

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**



***Regular Meeting
7:00 P.M. Wednesday, June 19, 2019
Room 222 Cromwell Town Hall***

RECEIVED FOR RECORD
Jun 12, 2019 01:37P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

A handwritten signature in black ink, appearing to be "JA", is written over the printed name "JOAN AHLQUIST".

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:
7. Chairman's Comments/Commissioners' Comments
8. Communications: see attached P & Z Minutes
9. Approval of Minutes:
 - a. May 15, 2019
10. Good & Welfare
11. Adjourn

To: Economic Development Commission
From: Stuart B. Popper, Economic Development Coordinator
Date: June 5, 2019
Re: Economic Development Coordinator Report for June 2019

1. Projects currently under Construction:

- The NIC 11,925 +/- square foot office and manufacturing building at 40 Commerce Drive;
- The 125 room, Marriott Springhill Suites Hotel at 76 Berlin Road and
- The new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road (Covenant Village).

2. Grand Openings:

- The grand opening for the new Shop Rite at 51 Shunpike Road was on Saturday May 18, 2019.

3. New Businesses Openings:

- The new Cortiva Institute (Connecticut School of Massage) facility at 51 Shunpike Road will open on Monday June 10, 2019.
- Central Connecticut Dermatology at 1 Willowbrook Road will open in mid-June of 2019.

4. Business Expansions and Relocations:

- Café Luna has expanded its existing operation into the former Smoke Shop and created a private banquet room at 35 Berlin Road in the River Grace Plaza.
- Connecticut Business Technology Group has expanded and moved into new facilities at 5 Progress Drive from 7 Progress Drive.
- The Beautiful People Salon and Spa will be relocating from 136 Berlin Road to 6 Hammerhead Place.

5. RFP for 60 and 61 River Road

- The Redevelopment Agency will be issuing a Request for Qualifications and Proposals (RFQ and RFP) process; it is the objective of the Town of Cromwell to identify a preferred developer or development company to develop as a joint public partnership for 60 River Road.
- It is proposed that 60 River Road will contain water oriented recreation and commercial uses and shall be developed as a joint public and private partnership between the Town and the developer.
- The Town is open to selling or leasing 61 River Road to the developer to provide additional parking or for other uses to be approved by the Town.

6. Application Approved at the May 21, 2019 Planning and Zoning Commission Meeting:

- Application #19-25: Request for Site Plan Approval for Erosion Control for Coles Road Reconstruction Project. Town of Cromwell is the Applicant and the Owner.

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY, MAY 21, 2019
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Nicholas Demetriades, Chris Cambareri, Brian Dufresne, Mo Islam (alternate).

Absent: Jeremy Floryan, Paul Cordone, Ken Rozich, Ken Slade, John Keithan (alternate)

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Engineer Jon Harriman

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7 p.m.

Chairman Kelly informed the public in attendance that Application #19-13 had been withdrawn and would not be discussed tonight. Mr. Popper said that a new application had been filed by the applicant, which would be heard at a public hearing on June 18, 2019.

2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Michael Cannata made a motion to seat Mo Islam; Seconded by Chris Cambareri. *All were in favor; motion passed.*

4. **Approval of Agenda:**

Mr. Popper added as Item B under New Business: Accept and Schedule New Applications - Application #19-27: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulation to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.

Michael Cannata made a motion to approve the amended agenda; Seconded by Mo Islam. *All were in favor; motion passed.*

5. **Public Comments:** NONE

6. **Development Compliance Officer Report:** Mr. Driska asked if there were any questions or comments as his report was not included in the packet. There were no questions or comments.
7. **Town Planner Report:** Mr. Popper said that ShopRite held a grand opening and ribbon cutting ceremony on Saturday, May 18, 2019, and that it was well attended and well received by the public. He said that the owner, Mr. Garafolo, had complimented both the town staff and town board members for their efforts in working with him on this project. Mr. Popper said that Marshalls' opening would be delayed until later this summer.

Mr. Popper said that he had recently visited both the TPC and ARCO buildings and complimented them as well. He said that the property owner was aggressively seeking a tenant for the ARCO building.

8. New Business Accept and Schedule New Applications:

- a. Application #19-25: Request for Site Plan Approval for Erosion Control for Coles Road Reconstruction Project. Town of Cromwell is the Applicant and Owner.

Michael Cannata made a motion to accept Application #19-25 and to schedule it for consideration tonight; Seconded by Brian Dufresne. *All were in favor; motion passed.*

- b. Application #19-27: Request for Special Permit under Section 2.2.C.4 of the Zoning Regulation to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.

Nick Demetriades made a motion to accept Application #19-27 and to schedule it for a public hearing on June 18, 2019; Seconded by Michael Cannata. *All were in favor; motion passed.*

Mr. Popper noted that there was only one item for consideration at the June 4, 2019 meeting. He asked the Commission if they wanted to cancel that meeting and move the scheduled item to June 18, 2019.

Michael Cannata made a motion to cancel the June 4, 2019 regular meeting; Seconded by Mo Islam. *All were in favor; motion passed.*

9. New Business:

- a. Application #19-25: Request for Site Plan Approval for Erosion Control for Coles Road Reconstruction Project. Town of Cromwell is the Applicant and Owner.

Mr. Pepper introduced the application by saying that Site Plan Approval for Erosion Control is required when you disturb greater than one-half acre.

Jon Harriman, Town Engineer, presented the application. He said that his office had conceptualized this project more than three years ago, and that they had worked with the abutting property owners and the Department of Transportation regarding this project. He said that the construction portion would be funded via a Local Transportation and Capital Improvement Project grant.

Mr. Harriman reviewed the map showing the area to be reconstructed, saying that a portion of the roadway was substandard in width, being only 18-19 feet when it should be 30 feet. He said that the roadway was in deplorable condition, with no crown to the road, causing runoff in the center of the road, potholes, and icing. The plan was to improve drainage, with the installation of two underdrains, as well as widening and grading. The portion of the roadway containing the bridge was sufficiently wide and just needed milling, regrading and paving. Mr. Harriman reviewed the areas of cuts and fills, said they would be installing a 5-foot sidewalk and snow shelf, and improving a portion of the roadway geometry to improve the sightline. He noted the location of one retaining wall, saying that in other areas they would be installing a 1:1.5 slope armored with riprap. He reviewed the erosion and sedimentation controls proposed, including silt fencing, dewatering details, an anti-tracking pad, and protecting the catch basins during construction.

Mr. Harriman said that the road widening required obtaining easements from the abutting property owners, but said that all road widening would be within the town's Right-of-Way. He said that obtaining the easements and takings had just been completed and would be forwarded to the DOT for review. He hoped for a one-month turnaround and then the project would be advertised with grading work to begin in the fall. He said that Frontier needed to shift the utility poles in the area and that work would take place in the winter.

Michael Cannata made a motion to approve Application #19-25: Request for Site Plan Approval for Erosion Control for Coles Road Reconstruction Project; Seconded by Brian Dufresne. *All were in favor; motion passed.*

Mr. Harriman noted that this project would require a 100% performance bond for labor and materials.

10. Public Hearing:

- a. Application #19-13: Request for Special Permit under Section 2.2.C.4. of the Zoning Regulations to allow for a place of worship at 573 Main Street. Omar Islamic Center is the Applicant and the Knights of Columbus Building Association is the Owner.

Mr. Popper noted that the application was withdrawn, resubmitted, and would be heard at a public hearing on Tuesday, June 18, 2019.

Michael Cannata made a motion to accept the withdrawing of the application; Seconded by Brian Dufresne. *All were in favor; motion passed.*

11. Commissioner's Comments:

Michael Cannata asked the Town Engineer, Jon Harriman, to review the retaining wall at 475-479 Main Street that is falling down. Mr. Harriman said he would investigate it. There was a brief discussion regarding when it was installed and by whom.

Brian Dufresne asked if pickup trucks need to have their loads covered, noting that he sees packaged bakery items fall off farmers' trucks after being loaded at the Bimbo. Michael Cannata suggested he contact the Police as the Traffic Authority to address littering and overloading.

Several Commissioners asked Mr. Popper for a copy of the complaint filed in the Fawn Run matter. Mr. Popper also noted that the multifamily project on Court Street remains pending in court.

12. Approval of Minutes:

- a. April 2, 2019: no action taken
- b. May 9, 2019: Michael Cannata made a motion to accept the minutes as presented; Seconded by Nick Demetriades. *All were in favor; motion passed.* Brian Dufresne abstained.

13. Adjourn: Michael Cannata made a motion to adjourn the meeting; Seconded by Nick Demetriades. Meeting adjourned at 7:43 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
7:00 PM WEDNESDAY, MAY 15, 2019
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Richard Nobile, Marilyn Teitelbaum, Bob Jahn, Paul Warendra

Absent: Joseph Fazekas, Jay Polke, Mo Islam (alternate)

Also Present: Director of Planning and Development Stuart Popper

1. Call to Order

The meeting was called to order by Chairman Nobile at 7:09 p.m.

2. Roll Call/ Seating of Alternates

The presence of the above members was noted. Paul Warendra was seated as an alternate.

3. Approval of Agenda

Bob Jahn made a motion to approve the agenda as written; Seconded by Marilyn Teitelbaum. *All were in favor; motion passed.*

4. Public Comments: None

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

Mr. Popper presented his report to the Economic Development Commission.

Mr. Popper reported that the twenty-eight acre estate property next to Sunoco and Route 9 is still available. Mr. Popper is scheduled to meet with the realtor Steven Spector of Interstate Realty Advisors on May 16th. The family which owns the estate has lowered the price. Mr. Nobile asked whether the parcel can be divided, as the property backs up to Summer Brook Lane. Mr Popper replied that the parcel would make a perfect mixed-use development area.

6. New Business:

- a. Tax Abatement for Cromwell Village: Mr. Popper reminded the Commission that if it acts positively on the tax abatement, the recommendation will then go to Town Council for approval.

Mark Forlenza, a representative from Cromwell Village Associates, LLC gave a presentation to the committee. Cromwell Village Associates develops luxury

multi-family housing mainly in Fairfield County and Westchester, NY. The proposed development would be situated on the former Nike Missile Control site, which is contaminated property. According to Mr. Forlenza, the proposed development would be comparable to communities in the Greater Hartford Area. The towns of Rocky Hill and Wethersfield have given tax abatements for similar situations. Mr. Forlenza referenced the proposed schedule for a ten year tax abatement. *(Reference Mr. Forlenza's report attached.)* Mr. Popper noted the improvements that will be done to the lower part of Country Squire Road after having met with the project engineer and Town Engineer Jon Harriman. Mr. Popper said that this offsite improvement which is not legally required in Connecticut would be a large financial contribution made by the developer. Mr. Forlenza said that his firm is taking responsibility for milling the lower half of the property, which is information not included in the attached letter.

Bob Jahn asked about the cost of demolition and clean-up of abandoned buildings. Mr. Popper responded that the abandoned buildings are from the former Nike site, and are not residences.

Marilyn Teitelbaum asked whether the traffic flow will increase. Mr. Forlenza responded that traffic studies have been done, and his firm paid for the Town of Cromwell to review those studies. The resulting findings were that traffic will not be an issue.

Bob Jahn asked whether there will be sidewalks or steps down to Route 372. Mr. Popper answered given was that there will be sidewalks.

Marilyn Teitelbaum asked about the income bracket for the proposed residents, and whether the units will be similar to Montage Apartments in Rocky Hill. Mr. Forlenza replied they will be nicer than these comparable developments.

Paul Warena asked whether the emergency access road will be public. Mr. Popper responded that the road will not be public; it is a gated emergency access, and not for general access.

Marilyn Teitelbaum asked about an amenity fee. Mr. Forlenza replied that there will be a fee which should match those of comparable developments.

Mr. Popper pointed out that EDC recommendations regarding a tax abatement will be presented to Town Council which has the final vote.

Richard Nobile commented that it is his opinion that the Town of Cromwell will not be negatively impacted by this project. It is his opinion that this development is the "highest and best use for this particular property."

Marilyn Teitelbaum suggested an amendment to the proposal of 75% abatement in years three and four, and 50% abatement in years seven and eight.

Marilyn Teitelbaum made a motion to approve the tax abatement as amended; Seconded by Paul Warena. *All in favor, motion approved.*

The tax abatement for the Country Squire Drive project will be on the agenda for the Town Council meeting on June 12th.

- 7. Chairman's Comments/Commissioner's Comments:** Bob Jahn asked whether the Town Manager must approve the tax abatement. Mr. Popper replied that the recommendation of the EDC will go before Town Council with a recommendation for the Finance Director and Town Assessor, and that the Town Manager is not involved in the approval process.
- 8. Communications:** See attached P&Z Minutes.
- 9. Approval of Minutes:**
 - a. April 17, 2019: Approval of minutes is rescheduled to the next meeting as there were not enough members present to approve.
- 10. Good & Welfare:**
- 11. Adjourn:** Bob Jahn made a motion to adjourn the meeting; Seconded by Marilyn Teitelbaum. *All were in favor; the motion passed.*

The meeting was adjourned at 8:02 p.m.

Respectfully Submitted,



Rachel Novak
Recording Clerk