

**TOWN OF CROMWELL  
TOWN COUNCIL MEETING  
SPECIAL MEETING  
NOVEMBER 7, 2018  
7:00 P.M. TOWN HALL COUNCIL CHAMBERS**

**MINUTES**

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

Absent: None

Also Present: Town Manager A. Salvatore, Chief of Police D. Lamontagne, Director of Public Works L. Spina, Director of Finance M. Sylvester, Director of Planning and Development/EDC Coordinator S. Popper, Town Engineer/Asst. Public Works Director J. Harriman, Director Senior, Human and Youth Services A. Saada, Town Attorney K. Olson.

**A. CALL TO ORDER**

Mayor Faienza called the Special Meeting to order at 7:07 p.m.

**B. PLEDGE OF ALLEGIANCE**

A. Waters led the Pledge of Allegiance.

**C. APPROVAL OF AGENDA**

Motion made by R. Newton seconded by J. Demetriades and *unanimously carried* to approve the agenda. (Item #7 moved to #2)

**D. COMMISSION CHAIRMAN REPORTS/LIASON REPORT/STAFF REPORTS**

None

**E. CITIZEN COMMENTS**

1. Egonizi and Andrea spoke in favor of New Business #6.

**F. MAYOR'S UPDATE**

Mayor Faienza reported:

- The Long Range Planning Committee met last Thursday.
- Received e-mail from a resident thanking the Fire District and Police Department for their excellent service.
- A joint proclamation was done with the Fire District for a long time member of the department.
- A meeting will be held with the Fire District regarding Communications and finding other cost saving measures for taxpayers.
- The Tree Lighting will be held on December 1<sup>st</sup>. The Holiday Stroll starts at 4:30 p.m., the tree lighting will take place at 5:00 p.m.

- This month 14 Alcap Ridge was the location for the monthly business visitations.
- The Cromwell Division will meet tomorrow at Cromwell High School.
- This month's Chamber Breakfast will honor veterans.
- Sunday November 11<sup>th</sup> the American Legion Post 105 Veterans Day Ceremony will be held in the Town Hall Gym at 2 p.m.

#### **G. TOWN MANAGER'S UPDATE**

Town Manager Salvatore reported:

- The water problem on Nooks Hill Road was not septic; it turned out to be a broken pipe.
- The weather conditions have been wet, which prevents working at Frisbee Park.
- The mulch was refreshed at Jenson Playground in Pierson Park.
- The walking trail was extended at Evergreen Park.
- The sidewalk grant for the northern side of Main Street was not successful. They will reapply next time the grant comes up.
- The scoreboard at Pierson Park is up and all set and bleachers are being installed for the visitor's side.
- Maintenance Department is cleaning up and painting the press box.
- Due to additional inquiries the Design to Build deadline was extended to December 3<sup>rd</sup>.

#### **H. CHIEF OF POLICE'S UPDATE**

Chief of Police Lamontagne reported:

- Presented an update regarding officers in the academy and other staffing matters.
- The Annual-Fill-a-Cruiser will take place on December 8<sup>th</sup> from 10 a.m. until 2 p.m. at the Cromwell Stop & Shop.
- In August Parisian and Wooster Street Pizza were broken into resulting in \$40,000 worth of damage. Sgt. Kogut, Officers Jones, Perricone and Perlini were commended for their investigation of the incident.
- The Sunoco Station was broken in to on October 26<sup>th</sup>; the ATM machine was stolen.
- Chief congratulated Councilor Demetriades for passing the bar.

#### **I. PUBLIC WORKS DIRECTOR'S UPDATE**

Public Works Director Spina reported:

- The crews are preparing for winter.
- The leaf-pickup will begin on November 26<sup>th</sup>.
- The crew had to be pulled from Frisbee Park due to the wet weather.
- The Cemetery Grant is being used to maintain the cemeteries that the town maintains.

## J. FINANCE DIRECTOR'S UPDATE

### 1. Budget Reports

Director of Finance Sylvester reported:

- The budget reports include the period through October.
- There are no concerns at this time.

## K. FINANCIAL

### 1. Tax Refunds

**Motion** made by A. Waters seconded by S. Slade and *unanimously carried* to approve Tax Refunds 1-16.

*Mayor Faienza called for a ten minute break at 8:11 p.m.*

## L. NEW BUSINESS

### 1. Set dates for 2019 Council Meetings.

**Motion** made by R. Newton seconded by S. Slade and *unanimously carried* to set the second Wednesday of each month at 7:00 p.m. for the Town Council Meetings.

### 2. Discussion and action to authorize the Town to apply for and receive the DUI Law Enforcement grant.

Chief Lamontagne presented the request.

**Motion** made by A. Waters seconded by F. Emanuele and *unanimously carried* to authorize the Town to apply for and receive the DUI Law Enforcement grant.

- a. Appropriate \$19,600 within the Capital/Non-Recurring Fund (The Town will receive 100% reimbursement).

**Motion** made by A. Waters seconded by S. Slade and *unanimously carried* to appropriate \$19,600 within the Capital/Non-Recurring Fund (The Town will receive 100% reimbursement).

### 3. Discussion and action to approve an increase in Senior Yoga Instructor's hourly pay.

Director Senior, Human and Youth Services A. Saada presented the request.

**Motion** made by F. Emanuele seconded by S. Slade and *unanimously carried* to approve an increase in Senior Yoga Instructor's hourly pay.

### 4. Discussion and possible action on whether to grant Tax Abatement for 76 Berlin Road.

Director of Planning and Development S. Popper presented the request. The project developer, Mr. Patel, was present.

Discussion followed. Town Manager Salvatore advised the Council that the guidelines are antiquated and they will work on updating them. A recommendation will be brought to the Council in the future.

**Motion** made by A. Waters seconded by F. Emanuele to approve.

After further discussion Mr. Waters and Mr. Emanuele rescinded the motion and second.

**Motion** made by R. Newton seconded by A. Waters and *unanimously carried* to approve EDC's recommendation to approve tax abatement for 76 Berlin Road with 24 months to execute after CO is given and they have to stay in Cromwell for a minimum of 14 years.

*Mayor Faienza called for a 5 minute recess at 9:54 p.m.*

5. Discussion and possible action on Cromwell Creek drainage issues.  
Town Engineer/Asst. Public Works Director J. Harriman presented information regarding this issue and was available to answer questions and concerns.  
After a lengthy discussion the consensus of the majority of the Council was to table. A. Waters requested that Mr. Harriman accompany him to Cromwell Creek to determine whether silt is blocking the water flow.

**Motion** made by S. Slade seconded by J. Demetriades and *unanimously carried* to table.

6. Discussion and possible action on LGBTQ Advisory Committee.

**Motion** made by R. Newton seconded by S. Slade and *unanimously carried* to establish a LGBTQ Advisory Committee and empower the Mayor to bring forward names to serve on the committee.

7. Discussion and possible action to approve a resolution with respect to the funding from available unencumbered General Fund balance a portion, as shall be determined by the Board of Finance, of the \$3,660,000 appropriation for the Cromwell Belden Public Library expansion and renovations project, as approved by the Board of Finance at meeting held July 27, 2017 and the Special Town Meeting held January 10, 2018, not funded from grants, donations or other sources, in lieu of issuing bonds and notes of the Town for such purpose; and, if approved, referring such recommendation to the Board of Finance for its consideration.

**Motion** made by R. Newton seconded by S. Slade and *unanimously carried* to approve a resolution with respect to the funding from available unencumbered General Fund balance a portion, as shall be determined by the Board of Finance, of the \$3,660,000 appropriation for the Cromwell Belden Public Library expansion and renovations project, as approved by the Board of Finance at meeting held July 27, 2017 and the Special Town Meeting held January 10, 2018, not funded from grants, donations or other sources, in lieu of issuing bonds and notes of the Town for such purpose; and, if approved, referring such recommendation to the Board of Finance for its consideration.

- a. Authorize Mayor to set date and time for a special town meeting to consider and act upon a resolution with respect to the funding of the Library Renovation/Expansion project.

**Motion** made by R. Newton seconded by A. Waters and *unanimously carried* to authorize Mayor to set date and time for a Special Town Meeting to consider and act upon a resolution with respect to the funding of the Library Renovation/Expansion project.

8. Discussion and possible action regarding amending Chapter 97, Blight or Unsafe Premises Ordinance.

Town Attorney K. Olson presented the item.

**Motion** made by R. Newton seconded by A. Waters and *carried to approve amending* Chapter 97, Blight or Unsafe Premises Ordinance.

Aye: A. Waters, S. Slade, E. Faienza, R. Newton, F. Emanuele, J. Demetriades

Abstained: M. Johnson

*Motion carried*

**M. Executive Session**

1. Personnel Matter

- a. Town Manager's Annual Performance Review

- b. Action if necessary

**Motion** made by F. Emanuele seconded by A. Waters and *unanimously carried* to adjourn to Executive Session at 11:00 p.m.

Town Manager Salvatore was invited into Executive Session.

**Motion** made by R. Newton seconded by A. Waters and *unanimously carried* to come out of Executive Session at 11:19 p.m.

No action taken at this time.

**N. APPROVAL OF MINUTES**

1. Special Meeting, October 10, 2018

**Motion** made by A. Waters seconded by R. Newton and *unanimously carried* to approve the minutes of the October 10, 2018 Special Meeting.

2. Regular Meeting, October 10, 2018

**Motion** made by A. Waters seconded by F. Emanuele and *unanimously carried* to approve the minutes of the October 10, 2018 Regular Meeting.

3. Special Meeting, October 18, 2018

**Motion** made by A. Waters seconded by J. Demetriades and *unanimously carried* to approve the minutes of the October 18, 2018 Special Meeting.

**O. APPOINTMENTS**

1. Committee to Support People with Disabilities -tabled
  - a. Joe Morin -Tabled*Left on table*

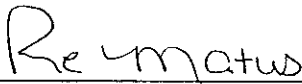
**P. COUNCIL LIAISON REPORTS**

None

**Q. ADJOURN**

Motion made by S. Slade seconded by J. Demetriades and *unanimously carried* to adjourn the Special Meeting at 11:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Re Matus", is written over a horizontal line.

Re Matus  
Secretary

To: Anthony Salvatore, Town Manager  
From: Stuart B. Popper, Director of Planning and Development  
Date: October 31, 2018  
Re: Request for Tax Abatement for 76 Berlin Road

*SBP*

**Background Information:**

The Town of Cromwell Planning and Zoning Commission at its special meeting on Thursday September 20, 2018 approved with conditions: 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 and Application #18-55: Request for a Site Plan approval for the construction of a 125 room hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.

The Town of Cromwell Economic Development Commission at its special meeting on Wednesday September 26, 2018 approved the request for a tax abatement program for 76 Berlin Road as presented by the applicant; that being 100% abatement during years 1 and 2, 75% abatement during years 3 and 4, 50% abatement during years 5 and 6, and 25% during year 7.

Attached to this memo is information from the Developer on the proposed hotel development and the requested tax abatement. I will present staff comments on the requested tax abatement from the Director of Finance and the Town Assessor at the Town Council meeting.

*Anthony J. Salvatore*  
*10/31/18*