


**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**



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

AGENDA

RECEIVED FOR RECORD
Sep 11, 2019 12:49P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT 

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. June 19, 2019
10. Good & Welfare
11. Adjourn

To: Economic Development Commission
From: Stuart B. Popper, Economic Development Coordinator
Date: September 11, 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 Marshalls at 51 Shunpike Road was on Thursday August 8, 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 3, 2019 Planning and Zoning Commission Meeting:

- Application #19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebethe Drive.
- Application #19-39: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road.
- Application #19-40: Request for a Site Plan Modification to permit improvements at Cromwell Landing Park at 80 River Road.

RECEIVED FOR RECORD
Aug 28, 2019 08:34A
JOAN AHLQUIST
TOWN CLERK *JA*
CROMWELL, CT

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY, AUGUST 20, 2019
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Jeremy Floryan, Nicholas Demetriades, Brian Dufresne, Paul Cordone, and Ken Rozich

Absent: Ken Slade, John Keithan (alternate), and Mo Islam (alternate)

Also Present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska, Town Engineer Jon Harriman, and Recording Clerk Sherry-Rose-McGuire

1. **Call to Order:** The meeting was called to order by Chairman Alice Kelly at 7:01 PM.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** No alternates were seated.
4. **Approval of Agenda:** Stuart Popper asked that the agenda be amended to include a Section 8-24 Mandatory Referral for the improvements at Cromwell Landing Park at 80 River Road. Vice Chairman Michael Cannata made a motion to approve the amended agenda; Seconded by Chris Cambareri. *All were in favor; motioned passed.*
5. **Public Comments:** No public comments were made.
6. **Development Compliance Officer Report:** No report was given.
7. **Town Planner Report:** Stuart Popper stated that the new Marshalls is open and was a big success; the Marriott Hotel on 76 Berlin Road is under construction; Covenant Village is moving along and Starbucks is expected to start construction as soon as they receive their approval from the Office of the State Traffic Authority.
8. **New Business: Accept and Schedule New Application:**
 - a. 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. Donald Mondani is the Applicant and Rosemarie Mondani is the Owner.

Vice-Chairman Mike Cannata made a motion to accept Application # 19-41 and schedule it for public hearing on September 17th, 2019; Seconded by Chris Cambareri. *All in favor; motion pass.*

9. New Business:

- a. Application # 19-40: Request for a Site Plan Modifications to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner.

Michael Cannatta made a motion to hear and consider the Section 8-24 Mandatory referral for the improvements at Cromwell Landing Park and Application #19-40: Request for a Site Plan Modification to permit improvements at Cromwell Landing Park at 80 River Road at the Public Hearing for Application #19-39. Seconded by Jeremy Floryan. *All in favor; motion passed.*

10. Public Hearing:

Ken Rozich read the legal notice.

- a. Application # 19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebeth Drive. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner.

Vice Chairman Michael Cannata made a motion to open the Public Hearing for Application #19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebeth Drive. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner; Seconded by Brian Dufrense. *All in favor; motion passed.*

Mr. Robert Gallitto, 146 Sisk Street Middletown explained to the commission members that he is requesting a special permit to create a contractor's yard on a portion of 150 Sebeth Drive for the outside storage of construction materials and equipment. He said that the property is about 49+ acres and located at 150 Sebeth Drive and contains several businesses including: Torza Miniature Golf & Driving Range and the TAP House

150 restaurant. Mr. Gallitto noted that he currently uses a portion of the site for his top soil screening operation which he obtained permits for from the Planning and Zoning Commission and the Inland Wetlands and Watercourses Agency in 2018. He noted that adjacent to the top soil operations are the existing clay pit ponds.

Mr. Gallitto explained that he is trying to be a good neighbor and has turned off the back off alarms when it is feasible and safe. He also said he has no problem starting later on Saturdays because they never really start before 8 am now. Mr. Gallitto said the outside storage and construction yard will be for the storage of construction items such as catch basins, concrete forms, machines, equipment and loose materials such as sand and gravel.

Chairman Alice Kelly opened Application #19-29 to the public for comments.

Penelope Damiata, 49 North Road passed a map to the commission on how close her house is to the site. She explained that her concern was noise levels and requested to have to hours of operations be limited and put into writing.

Dane Millette, 15 Robertson Road was concerned with an increase on activity and the noise from the increased truck traffic for the contractor's yard and outside storage. He suggested that there be set hours of operations and asked the Commission to address the progress in another year.

Rodney Bitgood, 263 Main Street spoke in favor and believes that whatever restrictions are put in place it will be followed.

Joseph Piccolello owner of Joseph's Autobody at 133 Sebethe Drive spoke in favor of the application. He stated that there are other industrial businesses in the area, and that Robert Gallitto is a stand-up guy.

Richard Waters, from 84 South Street spoke in favor of the applicant and the application.

Mr. Popper asked Mr. Gallitto to address the types of materials to be stored in contractor's yard. Mr. Popper specifically asked if there would be any storage of construction debris and trash, stumps, logs, etc. Mr. Gallitto assured the Commission that there would be no storage of those materials. Mr. Popper asked that Mr. Gallitto address the issue of the berm and the trailer currently at the site. Mr. Gallitto said he

would like to continue and expand the berm to provide a screen for the contractor's yard and over time the berm would be recycled and replaced. He said that the trailer is used to store various pipes would be relocated behind the berm so that it is out of view.

The Commission members discussed the berm, the trailer, the proposed uses, the hours of operation and the idea to revisit the request within one year.

Michael Cannata made a motion to close the Public Hearing for Application #19-29; Seconded by Paul Cordone. *All in favor; motion passed.*

The Commission members discussed the application and the issues brought up by the public.

Michael Cannata made a motion to approve Application # 19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebethe Drive with the conditions that no additional storage be within 100-ft of the Upland Review Area, location of trailers/containers to be less visible, hours of operation be as followed: Monday through Friday 7 a.m. to 6 p.m. with locked gates at 7 p.m., Saturdays - 8 a.m. to 6 p.m., and Sundays closed. There shall be no demolition materials or debris, no stumps and no logs stored at the site. The Commission shall revisit the application in one year by reviewing a status report submitted by the Applicant by August 1, 2020. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner; Seconded by Brian Defruse. *All in favor; motion passed.*

- b. Application #19-39: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner, joined with Application # 19-40: Request for a Site Plan Modifications to permit improvements at Cromwell Landing Park at 80 River Road and a Section 8-24 Mandatory Referral for the improvements at Cromwell Landing Park at 80 River Road.

Vice Chairman Michael Cannata made a motion to open the Public Hearing for Application #19-39: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner; Seconded by Nicholas Demetriades. *All in favor; motion passed.*

The Town Planner, Stuart Popper introduced Application # 19-39 and discussed the history of the project. He explained that two previously approved STEAP Grants were combined and the proposal to make improvements to Cromwell Landing Park was approved by the State of Connecticut. Mr. Popper stated that the improvements would be made to the walking paths, creation of handicapped accessible parking spots, a handicapped accessible fishing platform and repair of the existing stone wall adjacent to the river.

Town Engineer Jon Harriman gave a power point presentation showing the commission members and the public the plans for the park improvements. He noted that the plans included walking paths, creation of the handicap accessible parking spots with a total of 15-20 possible parking spots, a handicapped accessible fishing platform, repairing of the stone wall to make it 12' above the sea level, fence, picnic tables, portable toilets, grass lawn, and a gazebo.

Chairman Alice Kelly opened Application #19-39 to the public for comments.

Scott Maganon, 29 Wall Street had concerns of who this park would attract and the gazebo blocking his view from his house.

Jody Magnano, 29 Wall Street is concerned with the noise, the traffic, and the safety of the residents that the proposed park improvements will attract.

The Commission members and staff discussed the proposed location of the gazebo and the view from 29 Wall Street. Mr. Popper explained that there is a limited amount of grant money to be used for the construction of the park improvements and we are not sure at this point the extent of the improvements to be constructed. He noted that given the limited budget the gazebo may not be installed at the time. Mr. Harriman pointed out that the once the project is gone out to bid we will have a better idea of the improvements to be constructed. The Commission members discussed the time line for the installation of the gazebo and the idea that the final plan for the gazebo should be reviewed at a later date.

Town Councilor James Demetriades, 272 Skyview Drive suggested coming back on a later date to discuss the gazebo.

Kimberly Woskwitz 12 Wall Street had concerns about the existing traffic on River Road and the impact of additional traffic on the safety of the residents.

Terry Marks, 37 River Road had concerns about the speed of traffic on River Road and the safety for pedestrians.

Jody Magnano, 29 Wall Street suggested that the Town consider putting in sidewalks on River Road.

Jon Harriman discussed the design plans for the handicapped accessible walking path in the park and the location of the gazebo.

Jody Magano, 29 Wall Street is concerned with how the flooding would affect the new improvements to Cromwell Landing Park.

Jon Harriman explained how the improvements at the park and the gazebo would be flood proof.

The Commission members discussed the idea that the gazebo should be discussed at a separate time when there is more information on the design and appearance of the gazebo.

Vice Chairman Michael Cannata made a motion to close the Public Hearing for Application #19-39, Application # 19-40, and Section 8-24; Seconded by Paul Cordone. *All in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to issue a positive Section 8-24 Mandatory Referral for the improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner; Seconded by Nicholas Demetriades. *All in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to approve Application # 19-39: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner with the condition that the gazebo not be built and be revisited at a later date; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to approve Application # 19-40: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80-River Road. The Town of Cromwell is the Applicant and the Owner with the condition that the gazebo not be built and be revisited at a later date; Seconded by Chris Cambareri. *All in favor; motion passed.*

- c. Application # 19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. DFC of Cromwell LLC is the Applicant (public hearing continued from 7/16/19).

Michael Cannata made a motion to open the Public Hearing for Application #19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. DFC of Cromwell LLC is the Applicant (public hearing continued from 7/16/19); Seconded by Nick Demetriades. *All in favor; motion passed.*

Attorney Dennis Ceneviva made a power point presentation for Application # 19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. He stated that the purpose of the Commercial Billboard District (CBD) is to recognize that billboards are elements of a municipal landscape designed to identify businesses, relay messages (often emergency in nature), and provide advertising. Attorney Ceneviva said that all billboards in the CBD must be digital billboards, shall be oriented with their faces at an angle no greater than 35 degrees perpendicular highway, maximum sign area not exceed 672 square feet, minimum clearance of 15 feet, and shall be spaced at a horizontal distance of not less than 750 feet from any other billboard.

Attorney Ceneviva explained that after discussions with the Town Planner several changes had been made to the proposed regulations including: 1) formatting the regulations to match the town zoning regulations; 2) more information regarding specific site area bulk requirements; 3) requirements for landscaping and 4) language to allow for the conversion of existing billboards to digital format. He also noted that he had letters of support from local businesses and public officials including: 1) ShopRite; 2) Cromwell Diner; 3) the Middlesex Chamber of Commerce, and 4) Police Chief Denise Lamontagne

Attorney Ceneviva described the possible locations for the Zone District which would be adjacent to certain portions of Interstate-91 and State Route 9. The Commission

members, Attorney Ceneviva and the applicant discussed the proposed Zoning District amendment and the possible impact it could have on the abutting residential zone properties. The Commission members expressed concerns regarding the impact the new zone district could have on the abutting residential-zone properties. The Commission members asked the applicant to provide additional ideas or concepts for the proposed Zone Regulation Amendment at the next meeting.

Nick Demetriades made a motion to continue the Public Hearing on September 3rd, 2019 for Application #19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. DFC of Cromwell LLC is the Applicant (public hearing continued from 7/16/19); Seconded by Brian Defruse. *All in favor; motion passed.*

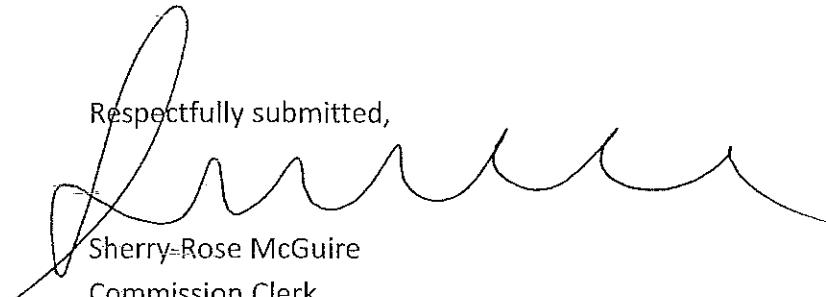
11. Commissioner's Comments: No commissioners comments were made.

12. Approval of Minutes:

- a. **April 2, 2019-** Michael Cannata made a motion to accept the minutes as presented; Seconded by Jeremy Floryan. *All in favor; motion passed.*
- b. **June 18, 2019-** Michael Cannata made a motion to accept the minutes as presented. *All in favor; motion passed.*
- c. **June 25, 2019-** Michael Cannata made a motion to accept the-minutes as presented. *All in favor; motion passed.*
- d. **August 6, 2019-** Michael Cannata made-a motion to accept the minutes as presented. *All in favor; motion passed.*

13. Adjourn: Chairman Alice Kelly made a motion to adjourn the meeting; Seconded by Chris Cambareri. Meeting adjourned at 9:52 p.m.

Respectfully submitted,


Sherry-Rose McGuire
Commission Clerk

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY, SEPTEMBER 3, 2019
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Nicholas Demetriades, Paul Cordone, Chris Cambareri, Jeremy Floryan, Ken Rozich, Brian Dufresne, John Keithan (alternate)

Absent: Ken Slade, Mo Islam (alternate)

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Council Liaison James Demetriades and Town Attorney Kari Olson.

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7:07 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Vice Chairman Michael Cannata made a motion to seat John Keithan; Seconded by Brian Dufresne. *All were in favor; motion passed.*
4. **Approval of Agenda:** Vice Chairman Michael Cannata made a motion to approve the agenda; Seconded by Nicholas Demetriades. *All were in favor; motion passed.*
5. **Public Comments:** There were none.
6. **Development Compliance Officer Report:** Mr. Driska asked if there were any questions or comments on his report. There were none.
7. **Town Planner Report:** Mr. Popper said the Berlin Road Starbucks project anticipated receiving Office of the State Traffic Administration approval and would begin construction soon. Also, Arbor Commons by Carrier Homes; Covenant Village and the Springside Marriott Hotel projects were all progressing under construction.
8. **New Business Accept and Schedule New Applications:**
Vice Chairman Michael Cannata made a motion to accept Application #19-42, Site Plan Modification to add new wall sign for Fed Ex Office on the Walmart Store façade at 161 Berlin Road. Arncosign Company Inc. is the Applicant and Infinity Cromwell Property LTD Partnership is the Owner to be heard on 09/17/19; Seconded by Paul Cordone. *All were in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to amend the agenda to hear Public Hearing item 11.a., Application # 19-21 before item 9, Executive Session; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

9. Public Hearing

Vice Chairman Michael Cannata made a motion to open the Public Hearing; Seconded by Paul Cordone. *All were in favor; motion passed.*

a. Application #19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. DFC of Cromwell LLC is the Applicant (Public Hearing continued from 8/20/19).

Attorney Dennis A. Ceneviva summarized the previous presentation to the Commission. He said in response to the Commission's concerns the application has been modified from a floating zone district proposal to a base-zone district with three proposed possible locations along Route 9. Attorney Ceneviva pointed out the support the proposal had received from the Larry McHugh President of the Middlesex Chamber of Commerce and existing Cromwell businesses and their desire to advertise on the proposed electronic billboards. He also pointed out the support from Police Chief Denise Lamontagne especially regarding the use of the billboards for amber alerts and public announcements. Attorney Ceneviva said the required frontage requirement along Route 9 has been reduced from 1000 feet to 800 feet to allow for another potential site along Route 9.

The Commission members and staff discussed the proposed changes to the application. The Commission members and Attorney Ceneviva and the applicant Dominick Demartino discussed the proposed changes to the application.

Chairman Alice Kelly asked if anyone in the public wished to address the Commission.

Town Council member James Demetriades 272 Skyview Drive asked if there was any opportunity to use sustainable energy to power the electronic billboards. Dave Gannon said that the power demands of the billboards were too great to be powered by solar panels at this time.

Jay Polk, 15 Harrison Drive Cromwell spoke in support saying that the billboards would provide a great service to and be of benefit to local businesses. He noted that the use of the billboards for public service announcement and emergency announcements would be an overall benefit to the town.

Rich Waters, 84 South Street Cromwell asked what the color of the back of the billboard was. Attorney Ceneviva said the back of the billboard was black.

Town Attorney Kari Olson addressed the Commission saying that she is here this evening on another matter. She said however after hearing the discussion and the changes made

to the current application she wished to address the Commission on this application. Attorney Olson said that because of the substantial changes made to the application she recommends that the current application be withdrawn and a new application be submitted. She explained that this would allow for the all the legal notice requirements for the application to be addressed.

Ken Rozich says the application appears to be moving in a direction making it more supportable. Vice Chairman Michael Cannata agreed.

Attorney Dennis A. Ceneviva addressed the Commission saying that he was withdrawing Application #19-21.

Chairman Kelly asked that Attorney Ceneviva submit the statement withdrawing the application in writing to Stuart Popper. Attorney Ceneviva said he would submit the statement tomorrow am.

Vice Chairman Michael Cannata made a motion to close the Public Hearing; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

10. Executive Session:

- a. Discuss Pending Litigation involving Application #17-22: Center Point Apartments. JPG Partners, LLC is the Applicant and Estate of Helen Ewald is the Owner.

Vice Chairman Michael Cannata made a motion to enter into Executive Session at 7:41 pm with Stuart Popper, Bruce Driska and Atty Kari Olson; Seconded by Nicholas Demetriades. *All were in favor; motion passed.*

Vice Chairman Michael Cannata made a motion to return from Executive Session at 8:28 pm with no action taken; Seconded by Jeremy Floryan. *All were in favor; motion passed.*

11. New Business:

- a. Discussion and Possible Action of Proposed Settlement for Application #17-22: Center Point Apartments. JPG Partners, LLC is the Applicant and Estate of Helen Ewald is the Owner.

There was no discussion or action.

12. Commissioner's Comments: There were no comments.

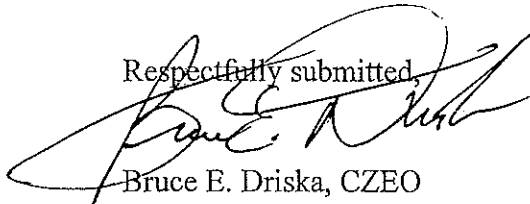
13. Approval of Minutes:

- a. July 16, 2019
- b. August 20, 2019

- a. Vice Chairman Michael Cannata made a motion to accept the minutes of July 16, 2019 as presented; Seconded by Paul Cordone. *Voting in favor* Alice Kelly, Michael Cannata, Nicholas Demetriades, Chris Cambareri, Brian Dufresne, and Paul Cordone. Abstaining were John Keithan, Jeremy Floryan, and Ken Rozich; *motion passed.*
- b. Vice Chairman Michael Cannata made a motion to accept the minutes of August 20, 2019 as presented; Seconded by Jeremy Floryan.; *All were in favor; motion passed.*

14. **Adjourn:** Vice Chairman Michael Cannata made a motion to adjourn at 8:30 pm.

Respectfully submitted,



Bruce E. Driska, CZEO
Acting Recording Clerk

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 19, 2019
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Richard Nobile, Robert Jahn, Jay Polke, Paul Warend
Marilyn Teitelbaum

Absent: Joseph Fazekas, 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 7:08 p.m.

2. Roll Call / Seating Alternates:

The presence of the above members was noted. Bob Jahn made a motion to seat Paul Warend; Seconded by Jay Polke. *All were in favor; motion passed.*

3 Approval of Agenda:

Bob Jahn made a motion to approve the agenda; Seconded by Jay Polke. *All were in favor; motion passed.*

4. Public Comments: NONE

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

Mr. Popper reviewed the status of a number of projects under construction, including the NIC building at 40 Commerce Drive, the Marriott Hotel, and Covenant Village. He said that several businesses had opened, including ShopRite, the Cordiva Institute, and Central Connecticut Dermatology. He said that there was still about 30,000 square feet of retail space in the ShopRite Plaza and he expected an announcement about a national retailer and restaurant tenant to be made shortly. He said that Marshalls was planning for a fall opening.

Mr. Popper said several businesses had expanded or relocated within town, including Café Luna, which expanded into the space next door, Connecticut Technology Group, LLC, which moved from 7 Progress Drive to 5 Progress Drive, and Beautiful People Salon and Spa, which also relocated within town.

He said that the Town would be issuing a Request for Proposals for a joint private/public partnership for 60 River Road and a lease with purchase option for 61 River Road. He also said that a Certificate of Occupancy would be issued soon for the building at 120 County Line Drive.

There was a brief discussion regarding the Covenant Village project and the proposed reconstruction of Coles Road.

Jay Polke mentioned that Bill Russo, the mayoral candidate for Middletown, issued a five-point plan, which includes the development of the Middletown Riverfront in coordination with Cromwell.

6. New Business: NONE

7. Chairman's Comments/ Commissioner's Comments: Jay Polke asked about the recent Planning and Zoning application for Cromwell's new welcome sign, which included an electronic portion. He said he thought it would be a benefit to businesses if they were able to use electronic signs.

Mr. Popper mentioned that there would be a public hearing later this summer on an application for a floating zone for electronic billboards. There was a brief discussion regarding some recent business closings and vacancies.

Chairman Nobile asked about the financial impact to the Town from the Travelers Championship. Mr. Popper said that the reported total is \$68M, but its spread out over a large geographic area. He believes the main impacts are to area hotels, gas stations, and restaurants.

Chairman Nobile commended Marilyn Teitelbaum on her proposal regarding the tax abatement for Cromwell Village and complimented the entire Commission for their efforts in making a positive recommendation to the Town Council.

8. Communications: see attached P&Z Minutes

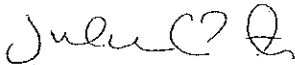
9. Approval of Minutes:

a. May 15, 2019: Jay Polke made a motion to approve the minutes as presented; Seconded by Bob Jahn. *All in favor; motion passed.*

10. Good & Welfare: Jay Polke said he was happy to see that spots along Route 372 were becoming filled.

11. Adjourn: Bob Jahn made a motion to adjourn the meeting; Seconded by Jay Polke. *All were in favor; the motion passed.* The meeting was adjourned at 7:40 pm.

Respectfully Submitted,


Julie C. Petrella
Recording Clerk