

RECEIVED FOR RECORD
Oct 04 2018 01:37P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT



TOWN OF CROMWELL
TOWN COUNCIL MEETING
SPECIAL MEETING
OCTOBER 10, 2018
6:00 P.M. TOWN HALL COUNCIL CHAMBERS

AGENDA


A. CALL TO ORDER

B. EXECUTIVE SESSION

1. Personnel Matter

- a. Town Manager's Annual Performance Review
- b. Action if necessary

C. ADJOURN

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JOAN AHLQUIST
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TOWN OF CROMWELL
TOWN COUNCIL MEETING
REGULAR MEETING
OCTOBER 10, 2018
7:00 P.M. TOWN HALL COUNCIL CHAMBERS

AGENDA

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF AGENDA
- D. COMMISSION CHAIRMAN REPORTS/LIASON REPORT/STAFF REPORTS
- E. CITIZEN COMMENTS
- F. MAYOR'S UPDATE
- G. TOWN MANAGER'S UPDATE
- H. CHIEF OF POLICE'S UPDATE
- I. PUBLIC WORKS DIRECTOR'S UPDATE
- J. FINANCE DIRECTOR'S UPDATE
 - 1. Budget Reports
- K. FINANCIAL
 - 1. Tax Refunds
- L. NEW BUSINESS
 - 1. Discussion and possible action to approve amending Chapter 97 of the Cromwell Code, Blight or Unsafe Premises Ordinance.
 - a. Authorize Mayor to set the time and date of a public hearing.
 - 2. Discussion and action to apply for and sign the 2018 Emergency Management Performance Grant.
- M. APPROVAL OF MINUTES
 - 1. Regular Meeting September 12, 2018
 - 2. Special Meeting September 27, 2018
- N. APPOINTMENTS
 - 1. Committee to Support People with Disabilities -tabled

- a. Joe Morin
- b. Jeremy Zeedyk

O. COUNCIL LIAISON REPORTS

P. EXECUTIVE SESSION

- 1. Strategy and discussion, Real Estate acquisition.
 - a. Action if necessary

Q. ADJOURN

Rules for Citizen Comments

- 1. Each speaker will have a total of 3 minutes to speak on the issues of their choice;
- 2. The Mayor shall recognize only one speaker at a time;
- 3. The purpose of the Citizen Comment period is to give the residents of Cromwell, or others, the opportunity to make comments regarding matters of public concern, town policies or actions of the town, and to ask questions of the Council of Town Staff. All questions and comments will be taken under advisement and questions raised may be answered this evening or addressed at a later date. There will be no open debate with the Council members during the public comment period and all questions and comments shall be directed to the Mayor;
- 4. The Mayor shall have the right to discontinue recognition of any speaker whom the Mayor believes is not using proper decorum for a public meeting; is verbally abusive of a member, or members of the Council, Town staff, or the public; becomes belligerent; or uses profanity.



360° City Solutions

TOWN OF CROMWELL, CT

YEAR-TO-DATE BUDGET REPORT

FOR 2019 13 JOURNAL DETAIL 2018 1 TO 2019 13

	ORIGINAL APPROP	TRANSFRS/ADJUSTM'S	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
001 TOWN MANAGER'S OFFICE	365,585	0	365,585	82,221.37	1,014.34	282,349.29	22.8%
002 TOWN CLERK'S OFFICE	211,541	0	211,541	44,839.14	23,964.29	142,737.57	32.5%
003 REGISTRAR OF VOTERS	71,423	0	71,423	24,035.08	7,883.96	39,504.00	44.7%
004 PLANNING COMMISSION	3,525	0	3,525	431.88	340.00	2,753.12	21.9%
005 ECONOMIC DEVELOPMENT	24,761	0	24,761	949.06	.00	23,811.94	3.8%
006 BOARD OF FINANCE	1,350	0	1,350	.00	.00	1,350.00	.0%
008 CHARTER REVISION COMM	2	0	2	.00	.00	2.00	.0%
009 BOARD OF ASSESSMENT APPEALS	1,700	0	1,700	115.80	.00	1,584.20	6.8%
010 ZONING BOARD OF APPEALS	1,235	0	1,235	265.97	140.00	829.03	32.9%
011 INLAND WETLANDS	2,300	0	2,300	729.62	335.00	1,235.38	46.3%
012 COMM. FOR DISABLED PEOPLE	100	0	100	.00	.00	100.00	.0%
013 DONATIONS AND DUES	48,860	0	48,860	37,801.00	10,500.00	559.00	98.9%
014 TOWN COUNCIL	38,155	0	38,155	2,480.05	33,505.00	2,169.95	94.3%
015 LEGAL EXPENSE	212,764	0	212,764	22,629.00	168,068.50	22,066.50	89.6%
016 CENTRAL SERVICES	140,300	0	140,300	49,932.92	68,376.91	21,990.17	84.3%
017 INSURANCE EXPENSE	606,340	0	606,340	277,405.61	249,289.32	79,645.07	86.9%
018 GENERAL EXPENSE	593,002	0	593,002	791,572.57	9,750.00	-208,320.57	135.1%
019 DEVELOPER/PLANNER	127,220	0	127,220	34,081.09	264.00	92,874.91	27.0%
020 FINANCE DEPARTMENT	399,405	0	399,405	101,082.91	5,942.89	292,379.20	26.8%
021 TAX COLLECTOR	144,691	0	144,691	29,829.70	3,260.00	111,601.30	22.9%
022 ASSESSOR'S OFFICE	232,032	0	232,032	67,290.32	3,881.00	160,860.68	30.7%
030 PUBLIC WORKS ADMIN.	272,252	0	272,252	61,765.92	19,474.70	191,011.38	29.8%
031 ENGINEERING	232,660	0	232,660	48,044.69	17,150.06	167,465.25	28.0%
032 SOLID WASTE REMOVAL	639,977	0	639,977	99,462.30	346,445.07	194,069.63	69.7%
033 BUILDING INSPECTION	193,938	0	193,938	44,769.66	2,185.87	146,982.47	24.2%
034 HIGHWAY DEPT.	1,380,563	0	1,380,563	187,983.77	276,096.85	916,482.38	33.6%
035 BUILDING MAINTENANCE	611,146	0	611,146	128,796.13	73,227.81	409,122.06	33.1%
036 PARKS & GROUNDS	415,380	0	415,380	82,138.57	46,869.55	286,371.88	31.1%
037 PUBLIC WORKS-OTHER	400,525	0	400,525	43,418.69	232,187.51	124,920.80	68.8%
038 VEHICLE MAINTENANCE	336,264	0	336,264	59,290.85	79,813.54	197,159.61	41.4%
040 POLICE DEPARTMENT	3,399,842	0	3,399,842	763,262.34	52,415.74	2,584,163.92	24.0%
041 EMERGENCY MANAGEMENT	19,950	0	19,950	2,250.00	1,250.00	16,450.00	17.5%
042 ANIMAL CONTROL	87,237	0	87,237	23,964.88	.00	63,272.12	27.5%
050 HEALTH DEPARTMENT	188,362	0	188,362	63,697.78	27,128.29	97,535.93	48.2%
051 HUMAN SERVICES	124,930	0	124,930	29,325.65	604.32	95,000.03	24.0%
053 SENIOR SERVICES	98,736	0	98,736	15,783.06	10,691.09	72,261.85	26.8%
054 YOUTH SERVICES	100,902	0	100,902	19,696.56	1,772.88	79,432.62	21.3%
055 TRANSPORTATION SERVICES	124,829	0	124,829	35,771.84	3,783.73	85,273.43	31.1%
060 RECREATION DEPARTMENT	237,062	0	237,062	49,291.61	13,642.22	174,128.14	26.5%
061 LIBRARY	574,539	0	574,539	157,006.77	20,341.52	397,190.71	30.9%
070 BONDED DEBT	3,687,300	0	3,687,300	108,775.00	.00	3,578,525.00	2.9%
080 EMPLOYEE BENEFITS	3,563,379	0	3,563,379	958,018.20	1,239.10	1,239,807.70	65.2%
090 BOARD OF EDUCATION	29,724,214	0	29,724,214	3,221,380.66	.00	26,502,833.34	10.8%
119 DEVELOPMENT COMPLIANCE	95,333	0	95,333	21,466.62	.00	73,866.38	22.5%

TOWN OF CROMWELL, CT



YEAR-TO-DATE BUDGET REPORT

FOR 2019 13

JOURNAL DETAIL 2018 1 TO 2019 13

120 CONSERVATION COMMISSION	ORIGINAL APPROP	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
120 CONSERVATION COMMISSION	1,210	0	1,210	140.00	.00	1,070.00	11.6%
GRAND TOTAL	49,736,821	0	49,736,821	7,793,192.57	3,177,149.06	38,766,479.37	22.1%

** END OF REPORT - Generated by marianne sylvester **

TOWN OF CROMWELL, CT



YEAR-TO-DATE BUDGET REPORT

FOR 2019 13 JOURNAL DETAIL 2018 1 TO 2019 13

	ORIGINAL ESTIM REV	ESTIM REV ADJUSTMIS	REVISED EST REV	ACTUAL YTD REVENUE	REMAINING REVENUE	PCT COLL
002 TOWN CLERK'S OFFICE	-334,600	0	-334,600	-67,967.91	-266,632.09	20.3%
021 TAX COLLECTOR	-43,450.321	0	-43,450.321	-23,709.232.12	-19,741,088.88	54.6%
022 ASSESSOR'S OFFICE	-500	0	-500	-48.50	-451.50	9.7%
030 PUBLIC WORKS ADMIN.	-40,300	0	-40,300	-8,977.23	-31,322.77	22.3%
033 BUILDING INSPECTION	-150,100	0	-150,100	-225,419.00	75,319.00	150.2%
040 POLICE DEPARTMENT	-88,700	0	-88,700	-6,196.12	-82,503.88	7.0%
042 ANIMAL CONTROL	-750	0	-750	.00	-750.00	0.0%
050 HEALTH DEPARTMENT	-25,500	0	-25,500	-2,825.00	-22,675.00	11.1%
053 SENIOR SERVICES	-1,500	0	-1,500	-300.00	-1,200.00	20.0%
054 YOUTH SERVICES	-4,000	0	-4,000	-80.00	-3,920.00	2.0%
061 LIBRARY	-8,000	0	-8,000	-995.38	-7,004.62	12.4%
206 BOARDS & COMMISSIONS	-4,720	0	-4,720	-13,663.20	8,943.20	289.5%
207 STATE OF CONNECTICUT	-4,517,124	0	-4,517,124	-148,381.91	-4,368,742.09	3.3%
208 MISCELLANEOUS SOURCES	-481,706	0	-481,706	-215,386.90	-266,319.10	44.7%
999 FUND BALANCE	-629,000	0	-629,000	.00	-629,000.00	.0%

GRAND TOTAL -49,736,821 0 -49,736,821 -24,399,473.27

** END OF REPORT - Generated by marianne sylvestre **

-25,337,347.73 49.1%

2016-03-0051728	CAB EAST LLC PO BOX 105704 ATLANTA GA 30348-5704	2014/3FR6P0D93ER310364 51736	7/21/2017	290.98 436.23	0.00 0.00	0.00 0.00	290.98 436.23	-145.25
2017-03-0051000	BENEDETTO MARK D + BENEDETTO LAURA A 30 FIELD RD CROMWELL CT 06416-1503	2017/5KRWMS141HFS52227 51000	9/27/2018	13.79 517.73	0.00 0.00	0.00 0.00	13.79 517.73	-503.94
2017-03-0053070	DAVIELS PROPANE LLC PO BOX 32 PORTLAND CT 06480-0032	2011/2NP2H7XXBM119612 53075	9/17/2018	713.49 778.07	0.00 0.00	0.00 0.00	713.49 778.07	-64.58
2017-03-0053558	DONAHUE JAMES G 9 ROBIN LN CROMWELL CT 06416-1525	2002/1FTRR445B2TA37604 53564	9/10/2018	68.16 78.79	0.00 0.00	0.00 0.00	68.16 78.79	-10.63
2017-03-0053592	DONOHUE JENNIFER J 32 FRANKLIN RD CROMWELL CT 06416-1935	2016/JF2SJGK7GH438350 53598	9/27/2018	608.41 633.30	0.00 0.00	0.00 0.00	608.41 633.30	-24.89
2017-03-0053784	DWYER AIMEE R + DWYER SHAWN 5 CAPILOS DR CROMWELL CT 06416-1851	2006/1N4A111EX6N411077 53790	9/26/2018	16.62 99.48	0.00 0.00	0.00 0.00	16.62 99.48	-82.86
2017-03-0053950	EXCIVE 2000 TRANSPRT LLC 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2003/JTDBE3K230160105 53956	9/27/2018	29.88 99.48	0.00 0.00	0.00 0.00	29.88 99.48	-69.60
2017-03-0053951	EXECUTIVE 2000 TRAMS LLC 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2012/5TRK3DC5CS014196 53957	9/27/2018	221.21 323.38	0.00 0.00	0.00 0.00	221.21 323.38	-102.17
2017-03-0053952	EXECUTIVE 2000 TRANSPORATION LLC 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2005/1LNHM82M2Y625138 53958	9/27/2018	41.96 136.91	0.00 0.00	0.00 0.00	41.96 136.91	-94.95
2017-03-0053953	EXECUTIVE 2000 TRANSPORATION LLC 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2008/2LNHM82M2Y625138 53959	9/27/2018	57.46 154.63	0.00 0.00	0.00 0.00	57.46 154.63	-97.17
2017-03-0053954	EXECUTIV 2000 TRANSP LLC 11 ALCAP RIDGE ST D CROMWELL CT 06416-1036	2003/4TT1BE3K23071592 53960	9/27/2018	29.88 99.48	0.00 0.00	0.00 0.00	29.88 99.48	-69.60
2017-03-0053955	EXECUTIVE 2000 TRAMS 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2002/4TT1BE3K230612914 53961	9/27/2018	25.28 91.27	0.00 0.00	0.00 0.00	25.28 91.27	-65.99
2017-03-0053956	EXECUTIVE 2000 TRAMS LLC 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2014/2CTWDBG3ER465115 53962	9/27/2018	206.83 318.78	0.00 0.00	0.00 0.00	206.83 318.78	-111.95
2017-03-0053957	EXECUTIVE 2000 TRAMS LLC 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2009/4TT1BE46K090815570 53963	9/27/2018	83.88 164.48	0.00 0.00	0.00 0.00	83.88 164.48	-80.60
2017-03-0053958	EXECUTIVE 2000 TRAMS LLC 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2010/4TT4BF3EK2AR017123 53964	9/27/2018	103.42 187.46	0.00 0.00	0.00 0.00	103.42 187.46	-84.04
2017-03-0053959	EXECUTIVE 2000 TRAMS LLC 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2003/4TT1BE3K2R3V758753 53965	9/27/2018	29.88 99.48	0.00 0.00	0.00 0.00	29.88 99.48	-69.60
2017-03-0053960	EXECUTIVE 2000 TRAMS LLC 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2005/4TT1BE3K2K15U515420 53966	9/27/2018	43.10 119.50	0.00 0.00	0.00 0.00	43.10 119.50	-76.40
2017-03-0053961	EXECUTIVE 2000 TRAMS LLC DBA EXECUTIVE 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2014/2CTWDBG1FR465114 53967	9/27/2018	206.83 318.78	0.00 0.00	0.00 0.00	206.83 318.78	-111.95
2017-03-0053962	EXECUTIVE 2000 TRANSP LL 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2003/4TT1BE3K2X3U744176 53968	9/27/2018	29.88 99.48	0.00 0.00	0.00 0.00	29.88 99.48	-69.60
2017-03-0053963	EXECUTIVE 2000 TRANSP LLC 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2003/4TT1BE3K2X3U55740 53969	9/27/2018	29.88 99.48	0.00 0.00	0.00 0.00	29.88 99.48	-69.60
2017-03-0053965	EXECUTIVE 2000 TRANSPORT 11 ALCAP RDG STE D CROMWELL CT 06416-1036	2010/4TT1BF3EK1AU070180 53970	9/27/2018	103.42	0.00	0.00	103.42	

Posted Refund Transaction (s)	TOWN OF CROMWELL	Int Date: 10/01/2018	Date: 10/01/2018	Page: 2										
Condition(s) :	Name	Prop Loc/Vehicle Info.	Included/Reason											
Bill	Address													
Dist./Susp./Bank														
1	11 ALCAP RIDGE ST D CROMWELL CT 06416	53971	Sec. 12-129 Refund of Excess Payments.	9/27/2018	187.46	0.00	0.00	0.00	187.46	-84.04				
2017-03-0053966	EXECUTIVE 2000 TRANSPORT	2007/2GIMB55KX79397141		9/27/2018	33.32	0.00	0.00	33.32						
1	11 ALCAP RIDGE ST D CROMWELL CT 06416	53972	Sec. 12-129 Refund of Excess Payments.	9/27/2018	107.36	0.00	0.00	107.36	-74.04					
2017-03-0053967	EXECUTIVE 2000 TRANSPORTATION	2012/5TDMKA3DCCS014446		9/27/2018	221.21	0.00	0.00	221.21	-102.17					
1	11 ALCAP RDG CROMWELL CT 06416-1036	53973	Sec. 12-129 Refund of Excess Payments.	9/27/2018	323.38	0.00	0.00	323.38						
2017-03-0053968	EXECUTIVE 2000 TRANSPORTATION	2014/4T1BF1FK4EUB39295		9/27/2018	191.89	0.00	0.00	191.89	-110.48					
1	11 ALCAP RDG CROMWELL CT 06416-1036	53974	Sec. 12-129 Refund of Excess Payments.	9/27/2018	302.37	0.00	0.00	302.37						
2017-03-0053969	EXECUTIVE 2000 TRANSPORTATION	2013/1G11D5RSDP108763		9/27/2018	152.93	0.00	0.00	152.93	-102.92					
1	11 ALCAP RDG STE D CROMWELL CT 06416-1036	53975	Sec. 12-129 Refund of Excess Payments.	9/28/2018	255.75	0.00	0.00	255.75						
2017-03-0053970	EXECUTIVE 2000 TRANSPORTATION	2009/5TDZK23C69S284439		9/28/2018	90.22	0.00	0.00	90.22	-96.59					
1	11 ALCAP RDG STE D CROMWELL CT 06416-1036	53976	Sec. 12-129 Refund of Excess Payments.	9/27/2018	186.81	0.00	0.00	186.81						
2017-03-0053971	EXECUTIVE 2000 TRANSPORTATION	2011/4T1BF3EK3BR167193		9/27/2018	129.85	0.00	0.00	129.85	-80.60					
1	11 ALCAP RDG STE D CROMWELL CT 06416-1036	53977	Sec. 12-129 Refund of Excess Payments.	9/27/2018	210.45	0.00	0.00	210.45						
2017-03-0053972	EXECUTIVE 2000 TRANSPORTATION	2010/4T1BF3EK7AU023767		9/27/2018	103.42	0.00	0.00	103.42	-84.04					
1	11 ALCAP RDG STE D CROMWELL CT 06416-1036	53978	Sec. 12-129 Refund of Excess Payments.	9/27/2018	187.46	0.00	0.00	187.46						
2017-03-0053973	EXECUTIVE 2000 TRANSPORTATION	2011/4T1BF3EK6BU197950		9/27/2018	129.85	0.00	0.00	129.85	-80.60					
1	11 ALCAP RDG STE D CROMWELL CT 06416-1036	53979	Sec. 12-129 Refund of Excess Payments.	9/27/2018	210.45	0.00	0.00	210.45						
2017-03-0053974	EXECUTIVE 2000 TRANSPORTATION	2013/1G11D5R0DF104605		9/27/2018	152.83	0.00	0.00	152.83	-102.92					
1	11 ALCAP RDG STE D CROMWELL CT 06416-1036	53980	Sec. 12-129 Refund of Excess Payments.	9/27/2018	255.75	0.00	0.00	255.75						
2017-03-0053975	EXECUTIVE 2000 TRANSPORTATION	2007/1INHM81W97Y627585		9/27/2018	47.70	0.00	0.00	47.70	-90.84					
1	11 ALCAP RDG STE D CROMWELL CT 06416-1036	53981	Sec. 12-129 Refund of Excess Payments.	9/27/2018	138.54	0.00	0.00	138.54						
2017-03-0053978	EXECUTIVE 2000 TRANSPORTATION	2013/1G11D5R4DF104851		9/27/2018	152.83	0.00	0.00	152.83	-102.92					
1	11 ALCAP RDG STE D CROMWELL CT 06416-1036	53983	Sec. 12-129 Refund of Excess Payments.	9/27/2018	255.75	0.00	0.00	255.75						
2017-03-0053979	EXECUTIVE 2000 TRANSPORTATION	2009/5TDZK23C359S288658		9/27/2018	90.22	0.00	0.00	90.22	-96.59					
1	11 ALCAP RDG CROMWELL CT 06416-1036	53984	Sec. 12-129 Refund of Excess Payments.	9/27/2018	186.81	0.00	0.00	186.81						
2017-03-0053980	EXECUTIVE 2000 TRANSPORTATION	2008/2G1WTS5N681229312		9/27/2018	46.56	0.00	0.00	46.56	-87.39					
1	11 ALCAP RDG CROMWELL CT 06416-1036	53985	Sec. 12-129 Refund of Excess Payments.	9/27/2018	133.95	0.00	0.00	133.95						
2017-03-0053982	EXECUTIVE 2000 TRANSPORTATION	2011/4T1BF3EK9BU671077		9/27/2018	129.85	0.00	0.00	129.85	-80.60					
1	11 ALCAP RDG CROMWELL CT 06416-1036	53986	Sec. 12-129 Refund of Excess Payments.	9/27/2018	210.45	0.00	0.00	210.45						
2017-03-0053983	EXECUTIVE 2000 TRNSP LLC	2004/4T1BF32K94U070470		9/27/2018	41.37	0.00	0.00	41.37	-75.84					
1	11 ALCAP RDG STE D CROMWELL CT 06416-1036	53988	Sec. 12-129 Refund of Excess Payments.	9/27/2018	117.21	0.00	0.00	117.21						
2017-03-0053983	EXECUTIVE 2000 TRNSP LLC	2004/4T1BE30K74U285013		9/27/2018	35.62	0.00	0.00	35.62	-73.05					
1	11 ALCAP RDG STE D CROMWELL CT 06416-1036	53989	Sec. 12-129 Refund of Excess Payments.	9/27/2018	108.67	0.00	0.00	108.67						
2017-03-0053984	EXECUTIVE 2000 TRANSPORTATION	2009/21NHM82V79X610647		9/27/2018	70.68	0.00	0.00	70.68	-107.59					
1	11 ALCAP RDG CROMWELL CT 06416-1036	53990	Sec. 12-129 Refund of Excess Payments.	9/27/2018	178.27	0.00	0.00	178.27						
2017-03-0053986	EXECUTIVE 2000 TRANSPORTATION	2005/4T1BE32K65U536019		9/27/2018	43.10	0.00	0.00	43.10	-76.40					
1	11 ALCAP RDG STE D CROMWELL CT 06416-1036	53991	Sec. 12-129 Refund of Excess Payments.	9/27/2018	119.50	0.00	0.00	119.50						
2017-03-0054127	FEHMAN JOEL M + FEHMAN JUSTINA L 19 BERTERNUT DR CROMWELL CT 06416-1051	2009/1GNDF338192106876		9/27/2018	121.80	0.00	0.00	121.80	-88.97					
1	FINANCIAL SER VEH TRUST 5550 BRITTON PKWY	2015/WBAV1IC58FVY30938		9/17/2018	210.77	0.00	0.00	210.77						
2017-03-0054216		54221	Sec. 12-129 Refund of Excess Payments.	9/17/2018	42.97	0.00	0.00	42.97	-474.76					
1		54221			517.73	0.00	0.00	517.73						

Condition(s)	Name	Address	Int Date	Prop Loc/Vehicle Info.	UniqeID/Reason	Paid Date	Tax	Int	L/F	Total Adjusted	Overpaid Tax
2017-03-0059407	HILLIARD OH	43026-7456	2011/12/29	Refund of Excess Payments.							
1	OUELLETTE JOSEPH P + OUELLETTE MARTINE	15 ALEXANDER DR	2014/12/17	RVTIGT88S665742		8/14/2018	352.80	0.00	0.00	352.80	-70.71
	CROMWELL CT 06416-1256		59417				423.51	0.00	0.00	423.51	
2017-03-0059504	PANTANO ANTHONY JR		2000/12/12	Refund of Excess Payments.							
1	CROMWELL CT 06416-1318		2000/12/12	Refund of Excess Payments.		9/27/2018	50.56	0.00	0.00	50.56	-175.31
	PATRINO-ARIAS LISANDRO E		59514				225.87	8.26	5.00	239.13	
2017-03-0059603	BOCA RATON FL 33428		2014/12/12	Refund of Excess Payments.							
1	ROY DARREN I		2014/12/12	Refund of Excess Payments.		9/18/2018	142.48	0.00	0.00	142.48	-148.41
	CROMWELL CT 06416-2606		59613				290.89	7.92	5.00	303.81	
2017-03-0060815	CROMWELL CT 06416-1134		2017/12/12	Refund of Excess Payments.							
1	RYDER KELLY		60825			8/14/2018	0.00	0.00	0.00	0.00	-799.74
	57 TIMBER HILL RD		2002/12/12	Refund of Excess Payments.			799.74	0.00	0.00	799.74	
2017-03-0060925	CROMWELL CT 06416-2234		2002/12/12	Refund of Excess Payments.							
1	SCHULTZ ROBERT R		60935			8/14/2018	126.33	0.00	0.00	126.33	-25.34
	49 RIVER RD		2000/12/12	Refund of Excess Payments.			151.67	0.00	0.00	151.67	
2017-03-0061250	CROMWELL CT 06416-2327		61261			8/24/2018	27.58	0.00	0.00	27.58	-19.70
	SIDDIQI SHAGUFTA		2008/12/12	Refund of Excess Payments.			47.28	0.00	0.00	47.28	
2017-03-0061501	CROMWELL CT 06416-1134		2008/12/12	Refund of Excess Payments.							
1	SIYERSMITH RONA F		61513			8/14/2018	217.67	0.00	0.00	217.67	-19.70
	141 SALEM DR		2008/12/12	Refund of Excess Payments.			237.37	0.00	0.00	237.37	
2017-03-0061536	CROMWELL CT 06416-1238		61548			9/10/2018	156.53	0.00	0.00	156.53	-14.19
	SIMARD GABRIEL J + SIMARD JOCELYNE G		2013/12/12	Refund of Excess Payments.			170.72	0.00	0.00	170.72	
2017-03-0062645	CROMWELL CT 06416-1120		61551			9/10/2018	554.24	0.00	0.00	554.24	-50.17
	TOYOTA LEASE TRUST		2016/12/12	Refund of Excess Payments.			604.41	0.00	0.00	604.41	
2017-03-0063237	CROMWELL CT 06416-1701		62657			9/12/2018	72.39	0.00	0.00	72.39	-799.91
	CHANDLER AZ 85226-2455		2003/12/12	Refund of Excess Payments.			872.30	0.00	0.00	872.30	
1	VUONG THAI T		63248			9/27/2018	91.92	0.00	0.00	91.92	-145.45
	30 BERLIN RD APT B		2003/12/12	Refund of Excess Payments.			237.37	0.00	0.00	237.37	
TOTAL							6,774.86	0.00	0.00	6,774.86	-6,547.35
							13,322.21	16.18	10.00	13,348.39	

To: Town Council
From: Stuart B. Popper, Director of Planning and Development
Date: October 3, 2018
Re: Economic Development Coordinator Report for September 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. New Planning and Zoning Commission Applications of Interest:

- 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.

4. Planning and Zoning Commission Approvals in September and October:

- Application #18-44: Request for a Special Permit under Sections 4.7.E and 8.7 of the Zoning Regulations for a Planned Multifamily Residential Development at 150 Country Squire Drive.
- Application #18-46: Request for Site Plan Approval for a Planned Multifamily Residential Development at 150 Country Squire Drive.
- Application #18-52: Request for a Resubdivision at 113 Berlin Road. Ganesh Hospitality LLC is the Applicant and the Owner.
- Application #18-54: Request for a Special Permit under Section 3.3.C.4 Zoning Regulations to permit the construction of a 125 room hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.
- Application #18-55: Request for a Site Plan approval for the construction of a 125 room hotel at 76 Berlin Road.
- 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.

Chapter 97
Town of Cromwell, CT
Blight or Unsafe Premises Ordinance

Saturday, January 14, 2012

CHAPTER 97. BUILDINGS, BLIGHTED

[HISTORY: Adopted by the Board of Selectmen of the Town of Cromwell 9-24-2008. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. 99.
Health standards — See Ch. 146.
Housing standards — See Ch. 151.
Property maintenance — See Ch. 162.
Sanitation — See Ch. 189.
Zoning — See Ch. 236.

§ 97-1. Purposes. ~~**Purpose**~~

The purpose of this Ordinance is to define, prohibit and abate blighted property and public nuisances; to protect, preserve, and promote the public health, safety and welfare; and to preserve and protect property values.

§ 97-2. Scope of Provisions

This Ordinance shall apply uniformly to the maintenance of all residential, nonresidential, and undeveloped premises now in existence or hereafter constructed, maintained, or modified but shall exclude: agricultural lands as defined in Section 22-3(b) of the Connecticut General Statutes; land dedicated as public or semi-public open space or preserved in its natural state through conservation easements; or areas designated as inland wetlands and watercourses.

§ 97-3. Definitions

~~It is hereby found and declared that there exist within the Town of Cromwell a number of taxable and tax-exempt real properties which contain vacant blighted buildings. It is further found that the existence of these vacant blighted buildings adversely affects property values within the Town and threatens the health, safety, and general welfare of its residents.~~

§ 97-2. Definitions.

The following definitions shall apply in the interpretation and enforcement of this chapter: Ordinance.

Abandoned: the occupants have vacated the premises and do not intend to return, which intention may be evidenced by the removal by the occupants or their agent of substantially all of their possessions and personal effects from the premises and either (1) nonpayment of rent for more than two months in the case of a rental property; or (2) an express statement by the occupants that they do not intend to occupy the premises after a specified date.

Blight Enforcement Officer: Means the Town Manager or his/her designee and/or the building code enforcement and or Health and Compliance officer(s) or his/her designee(s).

Blighted Property: A property whereon any of the following conditions and/or structures exists, including occupied, vacant or abandoned properties or structures:

- a) Existing conditions pose a serious threat to public health or safety, and/or impede public officials from making inspections, as determined by the Building Official, Health and Compliance Officer (s), Fire Marshal, Director of Human Services, and/or the Police, and/or their designees, including but not limited to premises that are:
- 1) being used to conduct illegal activities
 - 2) a fire hazard, as determined by the Fire Marshal or as documented in the Fire Department Records; and
 - 3) creating a substantial and unreasonable interference with the use and enjoyment of other premises within the surrounding area as documented by neighborhood complaints, police reports, building official reports, etc.

BLIGHTED PREMISES

~~Any vacant building or structure, or any vacant part of a structure that is a separate unit, or a vacant parcel of land, in or on which at least one of the following additional conditions exists:~~

~~The Building Official or Health Director determines that existing conditions pose a serious threat to the health or safety of persons in the Town.~~

- b) ~~It is not being maintained and contributes to housing~~ Any structure which is in a state of dilapidation or decay; or is open to the elements; or unable to provide shelter, or serve the purpose for which it was constructed due to damage, dilapidation, or decay, as evidenced by the existence of one or more of the following conditions:
- 1) Missing windows or doors.
 - 2) Collapsing or missing walls, roof, or floor.

- 3) Exterior walls which contain holes, breaks, loose or rotting materials, or which are not properly surface-coated to prevent deterioration.
- 4) ~~Foundation~~ Foundation walls which contain open cracks and breaks.
- 5) Overhang extensions, including but not limited to canopies, marquees, signs, awnings, stairways, fire escapes, standpipes, and exhaust ducts, which contain rust or other decay.
- 6) Chimneys and similar appurtenances which are in a state of disrepair.
- 7) Insect screens which contain tears ~~or~~ and ragged edges.
- 8) Vermin infestation.
- 9) Garbage, trash, or abandoned vehicles on the premises (unless the premises is a junkyard licensed by the State of Connecticut).
- 10) Any vacant building or structure with overgrown grass or weeds at least one foot in height.
- 11) Graffiti.

~~Illegal activities are conducted at the premises, as documented in Police Department records.~~

~~It is a fire hazard, as determined by the Fire Marshal or as documented in Fire Department records.~~

~~It is a factor creating a substantial and unreasonable interference with the use and enjoyment of other premises within the surrounding area as documented by neighborhood complaints, police reports, or the cancellation of insurance on proximate properties.~~

BUILDING OFFICIAL

- c) Premises occupied by a structure intended for human occupancy, in which grass, weeds, or similar vegetation (excluding flowers, fruits, and vegetables, and areas maintained in their original naturally wooded state, or a natural field state) is allowed to reach and remain at a height of twelve (12) inches or greater for a period of ten (10) days, or longer;
- d) Dead, decayed, diseased or damaged trees, or parts thereof, constituting a hazard or danger to adjacent premises or the occupants thereof or to public property or persons lawfully therein;
- e) Two or more unregistered motor vehicles in the public view, pursuant to Section 14-150a of the Connecticut General Statutes;

- f) Residentially zoned property with any combination of ten or more pieces of mechanical equipment stored on the premises and in the public view;
- g) Residential or commercially zoned property that has any of the following conditions:
 - 1) Premises containing accumulated debris, not including compost piles or piles of grass and/or brush which are not visible from a public right-of-way and do not otherwise constitute a public health or safety hazard; or
 - 2) Landscaping on any premises, including, but not limited to trees, shrubs, hedges, grass, and plants which physically hinder or interfere with the lawful use of abutting premises or block or interfere with the use of any public sidewalk and/or private street or right-of-way or any road sign; and
- h) Property that has graffiti which includes words, letters, murals or other artwork that is in the public view and was not approved by the property owner or which otherwise violates state statutes and/or Town zoning regulations and/or ordinances.

Debris: Material which is incapable of immediately performing the function for which it was designed including, but not limited to: abandoned, discarded, or unused objects; junk comprised of equipment such as automobiles, boats, and recreation vehicles which are unregistered and missing parts, not complete in appearance and in an obvious state of disrepair; parts of automobiles, furniture, appliances, cans, boxes, scrap metal, tires, batteries, containers, and garbage which are in the public view.

Decay: A state of visible decomposition or rot.

Dilapidated: Decayed beyond repair.

Health Director: Such individual as is designated by the

First Selectman to administer the State Building Code and to enforce building ordinances. **DIRECTOR OF DEVELOPMENTAL SERVICES**

An individual appointed by the First Selectman to manage the Planning and Zoning, Code Enforcement, Public Health, and Building Departments for the Town of Cromwell under the general direction of the First Selectman.

HEALTH DIRECTOR

Such individual as is designated by the First Selectman Town Manager to administer the State Health Code and to enforce health ordinances Town Health Ordinances.

HEARING OFFICER

Hearing Official: An individual(s) appointed by the First Selectman Town Manager to conduct hearings as authorized by § 1-1B of the Town Code.

LEGAL OCCUPANCY

~~Occupancy in accordance with state building, state fire, local zoning, local housing, and all other pertinent codes.~~

NEIGHBORHOOD

~~An area of the Town comprised of all premises or parcels of land and any part of which is within a radius of 1,000 feet of any part of another parcel or lot within the Town.~~

OWNER

~~Any person, firm, institution, partnership, corporation, foundation, entity, or authority who or which holds title to real property or any mortgage or other secured or equitable interest in such property, as appears in the Cromwell land records.~~

PROXIMATE PROPERTY

~~Any premises or parcel of land or part thereof within 1,000 feet of blighted premises.~~

VACANT

~~A continuous period of 60 days or longer during which a building or structure or part thereof is not legally occupied by human beings.~~

VACANT PARCEL

~~A parcel of land with no structure(s) thereon.~~

~~§ 97-3. Creating or maintaining blighted premises.~~

~~No owner of real property, taxable or tax exempt, within the Town of Cromwell shall cause or allow blighted premises to be created, nor shall any owner allow the continued existence of blighted premises.~~

~~§ 97-4. List of blighted premises.~~

~~Immediately following enactment of this chapter, the First Selectman shall request that all Town department heads report any property which they are aware appears to be blighted. Such reports shall be submitted within 30 days of the First Selectman's request. The First Selectman shall forward the information to the Director of Developmental Services.~~

~~The Director of Developmental Services shall use this information and any other available information to complete a preliminary list of blighted properties within 60 days. In the first calendar year following enactment of this chapter, the Director of Developmental Services, or his designee, may levy fines against blighted properties, as described in § 97-5A hereof, prior to legislative approval of the blighted property list. In subsequent years, this process will be initiated on or before January 15 of that year, and fines may only be levied, or other actions deemed appropriate taken, pursuant to legislative approval of a blighted property list, or additions or deletions thereto.~~

~~Within 60 days after receipt, the Director of Developmental Services shall present to the Board of Selectmen said list. The Board of Selectmen shall approve, disapprove, or modify said list. In the event that the Board of Selectmen chooses not to approve or modify the list within 75 days from the date it receives said list, then said list will be deemed to have been approved.~~

~~The Director of Developmental Services may request the addition of any premises to or deletion from the blighted property list for consideration by the Board of Selectmen.~~

~~Any individual or any civic organization or municipal agency affected by the action or inaction of an owner of property subject to the provisions of this chapter may file, in writing, a complaint of violation of this chapter with the Director of Developmental Services, which sets forth the address of the property and facts concerning the condition of such property. If the Director of Developmental Services has reason to believe that an owner has violated the provisions of this chapter, he shall request the addition of the subject property to the blighted properties list for consideration by the Board of Selectmen.~~

~~§ 97-5. Inspections; violations and penalties; notices; hearings; appeals.~~

~~Once said list of blighted properties, or any additions thereto, has been approved by the Board of Selectmen, the Director of Developmental Services, or his designee, shall undertake regular inspections for the purpose of documenting continuous blight and shall issue a citation and impose a penalty of not more than \$100 for each day that the building or structure or unit, or part thereof, or parcel of land is in violation of this chapter. Each day that the building or structure or unit, or part thereof, or a parcel of land is in violation of this chapter shall constitute a separate offense.~~

~~At any time within 12 months from the expiration of the final period for the uncontested payment of fines, penalties, costs, or fees for any citation issued for an alleged violation of this chapter, the Director of Developmental Services, or his designee, shall send notice, via certified mail, to the person cited. Such notice shall inform the person cited of the allegations against him and the amount of the fines, penalties, costs, or fees due; that he may contest his liability before a hearing officer by delivering, in person or by mail, written notice within 10 days of the date thereof; that if he does not demand such a hearing, assessment and judgment shall be entered against him and any unpaid fine shall constitute a lien upon the subject real estate against which the fine was imposed as set forth in Subsection A of this section; and that such judgment shall attach without further notice.~~

~~If the person who is sent notice pursuant to Subsection B of this section wishes to admit liability for any alleged violation, he may, without requesting a hearing, pay the full amount of the fines, penalties, costs, or fees admitted to in person or by mail to an official designated by the First Selectman. Such payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of such person.~~

~~The hearing and appeal process for violations in this chapter shall be in accordance with § 1-1B of the Town Code and Connecticut General Statutes § 7-152e.~~

Legal Occupant: A person with the legal right to inhabit a building or portion thereof by virtue of ownership, lease or an owner's written consent.

Mechanical equipment: Any apparatus designed to operate by an internal combustion engine, or designed to be towed by any apparatus propelled by an internal combustion engine.

Natural field state: Areas where grass, weeds, and brush exist in their natural, unlandscaped state.

Naturally wooded state: Areas where trees and brush exist in their natural, unlandscaped state.

Person: Any man, woman, corporation, or other legal entity capable of owning real property.

Premises: A platted lot or part thereof or unplatted lot or parcel of land or plot of land, either occupied or unoccupied by any dwelling or non-dwelling structure and includes any such building, accessory structure or other structure thereon, or any part thereof. The term "premises," where the context requires, shall be deemed to include any buildings, dwellings, parcels of land or other structures contained within the scope of this article.

Public view: Visible from any public right-of-way.

Structure: Any building, dwelling, fence, swimming pool, or similarly constructed object.

Vacant: A building or portion thereof that is not actually inhabited by a legal occupant for a period of sixty (60) days or longer.

§ 97-4. Public Nuisance

It is hereby declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in the Town of Cromwell to maintain such premises or any public right-of-way abutting said premises as a blighted property.

§ 97-5. Minimum Standards

- a) The provisions in this ordinance shall not be construed to prevent the enforcement of other statutes, codes, ordinances or regulations which prescribe standards other than are provided in this ordinance.
- b) In any case where a provision of this ordinance is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance, regulation or other code of the Town or State, the provision which establishes the higher standard for the promotion and protection of the health and safety, and property values of the people shall prevail.
- c) This ordinance shall not affect violations of any other ordinances, code or regulation existing prior to the effective date of this code, and any such violations may be governed and continue to be punishable under the provisions of those ordinances, codes, or regulations in effect at the time the violation was committed.

§ 97-6. Responsibility for Compliance

The owner, lessee, or occupant of premises subject to this ordinance, including the agents thereof, shall be jointly and severally obligated to comply with the provisions of this ordinance. Whenever the person, as herein defined, is a corporation or other legal entity, the officers thereof shall be jointly and severally responsible with that corporation or other legal entity.

§ 97-7. Enforcement

- a) It shall be prohibited for a property to be a blighted property or a public nuisance. Complaints may be submitted to the Blight Enforcement Officer by members of the public, but such complaints must be in writing and signed.
- b) Whenever the Blight Enforcement Officer determines that there has been a violation of any provision of this ordinance, except as to Section 3(e), such officer shall give notice of such violation to the person responsible therefore, as hereinafter provided. Such notice shall:
 - 1) Be in writing;
 - 2) Set forth the violations of this ordinance;
 - 3) Specify a final date for the correction of any violation;
 - 4) Be served upon the owner or the owner's agent, or the legal occupant as the case may require; provided, such notice shall be deemed to be properly served upon such owner or agent, or upon such legal occupant, if a copy thereof is posted in a conspicuous place in or about the dwelling

affected by this notice; or if it is sent certified mail, return receipt requested; or if such person is served with such notice by any other method authorized or required under the laws of this State;

- 5) Contain an outline of remedial action to be taken to affect permanent compliance with the provisions of this ordinance;
 - 6) State that the penalties and other enforcement provisions of this ordinance will become effective on the final date set for the correction of any violation without further notice; and
 - 7) State that the liability may be contested before the Hearing Officer by delivering written notice of appeal to the Blight Enforcement Officer within ten (10) days.
- c) Whenever the Blight Enforcement Officer determines that there has been a violation of Section 3(e) pertaining to unregistered motor vehicles, such officer shall give notice of such violation to the person responsible therefore which notice shall be in compliance with Section 7(b), except that:
- 1) The notice shall specify that the owner has thirty (30) days to correct the violation by removing the vehicle or registering it; and
 - 2) Notice of the alleged violation shall be published in a newspaper having a substantial circulation in the Town of Cromwell.
- d) Any person notified in accordance with this section who fails to correct any violation by the date specified in said notice shall be in violation of this ordinance and subject to its penalties and enforcement procedures. Any person in violation of Section 3(e) thirty (30) days after the notice of violation in accordance with Section 7(b) above, shall be subject to the removal and disposition of the unregistered motor vehicle. The Blight Enforcement Officer shall not enter such property to remove and/or dispose of an unregistered motor vehicle without the prior written consent of the owner or an appropriate court order.
- e) Whenever a noticed violation is not corrected by the date specified in said notice, in addition to all other legal remedies authorized by law and this ordinance, the Blight Enforcement Officer and his or her designees are further authorized to enter vacant or abandoned premises during normal business hours for the purpose of remediating the blight condition(s). The Blight Enforcement Officer shall not enter property that includes a dwelling house or structure without the prior written consent of the owner or an appropriate court order.

§ 97-8. Appeals

- a) Any person receiving a notice in accordance with Section 7 above may appeal said notice of violation(s) by filing a written notice of appeal with the office of the Town Manager or the Blight Enforcement Officer within ten (10) days of the date of said notice.
- b) The hearing and appeal process shall be governed in accordance with Section 7-152c of the General Statutes.

§ 97-9. Penalties and Enforcement

a) Penalties:

- 1) Each violation of this ordinance shall be considered a separate municipal offense.
- 2) Each day any violation continues shall constitute a separate offense.
- 3) Each separate offense under this ordinance may be punishable by a fine of one hundred dollars (\$100.00) per day for each violation payable to the Town of Cromwell. In determining the amount of the fine, special consideration may be given to those who require it in order to correct a violation of this Ordinance. Specifically, additional time may be given to correct a violation where the violator establishes good cause. As used in this section, "good cause" includes, but is not limited to, an elderly individual who is unable to personally correct a violation due to his age, a disabled individual who is unable to personally correct a violation due to his disability, or a low income individual who is unable to correct a violation due to cost. In determining whether good cause exists, it will be considered whether occupants of the premises are able to assist in correcting the violation in a timely fashion and whether the severity of the violation is such that additional time is not warranted.

b) Enforcement

- 1) The Blight Enforcement Officer is authorized to issue a citation or summons for a violation of this ordinance.
- 2) In addition thereto, the Blight Enforcement Officer is authorized to initiate legal proceedings in the Superior Court for the immediate correction of the violation(s), collection of any penalties, and the recovery of all costs including costs of remedial action(s) authorized by Section 7 or the Court, and the reasonable attorney's fees and costs incurred by the Town of Cromwell to enforce this ordinance.

- 3) All fines, Court costs, costs of remedial action, and attorney's fees, as ordered by the Court, shall constitute a lien on the subject premises, provided the owner of said premises has been notified of the violations as herein provided and was made a party to the enforcement proceedings.

Chapter 97
Cromwell
Blight or Unsafe Premises Ordinance

97-1. Purpose

The purpose of this Ordinance is to define, prohibit and abate blighted property and public nuisances; to protect, preserve, and promote the public health, safety and welfare; and to preserve and protect property values.

97-2. Scope of Provisions

This Ordinance shall apply uniformly to the maintenance of all residential, nonresidential, and undeveloped premises now in existence or hereafter constructed, maintained, or modified but shall exclude: agricultural lands as defined in Section 22-3(b) of the Connecticut General Statutes; land dedicated as public or semi-public open space or preserved in its natural state through conservation easements; or areas designated as inland wetlands and watercourses.

97-3. Definitions

The following definitions shall apply in the interpretation and enforcement of this Ordinance.

Abandoned: the occupants have vacated the premises and do not intend to return, which intention may be evidenced by the removal by the occupants or their agent of substantially all of their possessions and personal effects from the premises and either (1) nonpayment of rent for more than two months in the case of a rental property; or (2) an express statement by the occupants that they do not intend to occupy the premises after a specified date.

Blight Enforcement Officer: Means the Town Manager or his/her designee and/or the building code enforcement and or Health and Compliance officer(s) or his/her designee(s).

Blighted Property: A property whereon any of the following conditions and/or structures exists, including occupied, vacant or abandoned properties or structures:

- a) Existing conditions pose a serious threat to public health or safety, and/or impede public officials from making inspections, as determined by the Building Official, Health and Compliance Officer (s), Fire Marshal, Director of Human Services, and/or the Police, and/or their designees, including but not limited to premises that are:
 - 1) being used to conduct illegal activities
 - 2) a fire hazard, as determined by the Fire Marshal or as documented in the Fire Department Records; and

- 3) creating a substantial and unreasonable interference with the use and enjoyment of other premises within the surrounding area as documented by neighborhood complaints, police reports, building official reports, etc.
- b) Any structure which is in a state of dilapidation or decay; or is open to the elements; or unable to provide shelter, or serve the purpose for which it was constructed due to damage, dilapidation, or decay, as evidenced by the existence of one or more of the following conditions:
- 1) Missing windows or doors.
 - 2) Collapsing or missing walls, roof, or floor.
 - 3) Exterior walls which contain holes, breaks, loose or rotting materials, or which are not properly surface-coated to prevent deterioration.
 - 4) Foundations walls which contain open cracks and breaks.
 - 5) Overhang extensions, including but not limited to canopies, marquees, signs, awnings, stairways, fire escapes, standpipes, and exhaust ducts, which contain rust or other decay.
 - 6) Chimneys and similar appurtenances which are in a state of disrepair.
 - 7) Insect screens which contain tears and ragged edges.
 - 8) Vermin infestation.
 - 9) Garbage, trash, or abandoned vehicles on the premises (unless the premises is a junkyard licensed by the State of Connecticut).
 - 10) Any vacant building or structure with overgrown grass or weeds at least one foot in height.
 - 11) Graffiti.
- c) Premises occupied by a structure intended for human occupancy, in which grass, weeds, or similar vegetation (excluding flowers, fruits, and vegetables, and areas maintained in their original naturally wooded state, or a natural field state) is allowed to reach and remain at a height of twelve (12) inches or greater for a period of ten (10) days, or longer;
- d) Dead, decayed, diseased or damaged trees, or parts thereof, constituting a hazard or danger to adjacent premises or the occupants thereof or to public property or persons lawfully therein;

- e) Two or more unregistered motor vehicles in the public view, pursuant to Section 14-150a of the Connecticut General Statutes;
- f) Residentially zoned property with any combination of ten or more pieces of mechanical equipment stored on the premises and in the public view;
- g) Residential or commercially zoned property that has any of the following conditions:
 - 1) Premises containing accumulated debris, not including compost piles or piles of grass and/or brush which are not visible from a public right-of-way and do not otherwise constitute a public health or safety hazard; or
 - 2) Landscaping on any premises, including, but not limited to trees, shrubs, hedges, grass, and plants which physically hinder or interfere with the lawful use of abutting premises or block or interfere with the use of any public sidewalk and/or private street or right-of-way or any road sign; and
- h) Property that has graffiti which includes words, letters, murals or other artwork that is in the public view and was not approved by the property owner or which otherwise violates state statutes and/or Town zoning regulations and/or ordinances.

Debris: Material which is incapable of immediately performing the function for which it was designed including, but not limited to: abandoned, discarded, or unused objects; junk comprised of equipment such as automobiles, boats, and recreation vehicles which are unregistered and missing parts, not complete in appearance and in an obvious state of disrepair; parts of automobiles, furniture, appliances, cans, boxes, scrap metal, tires, batteries, containers, and garbage which are in the public view.

Decay: A state of visible decomposition or rot.

Dilapidated: Decayed beyond repair.

Health Director: Such individual as is designated by the Town Manager to administer the State Health Code and to enforce Town Health Ordinances.

Hearing Official: An individual(s) appointed by the Town Manager to conduct hearings as authorized by of the Town Code.

Legal Occupant: A person with the legal right to inhabit a building or portion thereof by virtue of ownership, lease or an owner's written consent.

Mechanical equipment: Any apparatus designed to operate by an internal combustion engine, or designed to be towed by any apparatus propelled by an internal combustion engine.

Natural field state: Areas where grass, weeds, and brush exist in their natural, unlandscaped state.

Naturally wooded state: Areas where trees and brush exist in their natural, unlandscaped state.

Person: Any man, woman, corporation, or other legal entity capable of owning real property.

Premises: A platted lot or part thereof or unplatted lot or parcel of land or plot of land, either occupied or unoccupied by any dwelling or non-dwelling structure and includes any such building, accessory structure or other structure thereon, or any part thereof. The term "premises," where the context requires, shall be deemed to include any buildings, dwellings, parcels of land or other structures contained within the scope of this article.

Public view: Visible from any public right-of-way.

Structure: Any building, dwelling, fence, swimming pool, or similarly constructed object.

Vacant: A building or portion thereof that is not actually inhabited by a legal occupant for a period of sixty (60) days or longer.

97-4. Public Nuisance

It is hereby declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in the Town of Cromwell to maintain such premises or any public right-of-way abutting said premises as a blighted property.

97-5. Minimum Standards

- a) The provisions in this ordinance shall not be construed to prevent the enforcement of other statutes, codes, ordinances or regulations which prescribe standards other than are provided in this ordinance.
- b) In any case where a provision of this ordinance is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance, regulation or other code of the Town or State, the provision which establishes the higher standard for the promotion and protection of the health and safety, and property values of the people shall prevail.

- c) This ordinance shall not affect violations of any other ordinances, code or regulation existing prior to the effective date of this code, and any such violations may be governed and continue to be punishable under the provisions of those ordinances, codes, or regulations in effect at the time the violation was committed.

97-6. Responsibility for Compliance

The owner, lessee, or occupant of premises subject to this ordinance, including the agents thereof, shall be jointly and severally obligated to comply with the provisions of this ordinance. Whenever the person, as herein defined, is a corporation or other legal entity, the officers thereof shall be jointly and severally responsible with that corporation or other legal entity.

97-7. Enforcement

- a) It shall be prohibited for a property to be a blighted property or a public nuisance. Complaints may be submitted to the Blight Enforcement Officer by members of the public, but such complaints must be in writing and signed.
- b) Whenever the Blight Enforcement Officer determines that there has been a violation of any provision of this ordinance, except as to Section 3(e), such officer shall give notice of such violation to the person responsible therefore, as hereinafter provided. Such notice shall:
 - 1) Be in writing;
 - 2) Set forth the violations of this ordinance;
 - 3) Specify a final date for the correction of any violation;
 - 4) Be served upon the owner or the owner's agent, or the legal occupant as the case may require; provided, such notice shall be deemed to be properly served upon such owner or agent, or upon such legal occupant, if a copy thereof is posted in a conspicuous place in or about the dwelling affected by this notice; or if it is sent certified mail, return receipt requested; or if such person is served with such notice by any other method authorized or required under the laws of this State;
 - 5) Contain an outline of remedial action to be taken to affect permanent compliance with the provisions of this ordinance;
 - 6) State that the penalties and other enforcement provisions of this ordinance will become effective on the final date set for the correction of any violation without further notice; and

- 7) State that the liability may be contested before the Hearing Officer by delivering written notice of appeal to the Blight Enforcement Officer within ten (10) days.
- c) Whenever the Blight Enforcement Officer determines that there has been a violation of Section 3(e) pertaining to unregistered motor vehicles, such officer shall give notice of such violation to the person responsible therefore which notice shall be in compliance with Section 7(b), except that:
 - 1) The notice shall specify that the owner has thirty (30) days to correct the violation by removing the vehicle or registering it; and
 - 2) Notice of the alleged violation shall be published in a newspaper having a substantial circulation in the Town of Cromwell.
- d) Any person notified in accordance with this section who fails to correct any violation by the date specified in said notice shall be in violation of this ordinance and subject to its penalties and enforcement procedures. Any person in violation of Section 3(e) thirty (30) days after the notice of violation in accordance with Section 7(b) above, shall be subject to the removal and disposition of the unregistered motor vehicle. The Blight Enforcement Officer shall not enter such property to remove and/or dispose of an unregistered motor vehicle without the prior written consent of the owner or an appropriate court order.
- e) Whenever a noticed violation is not corrected by the date specified in said notice, in addition to all other legal remedies authorized by law and this ordinance, the Blight Enforcement Officer and his or her designees are further authorized to enter vacant or abandoned premises during normal business hours for the purpose of remediating the blight condition(s). The Blight Enforcement Officer shall not enter property that includes a dwelling house or structure without the prior written consent of the owner or an appropriate court order.

97-8. Appeals

- a) Any person receiving a notice in accordance with Section 7 above may appeal said notice of violation(s) by filing a written notice of appeal with the office of the Town Manager or the Blight Enforcement Officer within ten (10) days of the date of said notice.
- b) The hearing and appeal process shall be governed in accordance with Section 7-152c of the General Statutes.

97-9. Penalties and Enforcement

a) Penalties:

- 1) Each violation of this ordinance shall be considered a separate municipal offense.
- 2) Each day any violation continues shall constitute a separate offense.
- 3) Each separate offense under this ordinance may be punishable by a fine of one hundred dollars (\$100.00) per day for each violation payable to the Town of Cromwell. In determining the amount of the fine, special consideration may be given to those who require it in order to correct a violation of this Ordinance. Specifically, additional time may be given to correct a violation where the violator establishes good cause. As used in this section, "good cause" includes, but is not limited to, an elderly individual who is unable to personally correct a violation due to his age, a disabled individual who is unable to personally correct a violation due to his disability, or a low income individual who is unable to correct a violation due to cost. In determining whether good cause exists, it will be considered whether occupants of the premises are able to assist in correcting the violation in a timely fashion and whether the severity of the violation is such that additional time is not warranted.

b) Enforcement

- 1) The Blight Enforcement Officer is authorized to issue a citation or summons for a violation of this ordinance.
- 2) In addition thereto, the Blight Enforcement Officer is authorized to initiate legal proceedings in the Superior Court for the immediate correction of the violation(s), collection of any penalties, and the recovery of all costs including costs of remedial action(s) authorized by Section 7 or the Court, and the reasonable attorney's fees and costs incurred by the Town of Cromwell to enforce this ordinance.
- 3) All fines, Court costs, costs of remedial action, and attorney's fees, as ordered by the Court, shall constitute a lien on the subject premises, provided the owner of said premises has been notified of the violations as herein provided and was made a party to the enforcement proceedings.



STATE OF CONNECTICUT
DEPARTMENT OF EMERGENCY SERVICES & PUBLIC PROTECTION
DIVISION OF EMERGENCY MANAGEMENT & HOMELAND SECURITY



September 25, 2018

Anthony Salvatore
Town Manager
Town of Cromwell
41 West Street
Cromwell, CT 06416

Dear Mr. Salvatore:

The 2018 Emergency Management Performance Grant Program (EMPG) application process has begun. The State and Local Assistance Program (SLA) is accepting budgets and applications to provide funding for municipal Emergency Operations Centers (EOC), staffing and other emergency management activities.

Enclosed is your Emergency Management Performance Grant (EMPG) application package. This package includes all of the forms necessary to complete the application. In order to receive full funding, municipalities must complete the program requirements listed in the EMPG Manual and prepare an application for the performance period of 10/1/18 through 9/30/19. This package must be returned by **October 19th, 2018** by mail to the DEMHS Region 3 Office:

DEMHS Region 3 Office
P.O. Box 1236
Glastonbury, CT 06033

The per capita allocation for this year will be \$0.50 cents per capita (same as last year). A baseline of \$5,000.00 will be used for towns with a population less than 10,000 persons. The maximum allocation for the municipality of Cromwell this year will be \$7,017.00. This funding requires a cash or in-kind match provided by the municipality. The in-kind cost cap remains at \$10,000.00 and the in-kind share cap remains at 66% of the annual allocation (Please go to <https://www.ct.gov/demhs/cwp/view.asp?a=1910&Q=596206&PM=1> to review the EMPG Manual for more details).

The budget and reimbursement form has been updated to make the form easier to read. The EMPG Financial Tool is a MS Excel spreadsheet that each town will use to enter their annual budget request. This same form is also used when a municipality is ready to submit their quarterly reimbursement request.

1111 Country Club Road, Middletown, CT 06457
Phone: 860.685.8531 / Fax: 860.685.8902
An Affirmative Action/Equal Employment Opportunity Employer

The Department of Emergency Services and Public Protection (DESPP) Division of Emergency Management and Homeland Security (DEMHS) requires that all towns participating in the EMPG Program have a functional Emergency Operations Center, an updated Local Emergency Operations Plan, access to Web EOC, and a VHF High Band Radio with a minimum power output of 35 Watts dedicated to operate on the channel assigned to their DEMHS Regional Office.

The Federal Emergency Management Agency (FEMA) is requiring that all local Emergency Management Directors and any staff that are funded by EMPG complete IS 100, 200, 700, 800 and the Professional Development Series (IS 120, 230, 235, 240, 241, 242 and 244) courses. All courses can be taken on-line at <http://www.training.fema.gov/isl/>.

These courses only need to be completed once as long as the EMD and staff have not changed. In addition, EMDs and their staff must participate in a minimum of 1 statewide exercise plus either 1 real world activation of their EOC or 1 local exercise each year. Governor Malloy has also re-affirmed Connecticut's commitment to conform to the National Incident Management System (NIMS) by signing Executive Order 34 which mandates that all emergency management personnel be trained and complete annual exercises required to be NIMS compliant.

Also included in the application package this year is a brief questionnaire to assist us in completing the annual NEMA Survey. Please take a few minutes to provide your feedback. Information provided by towns and cities will be used to improve the EMPG program.

It is strongly recommended that your community take advantage of this valuable program to sustain and enhance your emergency management programs. If you have any questions, please feel free to contact the DEMHS Region 3 office at 860-529-6894 or at Natalie.Simoneau@ct.gov.

Sincerely,



William Turley
Region III Coordinator

attachments

cc:

Chief Denise Lamontagne, Emergency Management Director

TOWN OF CROMWELL
TOWN COUNCIL MEETING
REGULAR MEETING
SEPTEMBER 12, 2018

7:00 P.M. TOWN HALL COUNCIL CHAMBERS

RECEIVED FOR RECORD
Sep 19, 2018 01:12F
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

MINUTES

Present: Mayor E. Faienza, Deputy Mayor R. Newton, F. Emanuele, S. Slade,
J. Demetriades, A. Waters, M. Johnson

Absent:

Also Present: Town Manager A. Salvatore, Chief of Police D. Lamontagne, Town
Engineer/Asst. Public Works Director J. Harriman, Senior/Human/Youth Services
Director A. Saada

A. CALL TO ORDER

Mayor Faienza called the meeting to order at 7:00 p.m.

B. PLEDGE OF ALLEGIANCE

Mayor Faienza led the Pledge of Allegiance.

C. APPROVAL OF AGENDA

Motion made by A. Waters seconded by F. Emanuele and *unanimously carried* to
approve the agenda.

D. COMMISSION CHAIRMAN REPORTS/LIASON REPORT/STAFF REPORTS

None

E. CITIZEN COMMENTS

1. R. Waters, South Street -spoke regarding several of his concerns.
2. M. Islam, Cromwell Hills Drive - Introduced himself to the Council and those
present in the audience.

F. MAYOR'S UPDATE

Mayor Faienza reported:

- He attended the Quarterly Pension Meeting and reported that the pension is
fully funded.
- He will be setting the date for the Town Manager's yearly evaluation.
- The business visits will continue; they will be visiting Alcap Ridge.
- A follow up request to meet was made to the Fire District; so far a date has not
been set.
- The Cromwell Division will meet tomorrow at Covenant Village.

- A joint meeting between the Boards of Education, Finance and the Town Council will be held on September 25th at 7:00 p.m. Location to be determined.

G. TOWN MANAGER'S UPDATE

Town Manager Salvatore reported:

- The Town was asked to assist with the sidewalks for the Valor Green project.
- The Library Expansion is proceeding.
- Funds for an analysis of the Senior Center will be included in the F/Y 19/20 Capital Requests.
- They are working to resolve problems with the installation of the scoreboard. It will not be ready for the first game.
- Director of Health W. Bell announced his retirement.
- The Fall Recreation Brochure was distributed to the Councilors and kudos were given to Recreation Director Scott Kieras and his staff for enhancements made to existing programs and the new programs that were added.
- The Health Department will be hosting a Flu Clinic on October 9th from 10:00 a.m. until 6 p.m. in the Town Hall Gym.
- We are in the process of adding fill able forms to our webpage. Yuri from my office is working on this project.
- Grants for a Senior Bus and also Cemetery upkeep were approved.

H. CHIEF OF POLICE'S UPDATE

Chief Lamontagne reported:

- Officer Hennessey is doing well at the academy.
- Officers DiMauro and DiMaio announced their retirement.
- Three officers are out due to injury or illness.
- Updated the Council regarding a stolen car that was found at McDonalds.
- Updated the Council regarding an armed robbery at the Post Office.
- On August 30th a DUI checkpoint was conducted.
- The High Visibility Enforcement resulted in finding 39 violations.
- Speed boxes were placed at Evergreen and Main Street, 14,000 cars went through and the average speed was 42 mph in a 40 mph zone.

I. PUBLIC WORKS DIRECTOR'S UPDATE

Town Engineer/Asst. Public Works Director J. Harriman reported:

- Pavement Management will be done on Harrison.
- Crack sealing will be resumed in the fall.
- They are doing prep work on Valor Green.
- They are working on the drainage at the Dog Park.
- The 'secret' road on River Road is temporary and is being used to haul dirt. After the project the road will be removed.
- They are working to put a skating rink in the area of Willowbrook and Evergreen.

- Rubber mulch was installed at the playscape.
- Montagno from Waterbury is the contractor selected for the Library Project.
- Five candidates will be interviewed for Clerk of the Works Library Project.
- There will be a public hearing for the North Road extension project.
- The Coles Road project is in the hands of Right-of-way.

J. FINANCE DIRECTOR'S UPDATE

Town Manager Salvatore presented the update in Finance Director Sylvester's absence.

- Budget Report: The budget reports included in the Town Council packet for the September 12th meeting reflect budget activity through August 2018 for the fiscal year 2018-19. As we are only a couple months into the new fiscal year, there is nothing of significance to report and I expect all budgetary activity to be in line with approved amounts.
- Fiscal Year 2017-18: We are still in the process of finalizing information with regard to prior year expenditures and revenues but anticipate an operating surplus in excess of \$1.25M as a result of conservative budgeting practices. This is due to revenues exceeding budgeted levels in Tax Collection, Departmental Revenue, and Miscellaneous Sources. [Miscellaneous Sources include: sale of property & equipment, Bank of America's credit card rebate, MIRA payment, Investment income, insurance recovery.] Expenditures came in less than budgeted for both the Town and the BOE.
- Auditors will be on site (in Town Hall and the BOE) beginning September 17th and generally stay for 3-4 weeks. The final document, Comprehensive Annual Financial Report, should be done by the beginning of December.

K. FINANCIAL

1. Tax Refunds

Motion made by A. Waters seconded by S. Slade and *unanimously carried* to approve tax refunds 1-52.

L. NEW BUSINESS

1. Discussion and possible action Tax deferral program-appeal.

A. Saada presented the appeal.

Motion made by S. Slade seconded by A. Waters and *unanimously carried* to approve the appeal so the individual can work with their bank.

2. Discussion and possible action regarding Town Engineers report on South Street Drainage east of Main Street.

J. Harriman presented the report. Discussion followed regarding the cost of adding sidewalks or a boardwalk from South Street to Frisbee Park. No action taken.

3. Union Grievance -Police Union, NIPSEU

a. Officer Young

Union President Detective Pietrarroia presented the grievance on behalf of the union.

Chief Lamontagne presented the Town's side of the grievance.
A lengthy question and answer period followed the presentations.

Motion made by R. Newton seconded by F. Emanuele and *carried* to deny the grievance and uphold Chief Lamontagne's recommendation.

Aye: M. Johnson, E. Faienza, R. Newton, F. Emanuele

Nay: A. Waters, S. Slade, J. Demetriades

Motion to deny the grievance carried.

4. Union Grievance - Police Union, NIPSEU

a. UNUM - Long Term Disability

Union President Detective Pietrarroia presented the grievance on behalf of the union.

Chief Lamontagne presented the Town's side of the grievance.
A lengthy question and answer period followed the presentation.

Motion made by R. Newton seconded by S. Slade and *unanimously carried* to deny the grievance and fix the problem.

Aye: A. Waters, S. Slade, E. Faienza, R. Newton

Nay: F. Emanuele, J. Demetriades

Abstained: M. Johnson

Motion to deny the grievance carried.

M. APPROVAL OF MINUTES

1. Special Meeting August 6, 2018.

Motion made by F. Emanuele seconded by R. Newton and *unanimously carried* to approve the minutes of August 6, 2018.

N. APPOINTMENTS

1. Planning and Zoning

a. Mo Islam, Alternate, Term expires December 2019

2. Economic Development Commission

a. Mo Islam, Alternate, Term expires March 2020

Motion made by R. Newton seconded by A. Waters and *unanimously carried* to approve Mr. Islam's appointments (1 & 2).

3. Committee to Support People with Disabilities

a. Joe Morin

b. Jeremy Zeedyk
Motion made by R. Newton seconded by F. Emanuele and *unanimously carried* to table until the Committee meets on September 25th.

O. COUNCIL LIAISON REPORTS

A. Waters -Senior Services Commission

S. Slade -Fire Commission

F. Emanuele -Board of Education

J. Demetriades -Support People with Disabilities & P&Z

P. EXECUTIVE SESSION

1. Strategy and discussion, Real Estate acquisition.

a. Action if necessary

Motion made by R. Newton seconded by S. Slade and *unanimously carried* to adjourn to Executive Session at 10:31 p.m., for strategy and discussion -Real Estate acquisition.

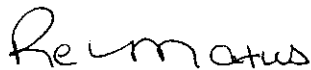
Town Manager A. Salvatore was invited into Executive Session.

Motion made by F. Emanuele seconded by R. Newton and *unanimously carried* to come out of Executive Session at 10:46 p.m.
No action taken.

Q. ADJOURN

Motion made by S. Slade seconded by R. Newton and *unanimously carried* to adjourn the regular meeting at 10:57 p.m.

Respectfully submitted,



Re Matus
Secretary

TOWN OF CROMWELL
TOWN COUNCIL MEETING
SPECIAL MEETING
SEPTEMBER 27, 2018
4:30 P.M. TOWN HALL COUNCIL CHAMBERS

MINUTES

Present: Mayor E. Faienza, Deputy Mayor R. Newton, S. Slade, F. Emanuele,
J. Demetriades, A. Waters, M. Johnson

Absent: None

Also Present: Town Manager A. Salvatore, Chief of Police D. LaMontagne, Labor
Attorney K. Weinstock, CIRMA Attorney J. Tallberg

A. CALL TO ORDER

Mayor Faienza called the Special Meeting to order at 4:30 p.m.

B. NEW BUSINESS

1. Discussion and possible action regarding correspondence from Councilor Johnson. (Executive Session if necessary)

Mayor Faienza recognized Town Manager Salvatore who in turn gave a lengthy response to Councilor Johnson's accusations. The timeline and facts of the issue were presented during his response. Town Manager Salvatore stated that he followed the advice of Town Labor Attorney Ken Weinstock and then after the ACLU complaint followed the recommendations of CIRMA Attorney J. Tallberg. He also stated that he kept the previous and present Town Council informed every step of the way.

Councilor Demetriades commented that he felt that the Attorneys presence was not appropriate.

Councilor Johnson reiterated the point of his letter and requested to view the e-mail threads. Town Manager stated that all Councilors that wishes to view the e-mails treads are invited to his office to do so.

During a lengthy discussion and presentation by the Town Manager as well as the two attorneys' present the consensus of the majority of the Town Council was that Councilor Johnson's complaint had no merit as the Manager kept the Council informed at every step and acted on the advice of the Town Attorney.

No action was taken.

C. ADJOURN

Motion made by S. Slade and seconded by A. Waters and *unanimously carried* to adjourn the Special Meeting at 6:07 p.m.

Respectfully submitted,

Re Matus

Re Matus
Secretary