

**TOWN OF CROMWELL
TOWN COUNCIL REGULAR MEETING
WEDNESDAY MAY 13, 2020
7:00 P .M. COUNCIL CHAMBERS via Zoom**

Present: Mayor E. Faienza, Deputy Mayor J. Donohue, S. Fortenbach, J. Henahan, P. Ahlquist, A. Waters, J. Demetriades

Absent:

Also Present: Town Manager A. Salvatore, Director of Finance M. Sylvester, Chief of Police D. Lamontagne, Director of Public Works, Zoom Technician A. Armetta

A. CALL TO ORDER

Mayor Faienza Called the meeting to order at 7:12 p.m.

B. PLEDGE OF ALLEGIANCE

P. Ahlquist led the Pledge of Allegiance

C. APPROVAL OF AGENDA

Mayor E. Faienza added the following items under New Business:

RECEIVED FOR RECORD
May 19, 2020 09:19A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT



4A. Authorize 8-24

5. Authorize the acquisition of a portion of the property located at 617 Main Street.

Motion made by P. Ahlquist seconded by J. Henahan and unanimously carried to amend the agenda.

Motion made by P. Ahlquist and seconded by S. Fortenbach and unanimously carried to approve the agenda.

D. COMMISSION CHAIRMAN REPORTS/LIASON REPORT/STAFF REPORTS

None

E. MAYOR'S UPDATE

Mayor Faienza reported:

- Thanked everyone for the Teacher's Parade.
- Sent a letter to the Governor on Friday concerning businesses opening. He is very concerned for the businesses in Town and the economic impact on them. Mayor feels we need to advocate for our people and businesses. He is going to be on Face the State on Sunday to discuss this issue.
- Graduation; the Mayor would like to try to let the graduates have a semi-normal graduation. He is in discussion with a committee on how to do this. The BOE will need to approve graduation action.
- Created a Long Term Recovery Committee Stuart Popper is heading this Committee.

F. TOWN MANAGER'S UPDATE

Town Manager Salvatore reported:

- No arrangements have been made to open Town Hall to the public. He is working on implementing the guidelines for re-opening that the State has issued.
- The Town Manager praised the Town Hall employees for their efforts during this difficult time. He also stated that departments have taken the initiative to keep programs and services running. Library is doing curbside pickup for material and Recreation and the Senior Center are running virtual programs.
- Due to the high demand for recreational programs, the Town purchased an additional Zoom license to increase the capacity for activities available to the residents of Cromwell.
- Field forces are catching up on projects.
- For Restaurants that are going to open and have outside dining; Stuart Popper will be in charge of approving.
- Scannell continues to make improvements.
- On Friday, May 15th, Representative Christie Carpino will be distributing masks to Seniors in Town.

G. FINANCIAL/FINANCE DIRECTOR'S UPDATE

1. Budget Reports are thru April.

- Legal Expenses are a concern mainly due to COVID-19
- Health and Emergency Management is going to exceed budget due to all the supplies that had to be ordered due to COVID-19.
- Revenue is strong.
- We have received some reimbursement from the State for Health Expenses.

2. Tax Refunds

- There were no tax refunds this month.

3. Discussion and action to approve inter-departmental transfers.

Discussion followed. P. Ahlquist asked if the Town should consider a Staff Attorney. M. Sylvester stated that we get depth with outside firms. Town Manager said expenses were high due to solar panel appeals, group homes and the Governors executive orders.

Motion made by S. Fortenbach seconded by A. Waters and unanimously carried to approve interdepartmental transfer.

H. CHIEF OF POLICE'S UPDATE

Chief Lamontagne reported:

- Monthly incident report will be supplied.
- Officer Jespersen is in his FTO processes and is doing well at the Academy.
- Hired 3 new officers and they will begin at the Academy on June 12, 2020 virtually.
- Health of the Police Department is doing well.
- Chief wanted to commend Sergeant Parsons, Officer Young, Officer Dean and Detective Pietraroia for their handling of an incident on April 12, 2020.
- Detective Jones is handling the robbery that occurred at CVS.
- Working with Travelers on the Tournament.
- Police Department is adhering to the CARES Act.

I. PUBLIC WORK'S DIRECTOR UPDATE

Public Works Director Spina reported:

- Progress report from Town Engineer J. Harriman on the DPW/Sewer Facility.
- Parking Lot on Community Field Road is almost complete. Contractor needs to take care of one item.
- Power Wash King has offered to sanitize Town playgrounds once a month when they reopen at no charge.
- North Road Cemetery wall was completed the last week of April and applied for the \$2,500 Grant.
- Dug outs at Pierson Park are complete.

Mayor Faienza called for a break at 8:20 p.m. The meeting resumed at 8:25 p.m.

- Reclaiming/Resurfacing will begin May 26, 2020.

J. OLD BUSINESS

1. Discussion and action Senior Center Program fees. -Tabled

- Request that this item be removed, will readdress in the future.

Motion made by J. Henahan seconded by J. Donohue and carried unanimously to remove discussion of Senior Center fees.

K. NEW BUSINESS

1. Section 8-24 Mandatory Referral for the removal of an island in the cul-de-sac on Wildwood Road.

Motion made by P. Ahlquist seconded by J. Henahan and unanimously carried to remove island in the cul-de-sac on Wildwood Road.

2. Discussion and Action on Boy Scout Facility Lease.

Motion made by J. Henahan seconded and unanimously carried to approve Boy Scout Lease.

A motion was made and seconded to go into Executive Session at 8:34 p.m.
Town Manager Salvatore, and all those present in the Chambers, were invited into Executive Session.

All Approved

A motion was made and seconded to come out of Executive Session at 9:04 p.m.

3. Discussion and Action Blight Lien/Fines 59 Timber Hill Road

- Executive Session if needed.

Motion made by P. Ahlquist seconded by A. Waters and unanimously carried to approve the liens/fines for 59 Timber Hill Road.

4. Discussion and Action Sale of 50 Commerce Drive.

Motion made by P. Ahlquist seconded by J. Demetriades and carried to allow the Town Manager to negotiate to sell the property located at 50 Commerce Drive under the parameters set in Executive Session.

Aye: S. Fortenbach, E. Faienza, J. Donohue, J. Henehan, P. Ahlquist, J. Demetriades

Nay: A. Waters

4A. Authorize Section 8-24

Motion made by P. Ahlquist seconded by S. Fortenbach and carried to approve Section 8-24.

Aye: S. Fortenbach, E. Faienza, J. Donohue, J. Henehan, P. Ahlquist, J. Demetriades

Nay: A. Waters

5. Authorize the acquisition of a portion of the property located at 617 Main Street

Motion made by A. Waters seconded by S. Fortenbach and unanimously carried to approve the acquisition of a portion of the property located at 617 Main Street.

L. APPROVAL OF MINUTES

6. Special Meeting, April 15, 2020

Motion made by J. Demetriades seconded by P. Ahlquist and unanimously carried to table the approval of the minutes.

M. APPOINTMENTS

None

N. COUNCIL LIAISON REPORTS

J. Demetriades-Creative Arts District

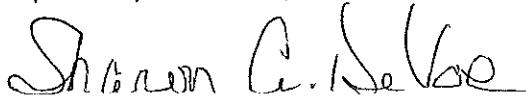
J. Henehan- No report for the BOE

O. INFORMATIONAL ITEMS

P. ADJOURNMENT

Motion made by J. Donohue seconded by P. Ahlquist and unanimously carried to adjourn the Regular Meeting at 9:12 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Sharon A. DeVoe".

Sharon DeVoe
Secretary

RESOLUTION REGARDING COMPROMISE OF BLIGHT LIENS

WHEREAS, the property located at 59 Timber Hill Road (the "Property") within the Town of Cromwell (the "Property"); was in a blighted condition; and

WHEREAS, the Town previously issued a citation to the Property owner and the Property accrued blight liens in the amount of \$100 per day; and

WHEREAS, the Property is under new ownership and the blighted conditions have been remedied; and

WHEREAS, the new owner has agreed to pay \$7,500 to the Town of Cromwell in return for a release of the blight liens; and

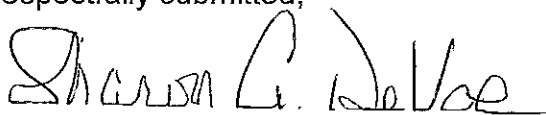
WHEREAS, after careful consideration the Town Council finds that it is in the best interests of the Town to compromise the existing blight liens so that the Property will remain in a zoning and anti-blight compliant condition.

BE IT RESOLVED: That the Town of Cromwell hereby authorizes a compromise of the existing blight liens on the Property for a payment of \$7,500.

BE IT FURTHER RESOLVED: That the Town Manager is hereby authorized to execute a release of all blight liens upon receipt of the \$7,500 payment, otherwise, said liens to remain in full force and effect.

AND BE IT FURTHER RESOLVED: That by this compromise, the Town is not waiving and reserves all rights to enforce its Blight Ordinance should the Property's condition violates the Blight Ordinance in the future.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Sharon G. DeVoe", is written over a horizontal line.

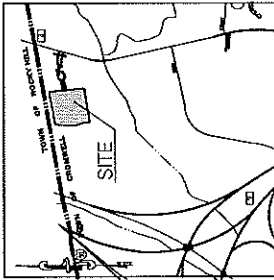
Clerk of the Council



PREPARED FOR
2
ASSESSOR'S PARCEL #00192900 COMMERCE DRIVE
CROMWELL, CONNECTICUT

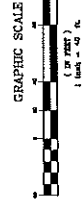
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
430 MAIN STREET, SUITE 210
CROMWELL, CONNECTICUT 06418
PHONE: (860)-533-8412, FAX: (860)-721-7729

SCALE: 1" = 40'
DATE: MAY 19, 2010
DRAWN BY: J.P.C.
CHECKED BY: P.A.H.
ACD FILE: 1901-007-07
SHEETS: 1 OF 1
PROJECT: 1901-007-07

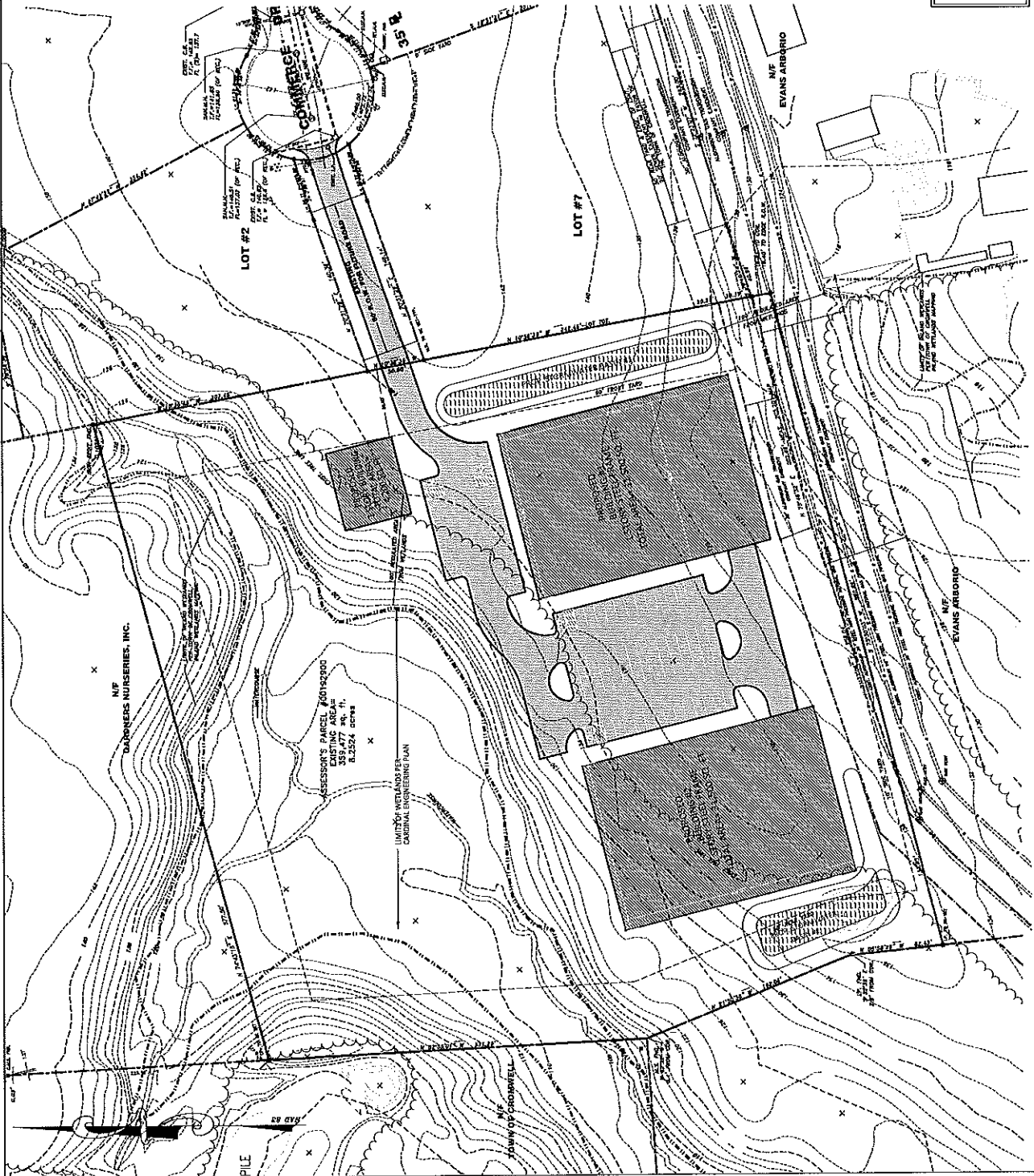


LOCATION MAP
SHEET 1 OF 1

- NOTES:**
1. THIS PLAN IS A PRELIMINARY SITE PLAN FOR THE PROPOSED DEVELOPMENT OF THE PARCELS SHOWN ON THE ASSESSOR'S PARCEL MAP FOR THE TOWN OF CROMWELL, CONNECTICUT, PARCEL #00192900, COMMERCE DRIVE, CROMWELL, CONNECTICUT. THE PLAN IS BASED ON THE ASSESSOR'S PARCEL MAP FOR THE TOWN OF CROMWELL, CONNECTICUT, PARCEL #00192900, COMMERCE DRIVE, CROMWELL, CONNECTICUT, DATED MAY 19, 2010.
 2. THE PROPOSED DEVELOPMENT IS BASED ON THE ASSESSOR'S PARCEL MAP FOR THE TOWN OF CROMWELL, CONNECTICUT, PARCEL #00192900, COMMERCE DRIVE, CROMWELL, CONNECTICUT, DATED MAY 19, 2010.
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PAUL A. HALLISEY, L.S. License No. 7761
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To: Anthony Salvatore Town Manager
From: Stuart B. Popper Director of Planning and Development
Date: May 13, 2020
Re: Existing Town Right of Way on Commerce Drive

Background Information

JLN Contracting was established in 2010 by Jack Neubieser. After 30 years of working in the construction industry Jack was confident he could create an organization that could offer a high-quality service focusing on Pre-Engineered Steel construction buildings to the local industry. In the past 10 years the company has developed a solid reputation built on Quality, Dependability and Trust. JLN Contracting is located in Berlin, Connecticut and is a full-service General Contractor for private sector commercial construction and renovation projects.

In August 2018, JLN Contracting opened a satellite office in Auburn, NH to service our regional customers and expand our reach throughout the New England Region. In a short time, JLN Contracting has become one of the most reliable commercial general contractors in the New England region. The JLN team consists of some of the most dedicated and experienced executives, project managers and supervisors this industry has to offer. Our service offerings include Site Selection Assistance, Pre-Construction Budgeting, Building Design, and General Contracting. As a General Contractor we subcontract all trades and oversee the project from start to finish.

The Connecticut office is located at 510 Christian Lane in Berlin. The New Hampshire office is located at 254 Rockingham Road in Auburn

Proposal

JLN Contracting is proposing to purchase 70 Commerce Drive (8.51 acres of Industrial Zoned land). The property is located to the west of the "Existing 50' Right of Way for a Future Road" at the end of the temporary cul-de-sac on Commerce Drive. The original plans for Commerce Drive called for the road to extend west and loop north to connect to County Line Drive. The construction of the 403,000 square foot warehouse building at 120 County Line Drive has nullified those plans.

JLN is proposing to relocate its Berlin office to 70 Commerce Drive and construct two 31,500 square foot single story warehouse/office buildings and one 4,000 square foot single story building on the site.

JLN Contracting is proposing to purchase the 148' x 50' Town Right of Way at the end of the temporary cul-de-sac on Commerce Drive to provide access to 70 Commerce Drive. Easements will be provided to the abutting property owners at 35 and 40 Commerce Drive to permit future access via the private driveway to 70 Commerce Drive.

**Engineering Department
Town of Cromwell
Cromwell, CT**

To: Anthony Salvatore –Town Manager

cc: Lou Spina – Director of Public Works

From: Jon Harriman

Date: 5/12/2020

Re: PW/WPCA Facility Progress Report

The building structural steel erection is nearing completion with final cross bracing and other details being completed this week. The outer insulation and siding has been installed on the north and east walls of the offices and is nearly complete on the wash bay. The installation of roofing and roof insulation began within the mechanics garage area, but is being transitioned over to the office area so that the floor can be poured in that area first. The outdoor covered truck storage bays will be completed after the siding has been installed on the west wall of the storage garage.

The building concrete is substantially complete, but the parging finish coat has not yet been finished. Much of the interior below slab and electrical conduit routing has been completed in the office and storage garage areas.

The owner requested change order for the addition of mezzanine storage in the mechanics garage has been approved and fabrication is underway. The MEP design change order to accommodate an automated vehicle wash system was approved and design drawings were received for review last night. To date the owner has made progress payments totaling \$2,836,470 to the design/builder.

In the month ahead, it is anticipated that the contractor will complete the installation of the exterior siding and roofing. Interior plumbing and electrical fit out of the building under the slab should be completed and concrete some of the concrete floors should be poured. Once the office area roof is complete and floor is poured the construction of the interior walls can begin.

The Town was able to temporarily store the road salt within the existing facility site to make the relocation the existing salt shed to the new site possible. The contractor has indicated that the relocation work should begin in late May.

28 & 30 Wildwood Road
Cromwell, CT 06416
860-882-7619
Sdheizman@yahoo.com

May 13, 2020

Town of Cromwell
Town Hall
41 West Street
Cromwell CT 06416

Dear Town Leadership:

I am writing this letter to express my concerns to the Town Manager, Director of Public Works and Town Council in regards to the discussion of the tree and island removal on Wildwood Road proposed for the ongoing project, which is to be discussed during the Town Council Meeting, scheduled for May 13, 2020 at 7:00PM (via Zoom).

I have spoken to Patricia Levesque (26 Wildwood Rd) and Keirsten Estabrooks (21 Wildwood Rd), who are abutters of the cul-de-sac area along with 2 properties myself. As mentioned in previous emails to the Town Manager, Director of Public Works and Mayor, we are concerned for our personal property and safety if the trees are not removed. The trees in question have been previously trimmed by Eversource and have been declining in health since then. Other trees in the area have fallen during the evermore frequent windstorms, causing damage on the properties owned by Patricia, Keirsten and myself. I have attached some pictures of previous storm damage of my vehicle and Patricia's shed for your reference. Not only is the safety of our property a concern, but also the safety of our family. We fear that if one of the trees in the island falls, it could easily hit our house and potentially harm our children. If the discussion about tree removal ever becomes a question of shade vs. safety, I would expect that everyone would choose safety.

Additionally, the island makes it difficult for delivery drivers, garbage trucks and, most importantly, emergency vehicles to turn around at the end of the road. This hazard has been brought to Councilman James Demetriades's attention by Donna Henderson (1 Wildwood Rd) via a Facebook comment on his "Cromwell Councilman James Demetriades" page. It becomes even more difficult for larger vehicles to turn around on the circle if there are cars parked on the cul-de-sac, as they typically are. I have attached some pictures of Wildwood Road from this morning for your reference. There have been many times where cars park not only on the grass area, but on the right side of the circle as well, making it almost impossible for any vehicle to get by, let alone emergency vehicles. There is a similar circle, but larger, on Botelle Manor

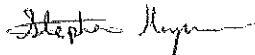
with the grass area left intact from a previous project. Please see the picture attached (taken this morning) showing cars parked on both sides of the circle on Botelle Manor. For a smaller circle, like the one on Wildwood Road, this is a major safety concern and should be a significant factor for removal of the trees, grass area and replacement with pavement.

Lastly, the elimination of the grass area and removal of trees will save the taxpayers money. It will reduce the cost for maintenance for mowing in the summer and increase ease of plowing operations in the winter.

As one of the most impacted residents on Wildwood Road, in the interest of my family's safety and other residents on our street, I ask the Town Council to approve the removal of trees and grass area in the cul-de-sac during the ongoing project. I trust that public safety is at the forefront of the council's concerns and this decision will be made appropriately.

Should you have any questions or concerns, please feel free to contact me on my cell phone at 860-882-7619.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stephen Heizman".

Stephen Heizman

Property Damage Pictures



Downed Tree From Wind
Similar Size Leaning On
Another Tree

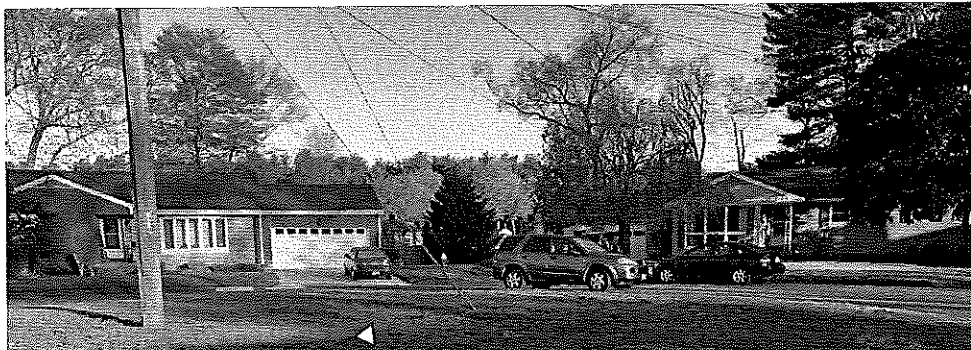




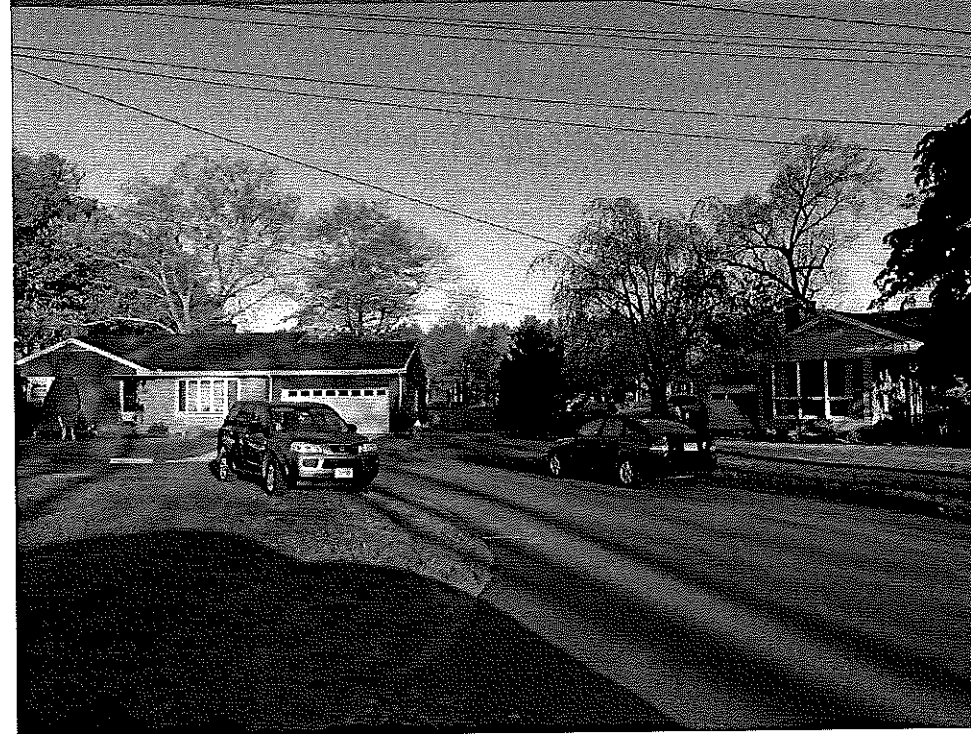
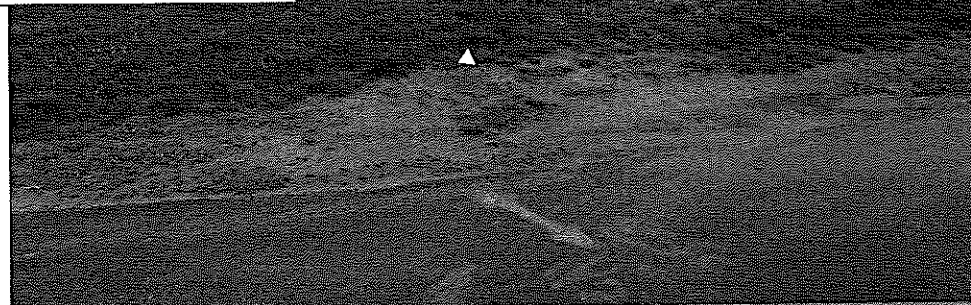
Cars parked on Wildwood



Cars Parked on Botelle



Areas requiring additional maintenance (Topsoil & Seed)



Incident Statistics Report

04/01/2020 00:00 Thru 04/30/2020 23:59

Call Type Description	Total for Period
911 Hang Up Call	3
Administrative Matter	7
Alarm - All types	7
ALARM-FALSE BILLABLE	26
All Other Offenses	1
Animal Complaint	15
Assist Motorist	17
Assist Other Agency	21
Car Seat Installation	1
CAR WASH	13
Counterfeit/Forgery	2
Credit Card/ATM Fraud	1
Criminal Mischief / Vandalism	1
Dis Conduct/BOP	2
Domestic Incident	4
DUI	2
Dumping	1
Escort	1
False Pretenses/Swindling	1
Fight/Disturbance	1
Fingerprinting	6
FV Protocol / P.A.	6
Impaired / Intox Person	1
Larceny - From MV	6
Larceny -Shoplifting	10
Larceny- Other	2
Medical Emergency	22
MV Accident	9
MV Abandoned	1
MV Parking Violation	3
MV Theft	1
MV Violation	3
MVA NR PRIV PROP	3
Noise Complaint	10
Property Check	488
Property Lost/Found	11
Record Only Call	20
Report of Gunshot	1
Road Cond/TCS Out	13

Incident Statistics Report

04/01/2020 00:00 Thru 04/30/2020 23:59

Call Type Description	Total for Period
See Complainant	26
Serve Warrant INFO	1
Suspicious Activity	40
TEST CALL	6
Threaten/Harass/Intimidation	2
Town Ordinance	1
Traffic Assignment	12
Trespassing	3
Unfounded Complaint	11
Untimely Death	3
Unwanted Person	6
Weapon Law Violations	1
Well Being Check	18
Total:	873