

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**



*Regular Meeting
7:00 P.M. Wednesday, October 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 Report**
6. **New Business:**
7. **Chairman's Comments/Commissioners' Comments**
8. **Communications: see attached P & Z Minutes**
9. **Approval of Minutes:**
 - a. September 18, 2019
10. **Good & Welfare**
11. **Adjourn**

RECEIVED FOR RECORD
Oct 09, 2019 01:36P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

To: Economic Development Commission
From: Stuart B. Popper, Economic Development Coordinator
Date: October 8, 2019
Re: Economic Development Coordinator Report for September 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 Cortiva Institute at 51 Shunpike Road was on Wednesday October 9, 2019.

3. New Businesses Openings:

- Hartford Healthcare Rehabilitation Network opened in the Urgent Care facility at 136 Berlin Road.

4. Business Expansions and Relocations:

- The Beautiful People Salon and Spa relocated from 136 Berlin Road to 6 Hammerhead Place.

5. RFP for 60 and 61 River Road

- The Redevelopment Agency issued 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. The deadline for responses is September 13, 2019.
- 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 September 17, 2019 and the October 1, 2019 Planning and Zoning Commission Meetings:

- Application #19-41: Request for Special Permit under Section 4.2 of the Zoning Regulations to permit the construction of a single family home in the Flood Zone at 14 South Street.
- Application #19-42: Site Plan Modification to add new wall sign for Fed Ex Office on the Walmart Store façade at 161 Berlin Road.
- Application #19-45: Request for Site Plan Approval for a new Ice Cream Shop at 562 Main Street. Timothy Farrell is the Applicant and Brent H. and Kimberly A. Robbins are the Owners.

TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION



Regular Meeting
7:00 P.M. Wednesday, September 18, 2019
Room 222 Cromwell Town Hall

RECEIVED FOR RECORD
Sep 27 2019 09:57A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT *JA*

MINUTES

Present: Chairman Richard Nobile, Robert Jahn, Jay Polke, Joseph Fazekas, and Paul Warena (alternate).

Absent: Marilyn Teitelbaum

Also Present: Director of Planning and Development Stuart Popper, and Town Council member Al Waters.

1. Call to Order:

The meeting was called to order by Chairman Richard Nobile at 7:12 p.m.

2. Roll Call/Seating of Alternates:

The presence of the above members was noted. Jay Polke made a motion to seat alternate Paul Warena; Seconded was Robert Jahn. *All in favor; motion passed.*

3. Approval of Agenda:

Joseph Fazekas made a motion to approve the agenda; Seconded by Robert Jahn. *All in favor; motion passed.*

3. Public Comments:

None.

5. Director of Planning and Development Report:

Mr. Popper said that the plans for Cromwell Landing are completed and have been submitted to the Connecticut Department of Energy and Environment, (DEEP) for review. He said that DEEP staff has raised some concerns regarding the placement of structures in the floodplain. Mr. Popper noted that we will be meeting with DEEP staff on Friday October 4, 2019 to discuss the plans. He explained that the project has received approval from the Inland Wetlands and Watercourses Agency and the Planning and Zoning Commission.

Mr. Popper discussed the Tank Farm on River Road and the continuing efforts to clean up the site. He explained that they will be working on either side of River Road across from the remaining building and eventually in the road itself over the next few months. Mr. Popper noted that as was done under the previous cleanup efforts access will be provided for hunters during the upcoming hunting season. The commission members and Mr. Popper discussed the status of the tank farm clean up and the future potential uses of the site.

Mr. Popper said that construction of the new Marriott Hotel on Berlin Road, the new development at Covenant Village, and the site work and model homes at Arbor Meadows on Field Road are all moving forward. He explained that the Starbucks is still working on their OSTA permit from the Connecticut Department of Transportation. Mr. Popper said that Fed Ex will be opening a kiosk inside the Walmart store. Mr. Popper and the commission members discussed business at Stop and Shop and the new Shop Rite.

Mr. Popper said that they had a great business visitation today at the Cortiva Institute at 51 Shunpike Road. He noted that the interior of the new facility with its classrooms and offices is really impressive. Mr. Popper said that the Cortiva Institute has scheduled grand opening program and events on Wednesday October 9th with a ribbon cutting at 12 pm.

6. New Business:

Mr. Popper said that the Redevelopment Agency issued a Request for Qualifications and Proposals (RFQ/RFP) in July of this year for 60 and 61 River Road with a deadline of September 13, 2019. He said the town had received one proposal and that the review process called for a selection committee to review the submitted proposals and make a recommendation to the Town Council.

Mr. Popper summarized the proposal received noting that it called for a phased development process for both sides of River Road. The commission members and Mr. Popper discussed the proposal received and the format of the selection committee. He noted that the Redevelopment Agency decided to create a five person selection committee with three members from the Redevelopment Agency and two members from the Economic Development Commission. Mr. Popper said that the Redevelopment Agency had appointed three members and now the EDC needed to appoint two members to the selection committee.

Robert Jahn made a motion to appoint Richard Nobile and Jay Polke to the selection committee; Seconded by Paul Warend. *All in favor; motion passed.*

7. Chairman's Comments/Commissioners' Comments:

Commission members continued to discuss the RFQ/RFP

8. Communications: see attached P & Z Minutes

9. Approval of Minutes:

- a. June 19, 2019- Robert Jahn made a motion to approve the minutes; Seconded by Jay Polke. *All in favor; motion passed.*

Joseph Fazekas abstained from this motion.

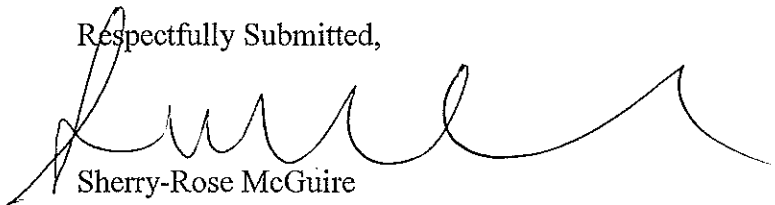
10. Good & Welfare:

Robert Jahn said he was very concerned about the status of the Sewer Department building and what is going to happen to the building once the staff and current operations are relocated to the new public works facility. Mr. Jahn noted that there has been a lot of discussion of the future use of the building by the by various parties in town. Mr. Waters and the Commission members discussed the current and future status of the building. Mr. Waters noted at this time no formal decision has been made about the future use of the building by the Town Council.

11. Adjourn:

Robert Jahn made a motion to adjourn the meeting; Seconded by Jay Polke. *All in favor; motion passed.* The meeting was adjourned at 7:43 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Sherry-Rose McGuire', written in a cursive style.

Sherry-Rose McGuire