

TOWN OF CROMWELL
TOWN COUNCIL
SPECIAL MEETING
THURSDAY, DECEMBER 28, 2017
6:15 PM TOWN HALL ROOM 224/5

RECEIVED FOR FILING
1-2 2018 at 2:45M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Jean Ahlgren
TOWN CLERK

MINUTES

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

Absent: F. Emanuele

Also Present: Town Manager A. Salvatore, Director of Planning and Development S. Popper, Town Engineer J. Harriman

A. CALL TO ORDER

Mayor Faienza called the meeting to order at 6:27 p.m.

B. APPROVAL OF AGENDA

Motion made by A. Waters seconded by S. Slade and *unanimously carried* to approve the agenda.

C. NEW BUSINESS

1. Discussion and action regarding the transfer of a portion of town owned property located at 100 and 120 County Line Drive to Scannell Properties, LLC in exchange for a portion of its property located at 161 Coles Road. Town Engineer J. Harriman asked for a correction in the Resolution to show the correct addresses in paragraph 1 and 2. Resolution is attached to minutes.

Mayor Faienza advised that the present owner is now paying approximately \$2,000 per year on the property as it is being taxed as farm land. When the developer takes possession of the land the taxes will be approximately \$60,000 per year. This alone is a plus to the tax-payers.

Discussion followed. M. Johnson stated that he originally voted against the land swap because he didn't understand. Now that additional information has been received he is now in favor of the exchange.

Motion made by A. Waters seconded by J. Demetriades and *unanimously carried* to approve the Resolution with the corrected addresses.

2. Discussion and action to amend Chapter 125, Excavations, §125-4 Fees. Town Engineer/Acting Public Works Director J. Harriman presented the item. J. Harriman reported that Public Works Director Spina presented this at the October 2017 meeting because Cromwell has been charging \$10.00 for the permits for a very long time. He polled ten other communities and found that the average fee is \$35.00. Mr. Spina did not recommend an

amount that Cromwell should be charging and left it up to the Council. Mr. Harriman advised that the utilities are the ones that usually pull the permits so it would have little impact on the residents.

S. Slade asked what it costs the town to issue the permits and stated that we shouldn't raise the cost of our fees simply because we can.

J. Harriman advised that Town Staff has to make several inspections to the site that is being excavated and just the time and salaries would warrant a increase in the fees.

J. Demetriades stated that since the information for this topic was not distributed until tonight he is not prepared to vote and felt the item should be tabled until S. Slade's questions could be researched.

M. Johnson stated that the \$10.00 fee is low and should be raised.

R. Newton agreed and felt that Cromwell should be charging the average fee of \$35.00.

Motion made by R. Newton seconded by M. Johnson and *carried* to establish Excavation Fee for the Town of Cromwell at \$35.00 with additional increments of \$35.00 based on square footage.

Aye: M. Johnson, A. Waters, E. Faienza, R. Newton

Nay: S. Slade, J. Demetriades

3. Discussion and action to Amend Code of the Town of Cromwell by adding Illicit Discharge and Connection Stormwater Ordinance.

Town Engineer/Acting Public Works Director Harriman presented this item.

He advised the Council that this is State Mandated and every town operating under the MS4 General Permit shall create the legal authority to eliminate illicit discharges by July 1, 2018.

A short discussion followed. J. Harriman advised that the wording for the suggested Ordinance was adopted by the Town of Oxford and amended to fit Cromwell's needs. The State found Oxford's wording acceptable.

Motion made by A. Waters seconded by R. Newton and *unanimously carried* to Amend Code of the Town of Cromwell by adding Illicit Discharge and Connection Stormwater Ordinance.

D. ADJORNMENT

Motion made by S. Slade seconded by J. Demetriades and *unanimously carried* to adjourn the Special Meeting at 7:10 p.m.

Respectfully submitted,



Re Matus
Secretary

RESOLUTION AUTHORIZING TRANSFER OF PROPERTY AND EXECUTION OF
LAND EXCHANGE AGREEMENT

WHEREAS, the Town owns certain property located at 100 County Line Drive and 161 Coles Road (the "Property"); and

WHEREAS, Scannell Properties, LLC ("Scannell") owns certain property located at 120 County Line Drive within the Town of Cromwell;

WHEREAS, Scannell intends to develop its property in a manner that will support the commercial and economic development of the Town;

WHEREAS, to facilitate the proper development of its property, Scannell seeks to exchange a portion of its property with portions of the abutting Property that is currently owned by the Town (the portions subject to exchange referred to hereafter as the "Parcels");

WHEREAS, the Town has received a written offer from Scannell to exchange the Parcels;


WHEREAS, the Town has held a public hearing to determine if the Parcels should be exchanged; and

WHEREAS, it is determined that it is in the Town's best interest to enter into an agreement, approved by the Town Attorney, and to exchange the Parcels.

NOW, THEREFORE, BE IT RESOLVED:

After due consideration and public comment, the Town of Cromwell hereby grants its permission for the Town to enter into an agreement to exchange the Parcels and authorizes the Town Manager, Anthony J. Salvatore, to execute that agreement and all other documents necessary to facilitate the property exchange under the terms and conditions contemplated thereby.

Respectfully submitted,


Secretary of the Town Council