

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION**



***Special Meeting  
6:30 P.M. Thursday June 22, 2017  
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. Old Business:
  - a. Northern Tier STEAP Grant
8. Communications: (see attached P & Z Minutes, Redevelopment Agency Minutes)
9. Chairman's Comments/Commissioners' Comments
10. Approval of Minutes:
  - a. April 20, 2017
11. Good & Welfare
12. Adjourn

RECEIVED FOR FILING  
*6/16 2017 at 10:22AM.*  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

*Gloria Prendergast, Asst.*  
TOWN CLERK

**To:** Economic Development Commission  
**From:** Stuart B. Popper Director of Planning and Development  
**Date:** June 7, 2017  
**Re:** Economic Development Coordinator Report for June 2017

1. **River Road**
  - I arranged and attended the meeting with the developer and the abutting property owners to discuss the possible acquisition of property on River Road at 11:30 am on Monday May 8, 2017.
2. **Business Visitations**
  - We had a great business visitation at the newly renovated Autumn Lake Healthcare short term facility on Wednesday May 10, 2017 at 9:00 am.
3. **Tax Abatement for 70 County Line Drive**
  - I worked with the business owner and prepared memos for the town staff and the Town Council on the proposed Tax Abatement for 70 County Line Drive. I presented the request for the tax abatement to the Town Council at their meeting on Wednesday May 10, 2017 at 7:00 pm
4. **CERC Town Profile**
  - I researched and prepared economic and demographic information for the Connecticut Economic Resource Center (CERC) 2017 Cromwell Town Profile.
5. **Economic Development Issues**
  - I researched and prepared a memo summarizing the municipal permit and development costs for a development at 120 County Line Drive.
6. **Tank Farm Clean-Up Meeting**
  - I attended a meeting at DEEP offices in Hartford to discuss the environmental clean-up of the former tank farm on River Road at 10:00 am on Friday May 19, 2017.
7. **Cromwell Landing Park Improvements**
  - The second project meeting was held at 2:30 pm on Friday May 19, 2017 with the staff from the consulting firm BSC and town staff.
8. **Planning and Zoning Commission**

The Planning and Zoning Commission at it meeting on May 16, 2017 approved:

  - Application #17-14: Request for a Site Plan Modification to install new signs at Autumn Lake of Cromwell at 385 Main Street. Autumn Lake of Cromwell is the Applicant and Cromwell Realty LLC is the Owner.
  - Application #17-16: Request to amend Section 3.5.C.4 of the Zoning Regulations to add a Pet day-care facility or pet boarding facility as a use requiring special permit approval in the Industrial Zone.

# Memo

To: Planning & Zoning Commission

From: Fred Curtin

Date: June 13, 2017

Re: June 2017 Activity Report

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I will be on vacation this week

6 Kirby Road – I will issue a Notice of Violation for removing the Buffer area and have the Buffer area restored back to a 10 foot planning area along the North and East side.

P & Z Permits 2017						
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status	
17-01	Greater Hartford Comm. Foundation	One Golf Club Road	Travelers Championship	Approved with conditions 2/2/17	Event 6/25 - 7/1	
17-02	Town of Cromwell		Amend Section 1.7 of the Zoning Regulations	Approved 3/7/2017		
17-03	Jonathan Gerolami	321/323 Main Street	Recreation games	Approved by ZEO 1/20/2017	Open for Business	
17-04	Sommer Nelson	547 Main Street	VCA Cromwell Animal Hospital-Dog Training classes	Approved by ZEO 1/27/2017	Open for classes	
17-05	Michael Santangelo	17 Jennerifer Lane	Oversized Garage	Approved 3/21/2017	Complete	
17-06	Town of Cromwell - Public Works Dept.	Willowbrook Rd at 372	Roadway reconstruction filling with in flood hazard area	Approved 3/21/2017	No Activity	
17-07	Town of Cromwell	Willowbrook Rd. (South end)	Widening & pavement rehabilitation	Approved 3/21/2017	No Activity	
17-08	Stanley Jasiecki	33 Shadow Lane	Leanto Greenhouse	Approved with conditions 3/21/2017	Work in progress	
17-09	Edward Alnas	136 Berlin Road	Pizzapie Restaurant	Approved by ZEO 3/3/2017	Work in progress	

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-10	Two Men & a truck	70 County Line Drive	Proposed Building	Approved 4/18/17	No Activity
17-11	C & G Holdings II, LLC	Lots 6 & 7 Commerce Dr.	Resubdivision	Approved with conditions 6/6/17	
17-12	Lisa DiMichele	6 Kirby Road	Caffe Vernazza, Emporium	Withdrawn	
17-13	Chris Cambareri	Country Squire Drive	Military Simulation	Approved by ZEO 4/17/2017	One Day Event May 6, 2017
17-14	Autumn Lake of Cromwell	385 Main Street	Install new signs	Approved 5/16/2017	No Activity
17-15	Keystone Novelities	113 Berlin Road	Temp Fireworks Retail	Approved 5/2/17	No Activity
17-16	Kevin Reed	town wide	Amenda reg 3.5.C.4 to add pet day care	Approved 5/16/2017	
17-17	Fire Dept. Michael Terenzio	105 Coles Road	Mother's day flower dales	Approved by ZEO 4/16/17	Event over
17-18	Lisa DiMichele	6 Kirby Road	SP Mod. To install parking spaces	Withdrawn	
17-19	Paraco Gas	Krauszers/117 Berlin Road	Propane tanks & cage	App/cond 6/6/17	No Activity
17-20	Middlesex Counseling Center	1 Willowbrook Suite 6	Family Counseling	Approved by ZEO 5/15/2017	No Activity
17-21	Town of Cromwell	Town wide	Amend sections 3.2.3 and Section 3.3.4	Approved 6/6/2017	



RECEIVED FOR FILING  
6/9 2017 at 2:07 P.M.  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING**

*Gloria Prendergast, Asst.*  
TOWN CLERK

**7:00 PM TUESDAY JUNE 6, 2017  
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Michael Cannata, Chris Cambareri, Jeremy Floryan, Kenneth Slade, Paul Cordone, Richard Waters, Ken Rozich, Nicholas Demetriades (alternate)

**Absent:** Brian Dufresne, David Fitzgerald (alternate)

**Also Present:** Director of Planning and Development Stuart Popper and Development Compliance Officer Fred Curtin

**1. Call To Order**

The meeting was called to order by Chairman Kelly at 7:05 p.m.

**2. Roll Call**

The presence of the above members was noted.

**3. Seating of Alternates**

Richard Waters made a motion to seat Alternate Nicholas Demetriades, Seconded by Paul Cordone. *All in favor; motion passed.*

**4. Approval of Agenda**

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

**5. Public Comments**

There were no public comments at this time.

**6. Development Compliance Officer Report**

There was a brief discussion regarding Mr. Curtin's report dated May 30, 2017. Chris Cambareri asked Mr. Curtin to revisit the possible sight line issue caused by the AT&T boxes on the telephone poles and offered to meet with the police in regards to his concerns, if necessary.

Chairman Kelly asked that Mr. Curtin clarify the status notations on several matters as contained in his report.

**7. Town Planner Report**

Mr. Popper stated that Arcadis Environmental had determined that a portion of town owned property near Cromwell Landing required remediation. He explained that a

section of contaminated soil would be removed and replaced. Because the work would be occurring in the Upland Review area, a wetlands permit would be required. The work will likely begin in mid July and Chevron was the party responsible for the payment of the associated fees.

Chris Cambareri informed the Commissioners that the Lower Connecticut River Valley Council of Governments was in the process of preparing a plan of conservation and development for the first time and was requesting that their Commission complete a survey regarding the types of questions they should ask in preparing their plan. Chris Cambareri asked that they return their surveys to him as he is acting as the alternate to the Commission.

Mr. Popper informed the Commission that the Town of Cromwell had lost its appeal in regards to the Nike Site due to what the judge called an administrative error. At this point, it is up to the developer as to what the next step will be.

## 8. Public Hearing:

- a. Application #17-11: Request to Re-subdivide 20 and 40 Commerce Drive into 3 lots. C&G Holdings II LLC is the Applicant and the Owner.

Ken Rozich read the legal notices for both public hearings. Michael Cannata made a motion to open the public hearing for Application #17-11, which was seconded by Ken Slade. *All in favor; motion passed.*

Attorney Richard Carella presented the application on behalf of the applicant, C&G Holdings II LLC. He began by reviewing the map and the property itself. He explained that the vacant land (originally, Lot 7) was to be divided into two lots and through a modification of the property line, all three lots would then meet all zoning requirements. There was a discussion of the town right of way and how the current cul-de-sac would be changed into a through street, looping around to County Line Drive, in the event the property is later developed.

Mr. Popper reviewed the comments contained in Town Engineer Jon Harriman's memo dated May 17, 2017. Mr. Popper stated that street trees should be shown on the plan as a condition of approval. Michael Cannata asked the purpose of the resubdivision. Attorney Carella stated it was for economic reasons. Chairman Kelly asked if the property's association had approved the development and Attorney Carella stated that they had not yet approached the board.

There were no public comments regarding the application. Michael Cannata made a motion to close the public hearing. It was seconded by Ken Rozich. *All in favor; motion passed.*

Michael Camata made a motion to approve the application with the conditions contained in Mr. Harriman's memo (that sizing calculations be submitted for each lot and installed



prior to the issuance of the Certificate of Occupancy, that the driveways require a concrete apron with integrated sidewalk matching the Cromwell Road specifications and the rest of the development, and that an annual report be filed on or before January 31 of each year documenting the stormwater system maintenance activities performed during the prior year), as well as the requirement that street trees be included on the plans. It was seconded by Chris Cambareni. *All in favor; motion passed.*

- b. #17-21 Request to amend Sections 3.2.3 Local Business District Multi-family dwelling units and Section 3.3.4 Highway Business District Multi-family dwelling units – Delete Multi-family dwelling units as a Special Permit Use. The Town of Cromwell Planning and Zoning Commission is the Applicant.

Michael Cannata made a motion to open the public hearing. It was seconded by Ken Rozich. *All in favor; motion passed.*

Mr. Popper presented the application. He began by stating that multifamily dwellings were previously banned from residential zones and only allowed in commercial zones. Now they are allowed in residential zones through the floating PRD zone. Because of the limited amount of commercial property available in town, he believes it makes economic sense to amend the regulation. He stated that he notified the Capital Region Council of Governments and they issued a statement of no conflict. There was no comment from the Lower Connecticut River Valley Council of Governments. Nicholas Demetriades asked for clarification as to the use of the PRD and why this amendment is being proposed. Mr. Popper restated that it was to preserve the limited commercial space in town.

Michael Cannata made a motion to close the public hearing. It was Seconded by Ken Rozich. *All in favor. Motion passed.*

Michael Cannata made a motion to approve the application. Jeremy Floryan seconded it. *All in favor, motion passed.*

#### **9. New Business: Accept and Schedule New Applications:**

- a. Application #17-22: Request for Site Plan Approval to construct an Affordable Housing Development at 186 Shumpike Road. JPG Partners, LLC is the Applicant and John C. and Sybil C. Martin Executrix of the Estate of Helen M. Ewald is the Owner. Motion to Accept and schedule for July 18, 2017 made by Ken Slade. Seconded by Paul Cordone. *All in favor; motion passed.*
- b. Application #17-23: Request for Site Plan Modification to install additional parking for the Cromwell Diner at 135 Berlin Road. JL Surveying is the Applicant and SAAD Associates LLC is the Owner. Motion to accept and schedule for June 20, 2017 made by Michael Cannata; seconded by Ken Slade. *All in favor; motion passed.*

## 10. New Business:

- a. Application #17-18: Request for a Site Plan Modification to install additional parking spaces at 6 Kirby Road. Lisa DiMichele is the Applicant and Luca & Sons Landscaping LLC is the owner.

Mr. Popper began by reviewing the plans approved by the Commission on August 1, 2016, which required, in part, new parking spaces and a handicap ramp. He stated that the barbershop opened without those requirements having been met. A drywell and ten foot buffer off the rear yard were also required by the plans. The applicant was now submitting a plan for more parking for the café. The whole site up to the property line had been paved, including the buffer and side yard, without having obtained a waiver. Mr. Popper wanted an engineer to prepare revised drainage calculations based on the new site conditions.

Chairman Kelly expressed her concerns regarding the applicant's decision to conduct work without the Commission's approval, which was in violation of the regulations. She was unwilling to look past the applicant's mistake and want them to restore the site and then re-submit their application.

Elias DiMichele stated that they had the lot paved based on their surveyor's advice that no buffer was necessary between commercial properties. Michael Cannata stated that they had received erroneous advice from their surveyor. He advised them to retain competent counsel and to work with the town staff to resolve the problems they had created. Luca DiMichele stated that the mistakes they had made were unintentional and they did not mean any disrespect. He stated that he had been working with the building department in regards to the construction of the interior premises of the coffee shop. Ken Rozich advised Mr. DiMichele to pursue the use permit for the coffee shop prior to investing resources in its construction. Chairman Kelly stated that any building intended for occupancy must be signed off by the Zoning Enforcement Officer. Mr. Popper suggested that the applicant withdraw his application and resubmit it at a later date without cost. The applicant agreed to do so.

Michael Cannata made a motion to table the application. Ken Rozich seconded it. *All in favor; motion passed.*

Mr. Popper stated for the record that a property line dispute existed between the applicant and the Cromwell Diner. The plans may need to be amended depending on the resolution of the dispute.

- b. #17-19 Request for a Site Plan Modification to install retail Propane Tank Cage unit at 117 Berlin Road. Paraco Gas is the Applicant and SHRI AMBE LLC is the Owner.

Mr. Popper stated that the applicant was proposing to install large concrete blocks in front of the store, which, were in his opinion, unsightly. He suggested that bollards be installed instead.

Steve Taylor presented the application. He stated that the tanks could be located elsewhere on the property provided that their placement was approved by the Fire Marshal. He stated that his company provides concrete blocks free of charge, but does not provide bollards. It would be up to the property owner to pay for the installation of the bollards. There was also a brief discussion regarding the marketing signage associated with the tank storage. There was a brief discussion regarding the preferred placement of the tanks.

A motion to approve the application was made by Michael Cannata, with the requirement that the tanks be placed on the West side of the property, that all requirements per the Fire Marshal be complied with, that all signage comply with the current zoning regulations and that bollards be installed in lieu of concrete blocks. Paul Cordone seconded the motion. *All in favor; motion passed.*

#### 11. Commissioner's Comments

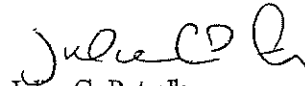
None

#### 12. Approval of Minutes

- a. May 16, 2017: Motion by Michael Cannata to approve the minutes, Seconded by Ken Rozich. *All in favor; motion passed.* Note: Paul Cordone and Nicholas Demetriades both abstained from the vote.

13. Adjourn: Motion to adjourn at 8:17 p.m. by Michael Cannata, Seconded by Ken Rozich. *All were in favor; the motion passed.*

Respectfully Submitted,



Julie C. Petrella  
Recording Clerk

**TOWN OF CROMWELL  
REDEVELOPMENT AGENCY  
REGULAR MEETING  
6:30 PM WEDNESDAY MAY 17, 2017  
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Joe Fazekas, Jennifer Donohue, Richard Nobile and Kevin Nolan

**Absent:** Ann Hallibozek, Paul Warend

**Also Present:** Director of Planning and Development Stuart Popper, Tom Tokarz, Al Waters, Bob Jahn, and Jay Polke

**1. Call to Order**

The meeting was called to order by Chairman Fazekas at 6:30 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. Jennifer Donohue **seconded** the motion. *All were in favor; the motion passed.*

**4. Public Comments**

NONE

**5. New Business:**

a. Discussion of 60 and 61 River Road

Mr. Popper informed the Agency that the developer, Mr. Vallone, had been in contact with the property owners to the North to discuss the possible purchase and sale of those properties. Those discussions would remain private negotiations by and between the parties.

Mr. Popper stated that he, the Town Manager, and the Town Engineer had recently discussed the timeframe of the Chevron cleanup with the State DEEP. They want to ensure that there will be no impact on the proposed Cromwell landing park.

Mr. Popper also informed the agency members regarding the status of the County Line Drive development and there was a brief discussion regarding the potential impact of the Sysco development in Rocky Hill.

Mr. Popper and Robert Jahn discussed their recent business visit to the renovated Autumn Lake Short Term Facility. They complimented the improvements and the staff.

Richard Nobile notified the agency members of the proposed Recreation Department concerts which will be held at Frisbee Landing this summer. Mr. Popper stated that the curb cut off of Route 99 was in the process of being finalized, which would open up the grass lot to parking. There was a short discussion regarding the budget allocation for the access road and the need for further soil testing.

**6. Approval of Minutes**

a. April 19, 2017

Richard Nobile made a **motion** to approve the meeting minutes for April 19, 2017. Jennifer Donohue **seconded** the motion. *All were in favor; the motion passed.*

**7. Commissioner's Comments:**

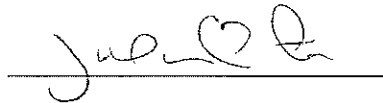
Chairman Fazekas welcomed the newly appointed Kevin Nolan. He also thanked Mr. Popper for his assistance and efforts. He also stated that the apartment complex lawsuit should be decided within the next few days.

**8. Adjourn**

Jennifer Donohue made a **motion** to adjourn the meeting. Richard Nobile **seconded** the motion. *All were in favor; the motion passed.*

The meeting was **adjourned** at 7:00 pm.

Respectfully Submitted,



Julie C. Petrella  
Recording Clerk

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING  
6:30 PM THURSDAY, APRIL 20, 2017  
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Richard Nobile, Jay Polke, Stanley Stachura, and Robert Jahn

**Absent:** Joseph Fazekas

**Also Present:** Director of Planning and Development Stuart Popper

**1. Call to Order**

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

**2. Roll Call / Seating of Alternates**

The presence of the above members was noted. No alternates were seated.

**3. Approval of Agenda**

Mr. Popper asked that the agenda be amended to add in an Executive Session to discuss the request for a tax abatement as submitted by Doug Sudell of Two Men and a Truck. A motion to approve the amended agenda was made by Stan Stachura. Robert Jahn **seconded** the motion. *All were in favor; the motion passed.*

**4. Public Comments: NONE**

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

Mr. Popper informed the Commission as to the status of the K-Mart Shopping Plaza in that they were moving forward with the Shop Rite and that announcements regarding development at Cromwell Commons, Sebethe Road and the SavMor site would be forthcoming. He also mentioned that the developer of 60 River Road was in the process of contacting the property owners. Mr. Popper also reported that he had submitted an application for a \$500,000.00 STEAP grant for renovations to County Line Drive / Route 3. Chairman Nobile asked about the Sunoco property and Mr. Popper told him that the property closing was moving forward.

**6. New Business:**

The Commission began its Executive Session at 6:41 p.m. and ended at 7:05 p.m. A motion to end the Executive Session was made by Robert Jahn and seconded by Jay Polke. *All in favor; motion passed.*

A motion was made by Jay Polke in favor of a full (100%) tax abatement for seven years as requested by Two Men and a Truck and seconded by Robert Jahn. *All in favor; motion passed.* Mr. Popper stated that he would bring the Commission's recommendation of the tax abatement to the Town Manager to see if it could be included as an agenda item at the next Town Council meeting.

**7. Old Business:**

- a. Northern Tier STEAP Grant: Mr. Popper restated that the grant application had been submitted.

**8. Communications: (see attached P & Z Minutes, Redevelopment Agency Minutes)**

Mr. Jahn requested some clarification regarding the permits listed in Mr. Popper's report.

**9. Chairman's Comments/Commissioners' Comments:**

Mr. Jahn stated his concerns over the possible politicizing of the business meetings, which he did not believe was the intent of the EDC. Chairman Nobile concurred with Mr. Jahn's statements. Mr. Popper stated that business owners tend to react positively to the presence of the mayor and town council members at those meetings. He also stated that he attends those meetings as a representative of the EDC. He stated that he will work on providing the reports to the EDC prior to their distribution to the Town Council and other boards. Mr. Polke stated that the presence of the mayor and town council members at the meetings tends to fast track resolution of any issues raised at those meetings.

**10. Approval of Minutes**

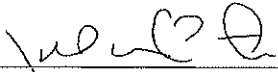
- a. March 16, 2017: Stan Stachura made a **motion** to approve the meeting minutes for March 16, 2017. Jay Polke **seconded** the motion. *All were in favor; the motion passed.*

**11. Good & Welfare: NONE**

**12. Adjourn**

Robert Jahn made a **motion** to adjourn the meeting. Stan Stachura **seconded** the motion. *All were in favor; the motion passed.* The meeting was **adjourned** at 7:28 pm.

Respectfully Submitted,

  
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Julie C. Petrella  
Recording Clerk