

TOWN OF CROMWELL  
TOWN COUNCIL SPECIAL MEETING  
ORGANIZATIONAL MEETING  
MONDAY, NOVEMBER 13, 2017  
6:30 P.M. TOWN HALL ROOM 224/5

RECEIVED FOR FILING  
*11-14* 20 *17* at *2:30* M.*P*  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

*Jean Ahlquist*  
TOWN CLERK

MINUTES

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

Absent:

Also Present: Town Manager A. Salvatore, Director of Planning and Development S. Popper, Chief of Police D. Lamontagne, Director of Finance M. Sylvester, Public Works Director L. Spina, Public and Press

**A. CALL TO ORDER**

Mayor Faienza called the Special Meeting to order at 6:31 p.m.

**B. PLEDGE OF ALLEGIANCE**

S. Slade led the Pledge of Allegiance.

**C. APPROVAL OF AGENDA**

**Motion** made by A. Waters seconded by R. Newton and *unanimously carried* to approve the agenda as posted.

**D. ORGANIZATION**

1. Appoint a Secretary to the Town Council.

**Motion** made by R. Newton seconded by A. Waters and *unanimously carried* to appoint Re Matus as Secretary to the Town Council.

2. Appoint a Deputy Mayor.

**Motion** made by F. Emanuele seconded by S. Slade and *unanimously carried* to appoint Richard Newton as Deputy Mayor.

R. Newton thanked the Council for their confidence in him and accepted the nomination.

3. Set meeting dates and times for Regular Meetings for 2018.

**Motion** made by R. Newton seconded by F. Emanuele and *unanimously carried* to set the Regular Town Council Meetings to the second Wednesday of each Month at 7:00 p.m.

A. Waters requested that special meetings also be scheduled for 7 p.m.

**E. APPOINTMENTS**

Mayor's appointments of Town Council Members as liaisons to the following Boards and Commissions:

Enzo

- Board of Finance
- Library

Dick

- CWPCA
- Inland/Wetlands

Frank

- Board of Education
- Recreation/Youth Services

Samantha

- Fire District
- Zoning Board of Appeals

Al

- Economic Development Commission
- Historical Society
- Senior Commission

James

- Commission to Support People with Disabilities
- Planning and Zoning

Myron

- Redevelopment
- Planning and Zoning
- Conservation

## **F. FINANCIAL**

### **1. Tax Refunds**

**Motion** made by A. Waters seconded by S. Slade and *unanimously carried* to approve refunding #1 - #74.

### **2. Discussion and action to amend Tax Abatement for 120 County Line Drive.** Item presented by S. Popper. Development Manager Daniel Madrigal from Scannell Properties was present to answer any questions the Council had.

S. Popper presented the history of the Tax Abatement and the request to amend it for the new members of the Council, written explanation attached to the minutes.

M. Johnson was not in favor of this item because the project is being built without a named tenant and they may have trouble leasing such a large space. Mr. Johnson was also against this because the developer had not yet had the closing on the property. Mr. Madrigal advised that the Tax Abatement is a key factor on whether this project will be done in Cromwell and also that Scannell Properties builds millions of square feet on speculation each year. This is a 23 million dollar project and they are not worried about leasing it. If they were worried he wouldn't be here tonight ready to move forward.

Town Manager Salvatore advised that we are presently taxing the property as farm land and receiving \$2,000 a year in property taxes. It is his opinion that this is a win-win for the Town of Cromwell and its taxpayers.

**Motion** made by A. Waters seconded by F. Emanuele and *carried* to amend Tax Abatement for 120 County Line Drive.

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

Nay: M. Johnson

*Motion carried*

3. Discussion and action to approve Police Department applying for and receiving the Expanded DUI Enforcement Grant.

Item presented by Chief Lamontagne.

**Motion** made by R. Newton seconded by A. Waters and *unanimously carried* to approve Police Department applying for and receiving the Expanded DUI Enforcement Grant.

a. Approve appropriation of \$23,600 from the Capital Non-Recurring Fund of which 100% will be reimbursed back to the Town.

**Motion** made by F. Emanuele seconded by R. Newton and *unanimously carried* to approve appropriation of \$23,600 from the Capital Non-Recurring Fund of which 100% will be reimbursed back to the Town

4. To consider and act upon a proposed amendment to the September 14, 2016 resolution, as amended June 28, 2017, authorizing the issuance of bonds to refund all or a portion of the Town's \$6,680,000 General Obligation Bonds, Issue of 2008 and \$6,730,000 General Obligation Bonds, Issue of 2010.


Item presented by Finance Director M. Sylvester.

**Motion** made by R. Newton seconded by S. Slade and *unanimously carried* to approve proposed amendment to the September 14, 2016 resolution, as amended June 28, 2017, authorizing the issuance of bonds to refund all or a portion of the Town's \$6,680,000 General Obligation Bonds, Issue of 2008 and \$6,730,000 General Obligation Bonds, Issue of 2010.

**G. ADJOURNMENT**

Motion made by S. Slade seconded by R. Newton and *unanimously carried* to adjourn the Special Meeting at 7:30 p.m.

Respectfully submitted,

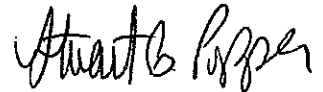
A handwritten signature in cursive script that reads "Re Matus". The signature is written in dark ink and is positioned above a horizontal line.

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Re Matus  
Secretary

**To:** Anthony Salvatore, Town Manager

**From:** Stuart B. Popper Director of Planning and Development



**Date:** November 8, 2017

**Re:** Amended Tax Abatement for 120 County Line Drive

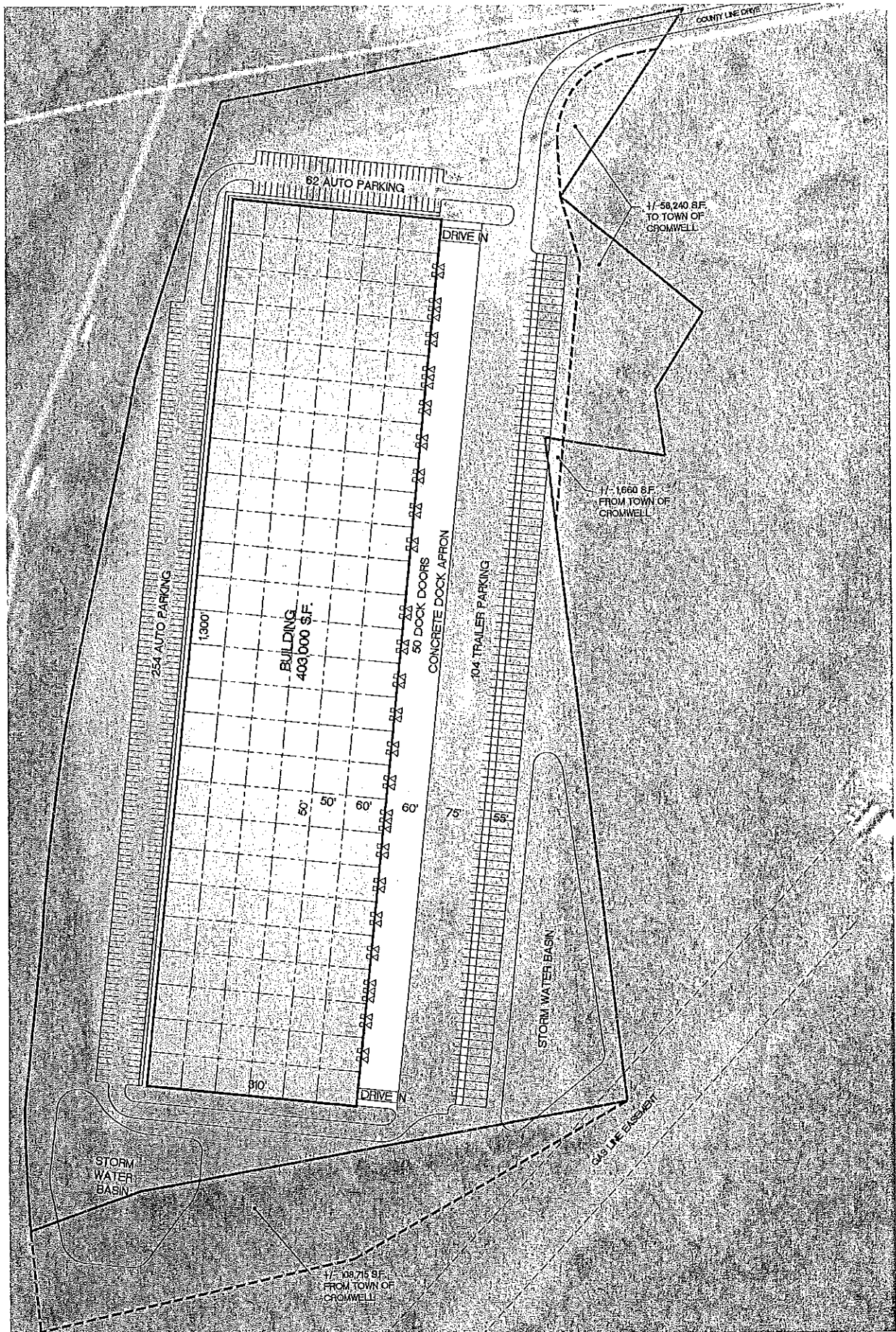
The Town Council at a special meeting held at 7:00 pm on Wednesday October 4, 2017 voted unanimously to grant a seven (7) year, 100% tax abatement on 120 County Line Drive to Arett Sales/Scannell Properties and authorized the Town Manager to sign the agreement.

Scannell Properties is requesting to amend the Tax Abatement to remove any reference to Arett Sales. Scannell is now proposing to build a 403,000 square foot warehouse building for a future tenant yet to be determined. Attached is a drawing of the proposed building.

Scannell Properties continues to work on the development of the site. The closing for the purchase of the property is scheduled for January 15, 2018. As noted below they are moving forward with the permit process with the permission of the current owner.

- The Planning and Zoning Commission at the September 5, 2017 meeting approved Application #17-32: Request for an Erosion and Sedimentation Control Plan (for the grading of the site) at 120 County Line Drive.
- The Inland Wetlands and Watercourses Agency at the meeting on November 1, 2017 meeting approved with conditions Application #17-11: Request to conduct regulated activities (construction of a storm water management area) within the Upland Review Area at 120 County Line Drive.
- A pre-construction meeting for the grading of the site will be held on Thursday November 9, 2017 at 9:00 am.
- Scannell has submitted Application #17-53: Request for Site Plan Approval to construct a 403,000 square foot warehouse at 120 County Line Drive.
- The Planning and Zoning Commission will accept Application #17-53 at the November 9, 2017 meeting and schedule it to be considered as a business item at the December 5, 2017 meeting.

*Approved & Request  
Mayor Add to Agenda.  
11/8/17  
Anthony Salvatore*



PROPOSED:  
PROJECT SITE  
NOVEMBER 7, 2017

## WAREHOUSE / OFFICE

CROMWELL, CT

