2021 meeting will be held on Thursday, February 18, 2021 instead of Wednesday the 17th since the 17th is Ash Wednesday. Also, the September meeting will be held on Wednesday, September 22, 2021 because the previous Wednesday is the beginning of Yom Kippur.