

TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION



Regular Meeting
6:30 P.M. Thursday October 19, 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. Chairman's Comments/Commissioners' Comments
8. Approval of Minutes:
 - a. September 28, 2017
9. Good & Welfare
10. Adjourn

RECEIVED FOR FILING
10-13 2017 at 10:51AM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Lisa Lavacchia, Asst.
TOWN CLERK

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 over	
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 within flood hazard area	Approved 3/21/2017	Bid Opening 8/8/17	
17-07	Town of Cromwell	Willowbrook Rd. (South end)	Widening & pavement rehabilitation	Approved 3/21/2017	Bid Opening 8/8/17	
17-08	Stanley Jasjecki	33 Shadow Lane	Leanto Greenhouse	Approved with conditions 3/21/2017	Complete	
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	On Hold
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17-12	Lisa DiMichele	6 Kirby Road	Caffe Vernazza, Emporium	Withdrawn	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	Event over
17-14	Autumn Lake of Cromwell	385 Main Street	Install new signs	Approved 5/16/2017	Complete
17-15	Keystone Novelities	113 Berlin Road	Temp Fireworks Retail	Approved 5/2/17	Event over
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	Denied 7/18/2017	
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	Open for Business
17-21	Town of Cromwell	Town wide	Amend sections 3.2.3 and Section 3.3.4	Approved 6/6/2017	

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-22	JPG Partners, LLC	186 Shunpike Road	Construct affordable housing development	PH continued to 10/3/2017	
17-23	JLSurveying	135 Berlin Road	Install additional parking at Cromwell Diner	Approved with conditions 6/20/17	No Activity
17-24	Myhang Phan	542 Main Street	My Hair Salon	Approved by ZEO 5/24/2017	Open for Business
17-25	Carrier Group Inc.	76 Field Road	Change zone R-25 to PRD zone	Approved 8/1/17	
17-26	Stephen Larson	30 New Lane	Fibre Dust tent sale	Approved by staff	Event over
17-27	HB Nitkin	51 Shunpike Road	Amend site plan	Approved with conditions 7/18/17	No Activity
17-28	Coles Road Brewery	30 New Lane	Operate a Brewery	Tabled	
17-29	Splash Car Wash	23 Shunpike Road	Car Wash pay stations	Approved 7/18/2017	Work in progress
17-30	Kendall Amenta	2 Willowbrook Road	Tanning Salon & Spa	Approved by ZEO 7/3/2017	Open for Business
17-31	Dorothy Williams	200 West Street	Install monument sign	Approved 8/1/17	Open for business
17-32	Arco National Const.	120 County Line Drive	Erosion & Control Plan	Approved 9/5/17	
17-33	Christopher Panehianco	48 South Street	Home based business	Approved 9/5/17	

Permit #	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
17-34	Robert Gallitto	95-97 Berlin Road	Site Plan Modification	Approved 9/5/17	Work in progress
17-35	Jeff DiClemente	75 Field Road	Park Comm. Vehicles and Trailer	Approved 10/3/2017	
17-36	Evergreen	Willowbrook Road	Site Plan Modification	On Hold	
17-37	Republican Town Comm.	309 Main Street	Campaign Headquarters	Approved by ZEO 8/23/2017	Open for Business
17-38	Stephen Larson	30 New Lane	Fibre Dust Retail Store	Approved by ZEO 8/30/17	Work in progress
17-39	Linden Landscape Ed Amate	60 Hicksville Road	New Parking Expansion a Adelbrook,	Approved w/conditions 10/3/2017	
17-40	Ed Amate	136 Berlin Road	Smoothie & Art Class	Approved by Town Planner 8/30/17	
17-41	Patrick Precourt	14 Alcap Ridg	Gym/Fitness Center	Approved by Town Planner 8/31/17	Work in progress
17-42	National Sign Corp.	164 West Street	Install new digital sign	PH 11/9/2017	
17-43	Celina Kelleher	Pierson Park	Trick R Trunk	Approved by Town Planner 9/1/17	

TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MEETING
6:30 PM THURSDAY, SEPTEMBER 28, 2017
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES

Present: Chairman Richard Nobile, Joe Fazekas, Robert Jahn, Stanley Stachura, Jay Polke

Absent: NONE

Also Present: Director of Planning and Development Stuart Popper

RECEIVED FOR FILING
10/3 2017 at 3:20 PM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

1. Call to Order

The meeting was called to order by Chairman Nobile at 6:32 pm.

Gloria Prendergast,
TOWN CLERK

2. Roll Call / Seating Alternates.

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

3 Approval of Agenda

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

4. Public Comments

NONE

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

Mr. Popper stated that he was continuing to work with ShopRite and the Office of the State Highway Authority, that there may be development and new tenants in the PriceCutter/Nardelli plaza and that a new hotel may be developed in the near future. There was some discussion as to the reason behind the delay with ShopRite, which Mr. Popper explained by saying that the traffic engineer's report predicted more traffic during peak times. He was working with all parties to try to move the project along on schedule.

6. New Business:

a. Application for Tax Abatement at 120 County Line Drive

Mr. Popper introduced the Application by stating that the proposed development was set for the Northern Tier business park. Daniel Madrigal, Development Manager for Scannell Properties, began the presentation by explaining that Scannell Properties would

be the entity purchasing and developing the property, which would then be leased to Arett Sales. He thanked Mr. Popper and the Town of Cromwell for their assistance in working together on this project for the past eighteen months.

Mr. Madrigal said that Scannell was based in Indianapolis and had privately developed over ten million square feet of property in the previous year, with a focus on industrial properties. The company had previous experience working in Connecticut. All taxes would be the responsibility of the lessee per a triple net lease.

Noah Chesbrough, Executive Vice President of Arett Sales, spoke next. He passed out a presentation handout, which he reviewed with the Commission members. He began by introducing the company's history, locations and employee information, and then provided statistics related to volume of business. He explained their warehousing and distribution operation, which are both direct to store and direct to consumer, of garden, cleaning and hardware supplies, their holiday product line, Good Tidings, and their in-house advertising agency, Greensmith. Mr. Chesbrough stated that Arett runs an annual trade show and offers online seminars. In addition to their distribution operation, they also assist in third party logistics by being the warehousing and logistical arm for a number of companies, and run a fulfillment program, which ships direct to online customers. Along with three other similar companies, Arett is a part of a national logistics operation known as National Primesource. Mr. Chesbrough stated that they do not have their own truck fleet but utilize common carriers instead.

Cathy Schappert, Chief Financial Officer for Arett Sales, stated the proposed building would be 356,000 square feet with the possibility of expanding another 45,000 square feet. The proposed lease terms would be for ten years, with two five year extensions possible. She stated that the company stays in the community long-term and they had been in Bristol for eighteen years. Their current space does not fit their needs any longer. The company wants to stay in Connecticut and was interested in Cromwell because of its access to highways and because it is centrally located in the state. The warehouse manager, Ken Paklos, is from Cromwell, and they wanted to retain his expertise. They are a seasonal company and employ approximately 32 to 56 employees at a time. Some employees may transfer to the Cromwell location, but there would still be an opportunity to hire some local residents.

Mr. Popper stated that the abatement being sought was for approximately \$315,000.00 per year of taxes on the building. The personal property taxes would be approximately \$44,800.00 and about \$10,000.00 on the land. They currently receive about \$2,000.00 in taxes on the land now.

Mr. Popper stated that he had worked extensively on this project and that both companies were nice to work with and reputable and he was excited about Scannell and Arett coming to Cromwell. He was in full support of their request for a seven year abatement at one hundred percent. He believed this to be a long term, beneficial investment for the community.

Chairman Nobile stated that he was pleased with the presentation. Mr. Chesbrough stated that the current lease term was ending and he was trying to coordinate the specifics of the move. Mr. Madrigal stated that grading on the site was beginning and they would be working with OSTA, with the hopes of completing all work and being operational by November 2018.

Ken Paklos said that the approximate number of employees at a given time is 45. The projected truck traffic is about 17 to 20 in per day and no more than 30 out.

Stan Stachura stated that he hoped that Arett would be involved long-term with the community.

Joe Fazekas made a motion to grant a tax abatement at one hundred percent (100%) for seven years, based on the numbers presented; Seconded by Stan Stachura. Joe Fazekas, Chairman Nobile, Stanley Stachura, and Jay Polke voted in favor; Robert Jahn abstained. *Motion passed.*

Mr. Popper stated that the recommendation will go to the town council for consideration on Wednesday, October 4, 2017 at 7 p.m. He requested that members of the Commission attend and speak in support of the request.

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

Chairman Nobile expressed his hopes that the Town Council would act favorably upon the request for tax abatement.

8. Approval of Minutes:

a. June 22, 2017: Joe Fazekas made a motion to table the approval of the minutes; Seconded by Jay Polke. *All in favor; motion passed.*

9. Good & Welfare:

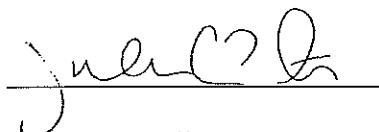
NONE

10. Adjourn

Robert Jahn made a motion to adjourn the meeting; Seconded by Stan Stachura. *All were in favor; the motion passed.*

The meeting was adjourned at 7:13 pm.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk