

TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION

Regular Meeting
7:00 P.M. Wednesday, October 17, 2018
Room 222 Cromwell Town Hall



RECEIVED FOR RECORD
Oct 11, 2018 03:50P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT *R*

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. Chairman's Comments/Commissioners' Comments
8. Communications: see attached P & Z Minutes
9. Approval of Minutes:
 - a. September 26, 2018
10. Good & Welfare
11. Adjourn

To: Economic Development Commission
From: Stuart B. Popper, Director of Planning and Development
Date: October 12, 2018
Re: Economic Development Coordinator Report for October 2018

1. **Cromwell Economic Development Commission Website**
 - The new Cromwell Economic Development Commission web site is up and running on the Town of Cromwell web site. The page contains a listing of all the businesses in Town by category. More information will be added in the future.
2. **Middlesex Chamber of Commerce**
 - The Middlesex Chamber of Commerce Connecticut Connections Business Expo will be on Wednesday October 24, 2018. We are looking for volunteers to help operate our trade show booth.
3. **Business Visitation**
 - We have a business visitation scheduled at 9:00 am on Wednesday October 17, 2018 at 14 Alcap Ridge.
4. **New Planning and Zoning Commission Applications:**
 - Application #18-59: Request for Site Plan Approval to construct a new access drive, 54 living units and dining, recreation and other facilities at 52 Missionary Road. Covenant Home Inc., Covenant Village of Cromwell is the Applicant and the Owner.
 - Application #18-62: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to permit a school for training in occupational skills at 45 Shunpike Road.
 - Application #18-63 Request to modify the Site Plan to construct new green houses and a loading dock addition at 419 Main Street. Cromwell Growers, Inc. is the Applicant and Cromwell Realty, LLC is the Owner.
5. **Planning and Zoning Commission Approvals at the October 3, 2018 Meeting:**
 - Application #18-58: Request to modify the Site Plan to install a new sign at 35 A Berlin Road for Joe's Filling Station. Joseph G. Moon is the Applicant and River Grace Plaza LLC is the Owner.
 - Application #18-61: Request for a Site Plan approval for the façade and signage at the new Marshall's Store at 45 Shunpike Road. Taylor Associates - Architects is the Applicant and HB Nitkin Group is the Owner is the Owner.

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM THURSDAY, OCTOBER 2, 2018
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Chris Cambareri, Ken Slade, Paul Cordone, Ken Rozich, David Fitzgerald (alternate), Mo Islam (alternate)

Absent: Nicholas Demetriades, Brian Dufresne, John Keithan (alternate)

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska

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:** Michael Cannata made a motion to seat David Fitzgerald and Mo Islam; Seconded by Ken Rozich. *All in favor; motion passed.*
4. **Approval of Agenda:** Mr. Popper added two new applications to Item #8. New Business Accept and Schedule New Applications:
 - a. Application #18-58: Request to modify the Site Plan to install a new sign at 35A Berlin Road for Joe's Filling Station. Joseph G. Moon is the Applicant and River Grace Plaza LLC is the Owner.
 - b. Application #18-65: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to permit private garage facilities greater than 1000 square feet at 9 Rivercove Drive. David P. Sullivan is the Applicant and the Owner.

Michael Cannata made a motion to approve the amended agenda; Seconded by Paul Cordone. *All in favor; motion passed.*

5. **Public Comments:** None
6. **Development Compliance Officer Report:** Mr. Driska asked if there were any questions or comments on his report. There were none. He said that the

walls would be going up this week at the County Line Drive project and that the TPC and ShopRite/Marshalls projects were progressing.

7. **Town Planner Report:** Mr. Popper referenced the new applications to be accepted and scheduled tonight. He also said that the Economic Development Commission had voted to approve the requested tax abatement proposed by the developer of the hotel on Route 372 by the Liberty Bank. The tax abatement request will now go to the Town Council for consideration.

8. **New Business Accept and Schedule New Applications:**

- a. Application #18-58: Request to modify the Site Plan to install a new sign at 35A Berlin Road for Joe's Filling Station. Joseph G. Moon is the Applicant and River Grace Plaza LLC is the Owner.

Michael Cannata made a motion to accept Application #18-58 and to schedule it to be considered as a business item at tonight's meeting; Seconded by Ken Slade. *All in favor; motion passed.*

- b. Application #18-63: Request to modify the Site Plan to construct new greenhouses and a loading dock addition at 419 Main Street. Cromwell Growers, Inc. is the Applicant and Cromwell Realty, LLC is the Owner.

Michael Cannata made a motion to accept Application #18-63 and to schedule it to be considered as a business item at the Tuesday, October 16, 2018 meeting; Seconded by Ken Slade. *All in favor; motion passed.*

- c. Application #18-65: Request for a Special Permit under Section 2.7.A.4 of the Zoning Regulations to permit private garage facilities greater than 1000 square feet at 9 Rivercove Drive. David P. Sullivan is the Applicant and the Owner.

Michael Cannata made a motion to accept Application #18-65 and to schedule a public hearing for the Thursday, November 8, 2018 meeting; Seconded by Ken Slade. *All in favor; motion passed.*

9. **New Business**

- a. Application #18-58: Request to modify the Site Plan to install a new sign at 35A Berlin Road for Joe's Filling Station. Joseph G. Moon is the Applicant and River Grace Plaza LLC is the Owner.

Mr. Driska said that the application complied with the Zoning Regulations.

Joseph G. Moon, 29 Southgate Drive, South Glastonbury, Connecticut, was present to answer questions about the application. Mr. Popper clarified that the type of sign requested has a tube in the sign's case that shines on the sign and that this is neither a neon nor a backlit sign. Mr. Driska said that he had received examples of tube signs from the signmaker and that this is a common style of sign. Mr. Moon showed color renderings of both the building mounted sign and the pylon sign. He said that the plaza owner wanted the "Franco's Cocktail Lounge" sign to remain in its current location.

Mr. Driska said that he did not include the Franco's sign when he calculated the signage allotment as he thought it was being moved to the side of the building. Mr. Popper said that the new sign could not go up until the old sign was removed from the front of the building, as those were the representations that had been previously made. The applicant agreed that removing the Franco's sign would make it less confusing as to what business is operating there.

Michael Cannata made a motion to approve Application #18-58: Request to modify the Site Plan to install a new sign at 35 A Berlin Road for Joe's Filling Station, with the condition that the new sign cannot be installed until the Franco's sign is removed from the front of the building; Seconded by Chris Cambareri.

Mo Islam asked if the signage was sufficient. Mr. Popper said that the Zoning Regulations set the maximum size parameters only and that the Commission does not design the sign or tell applicants that their signs are not big enough.

All were in favor; motion passed.

- b. Application #18-61: Request for Site Plan approval for the façade and signage at the Marshal's Store at 45 Shunpike Road. Taylor Associates - Architect is the Applicant and HBN-CSC LLC c/o HB Nitkin Group is the Owner.

Mr. Driska said that he had reviewed the application and the proposal was in compliance with the regulations.

Craig Way, 230 Mason Street, Greenwich, Connecticut, presented the application on behalf of HB Nitkin Group. He began by reviewing the location of the ShopRite and Marshalls in relation to the former K-Mart and Xpect store locations. He said that Marshalls would be taking up about 25,000 square feet of the former K-Mart, leaving about 45,000 square feet of leasable space remaining. He said that they were planning to obtain their building permit this month and hoped to open Marshalls in March 2019, with ShopRite possibly opening a month earlier.

Jeff Taylor, of Taylor Architects in White Plains, New York, reviewed a rendering of the proposed façade. He described the covered canopy, the ranchstone columns, and the illuminated channel lettering 6 feet by 25 feet in size. He said that everything would be new: the storefront, walls, sliding doors, lighting, flooring, and receiving dock, as nothing from the former K-Mart could be salvaged.

Mr. Driska said that the loading dock area is in the compliance with the Zoning Regulations.

Mr. Way said that they did not need to obtain an OSTA permit for this retail use.

The Commission was in general agreement that the proposed façade looked good.

Michael Cannata made a motion to approve Application #18-61: Request for Site Plan approval for the façade and signage at the Marshalls Store at 45 Shunpike Road; Seconded by Chris Cambareri. *All in favor; motion passed.*

10. Approval of Minutes:

a. September 4, 2018:

Michael Cannata made a motion to approve the minutes as presented. In favor: Chairman Kelly, Michael Cannata, Jeremy Floryan, Ken Rozich, David Fitzgerald. Abstained: Chris Cambareri, Ken Slade, Paul Cordone, Mo Islam. *Motion passed.*

b. September 20, 2018:

Michael Cannata made a motion to approve the minutes as presented. In favor: Chairman Kelly, Michael Cannata, Jeremy Floryan, Chris Cambareri, Ken Slade, Paul Cordone, David Fitzgerald. Abstained: Ken Rozich, Mo Islam. *Motion passed.*

11. Commissioner's Comments: None

12. Adjourn: Michael Cannata made a motion to adjourn; Seconded by Paul Cordone. Meeting adjourned at 7:37 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk

TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MEETING
7:00 PM, WEDNESDAY, SEPTEMBER 26, 2018
ROOM 222, CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES

Present: Chairman Richard Nobile, Robert Jahn, Jay Polke, Joe Fazekas, Marilyn Teitelbaum (arrived at 7:22 p.m. during New Business)

Absent: Stanley Stachura

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

1. Call to Order

The meeting was called to order by Chairman Nobile at 7:08 pm.

2. Roll Call / Seating Alternates.

The presence of the above members was noted.

3 Approval of Agenda

A **motion** to approve the agenda as presented was made by Joe Fazekas; Seconded by Robert Jahn. *All were in favor; the motion passed.*

4. Public Comments

NONE

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

Mr. Popper provided the members with a copy of his report. He said that the new Economic Development website was up and running and listed all of the town's businesses on it by category. It could be accessed on the town website, under "Board and Commissions" and then "Economic Development Commission." Jay Polke asked that it be listed under "News".

Mr. Popper said that the Business Expo will be on October 24, 2018, from 11 a.m. to 5 p.m. and he welcomed volunteers to help. He said that Business Visits were scheduled for October 11, 2018.

Mr. Popper mentioned that Covenant Village was proposing to construct a new access drive, 54 new units, and a "Main Street" area along its campus, as part of their \$23M project. He showed

a rendering of Marshal's proposed new façade and signage and mentioned that the Connecticut School of Massage would be moving into a new building in the area of the former K-Mart Garden Center. He said that Cromwell Growers was proposing an expansion to include new greenhouses and a new loading dock.

Mr. Popper said that Planning and Zoning had recently approved the marijuana dispensary, the Nike Site project, the resubdivision of the Quality Inn lot, and a new 125-room hotel next to Liberty Bank.

6. New Business:

Mr. Popper said that they had had a discussion during the Redevelopment Agency meeting regarding the general consensus from developers that any development in that area will need to be at a density of 20 units per acres and 4 to 5 stories in height. He said that he wanted to know what the town would support before continuing his discussions..

Mr. Popper said that they were finalizing the environmental reports at Cromwell Landing and hoping for a sign-off shortly so that construction can begin. Robert Jahn asked Mr. Popper to put together a layout of River Road to show what's for sale. Jay Polke asked if the town had options on any properties on River Road. Mr. Popper said that the Town Council had only authorized the Town Manager to begin discussions and to have appraisals done. Mr. Popper said that he had done an assessment valuing the entire area. He was of the opinion that developers, not the town, should take on the risks associated with the project, and that it be handled within the private sector.

Mr. Popper said that construction was moving forward at both the 120 County Line Drive and TPC Clubhouse projects.

a. Proposed Tax Abatement at 76 Berlin Road

Ajesh Patel, AVA Group, presented the request, saying that they were hospitality developers in New Jersey, specializing in Marriott and Hilton properties, which they build, own, and manage as franchisees. He said that they mostly develop in New Jersey and Pennsylvania, but had been incentivized to construct Marriott properties in Connecticut and Rhode Island. They had two other projects in Southington and Shelton. They had identified Rocky Hill as a market area because of the satellite offices for insurance markets, but decided to go to Cromwell because it offered better site location and a better-timed and friendlier approval processes.

Mr. Patel reviewed the proposed hotel, which would be four stories, consist of suites, and include an expanded fitness center, swimming pool, and lobby bar just for hotel patrons, and offer a continental breakfast. He said that this site, located adjacent to other aged hotels, will force renovation among those other properties. Mr. Patel said that the challenges of developing in Connecticut are the high property taxes.

Joe Fazekas pointed out the typographical error in the requested tax abatement schedule, as it should read that Years 3 and 4 are requesting a 75% abatement, and Mr. Patel agreed. He said

that they would resume paying full taxes after year 7. He said that the money saved via the abatement would be used to reinvest in marketing and sales, with the goal of pulling from Middletown.

Mr. Popper said that, if approved, he would prepare valuations for presentation to the Town Council, with information from the applicant regarding construction and personal property values. Mr. Patel said that they have that information from their recent projects. Mr. Popper said that the Town Council had agreed with the Commission in regards to their two previous recommendations for tax abatements.

Mr. Patel said that they had their financing in place.

Joe Fazakas made a motion to accept the tax abatement program as presented by the applicant; that being 100% abatement during years 1 and 2, 75% abatement during years 3 and 4, 50% abatement during years 5 and 6, and 25% during year 7; Seconded by Jay Polke.

Jay Polke asked what the abatement applies to and was told that it only applied to the building taxes, and not the land or personal property taxes.

Mr. Popper said he believed this was a good use and good business for the town, on a parcel that's been vacant for too long. He said that Route 372 was slowly being rebuilt and that was a good indicator of the economic climate in town.

Chairman Nobile said this would be an aesthetic improvement and fit in with the other two buildings in the plaza.

Robert Jahn asked how this proposal compared to other seven year abatements approved in the past. Mr. Popper said that the abatement for Two Men and a Truck was similar and that the County Line Drive project was at the maximum of full abatement for seven years.

Chairman Nobile, Joe Fazekas, Jay Polke and Marilyn Teitelbaum voted in favor; Robert Jahn abstained. *Motion passed.*

Mr. Popper said the applicant would make a presentation at the next Town Council meeting, that being October 10, 2018, and he would present the Commission's approval. The Tax Assessor and Finance Director would both provide input and the Town Council would get the final vote. He asked that the Commission members show their support via letters or by attending the meeting. Chairman Nobile asked for full attendance if possible.

7. Chairman's Comments/ Commissioner's Comments:

Robert Jahn said he wanted to see a first class restaurant in Cromwell. Mr. Popper said that Luna Café, an Italian restaurant, was going in the former Franco's, and that a new Japanese restaurant would be at the former Oyama location.

8. Communications: see attached P&Z Minutes