

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

MINUTES

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

Absent:

Also Present: Town Manager A. Salvatore, Public Works Director L. Spina, Finance
Director M. Sylvester, Public and Press

A. CALL TO ORDER

Mayor Faienza called the Regular Meeting to order at 8:10 p.m.

B. PLEDGE OF ALLEGIANCE

Councilor Slade 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

Paul Sousa, Board of Education liaison presented an update of current Board of
Education activities.

S. Popper, Director of Planning and Development submitted a written report
which is attached to the minutes.

E. CITIZEN COMMENTS

1. T. Butler, South Street -concerned with the poor condition of South Street and
Cromwell Creek.
2. E. Weners, Fenwick -Presented an update on the Memorial at Valor Green on
behalf of the American Legion Post 105.
3. Councilor Demetriades read letters from S. Bulmer and T. Azer into the record.
They are attached to the minutes.

F. MAYOR'S UPDATE

Mayor Faienza reported:

- The Cromwell Fire District recently elected new Fire Commissioners. Lee Brow
is the new president. Mayor Faienza requested that the Commission and the
Town schedule a meeting to discuss consolidation that would result in tax
savings to our residents.

- The next business visitation meeting will be next Wednesday at 9:00 a.m. They will be visiting Alcap Ridge.
- Finance Director Sylvester is setting up a Long-Range Planning meeting for the near future.
- Cromwell native David Gere is preparing to shoot his third movie in Cromwell, My Adventure's with Santa.
- The Chamber Cromwell Division will meet tomorrow.
- Mayor Faienza directed attention to Director of Planning and Development S. Popper's report; EDC is working hard and succeeding to bring growth to Cromwell.

G. TOWN MANAGER'S UPDATE

Town Manager Salvatore reported:

- The Cemetery Grant is used to maintain the cemeteries on Ranney and North Road.
- He attended a Trick-or-Trunk meeting.
- The scoreboard screen is working; it still needs finishing touches.
- Additional drainage was added to the Dog Park. It will be kept open as late in the season as possible.
- A new Youth Service Coordinator was hired.
- Please vote for your favorite scare-crow in the lobby. A trophy will be awarded to the winner.
- The Design and Build went out for the Highway/Sewer facility.
- The Willowbrook Road Project is almost completed and down to the punch list.
- The Coles Road Project should be completed in late Spring; the funds are in place.
- The Fire District is on several of the Town Insurance Policies; CIRMA our insurance carrier has recommended that since they are not a Municipality they should pursue obtaining their own policies; because of that, this is his recommendation.

H. CHIEF OF POLICE'S UPDATE

Chief Lamontagne's report was given by Manager Salvatore:

- Officer Frank DiMaio retired on October 5, 2018 after completing 25 years of service to the Town of Cromwell. His tenure and knowledge will be missed as he pursues other endeavors.
- Officer Zachary Augenstein resigned from the department as of October 2, 2018 to pursue a future with the Connecticut State Police.
- Officer Matthew Hennessey is doing well in the academy.
- Brian Dean a Cromwell resident was sworn into the department on October 4, 2018 and went into the academy on October 5, 2018. His slated graduation is March 2019.
- On July 10, 2018 at 1:09 pm a male entered the rear storage container at Asia Grocers and attempted to steal a jack hammer and a power washer. The

suspect put the items in his car and when confronted by one of the owners he fled the area. When the suspect car turned onto Main St the power washer fell out of the vehicle. The complainant was able to obtain a license plate, the license plate was stolen. The complainant was able to obtain a picture of the male. Det. Pietraroia distributed the picture to other jurisdictions and was able to positively identify the suspect. After completing his investigation, Det. Pietraroia was able to obtain a warrant for the male who was arrested in September for Burglary and Larceny charges.

- Attached are 2 traffic summary reports requested by Councilor Demetriades: the first which was conducted August 1-August 3 and the second was conducted September 16-September 21. As you can see the 85th percentile is 42.77 and 42.93 respectively. It does not appear that there is a difference between when school is in or out of session.

I. PUBLIC WORKS DIRECTOR'S UPDATE

Public Works Director Spina reported:

- Gallasso Construction finished reconstruction of Parkview, Pond View and Harrison this week. Town staff will complete backfilling and then we will have it hydro-seeded.
- Willow Brook Rd - we anticipate the project to be complete by the end of next week. However, we just discovered that one of our storm drainage pipes has collapsed and Jon is trying to get this added to the scope of work. If accepted, town will only be responsible for 10 progresses. The library director has been included and will be notified in advance % of that repair.
- Library Expansion Project - Construction started this week. The construction period is 229 days. There will be partial closures as this project.

J. FINANCE DIRECTOR'S UPDATE

Finance Director Sylvester reported:

- Budget Reports cover through September 2018. There are no areas of concerns at this time.
- Building Permit revenue is much higher due to some of the larger projects beginning work. This will ultimately have a positive impact on our Grand List as well.
- Tax collections are approximately at the same level as last year.
- The auditors continue to verify and test the town's financial information for F/Y 2017/18.
- We will be ending our fiscal year with an operating surplus due to strong revenue collections and conservative budgeting.
- Part of the operating surplus is due to several workers' compensation reimbursements to payroll for Police Department employees and vacancies in the Police Department. (\$233,898)
- The Employee Benefits line provided a surplus of \$391,357 due to vacancies and changes that occurred during the year.

- Tax Collections exceeded budget by roughly 1%, or \$587,622.
- Income from various sources exceeded budget by 126% or \$833,861.
- A resolution may be brought forward with the recommendation to use a portion of the fund-balance for the Highway/Sewer Facility project instead of going out to bond.

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 to approve amending Chapter 97 of the Cromwell Code, Blight or Unsafe Premises Ordinance.

Town Manager Salvatore presented the request.

Councilor Demetriades commented that section 97-7 a. and 97-7 b7 should match.

a. Authorize Mayor to set the time and date of a Public Hearing.

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

Town Manager Salvatore presented the request.

Motion made by A. Waters seconded by S. Slade and *unanimously carried* to approve applying for and signing the 2018 Emergency Management Performance Grant.

M. APPROVAL OF MINUTES

1. Regular Meeting September 12, 2018

Motion made by R. Newton seconded by A. Waters and *unanimously carried* to approve the minutes of September 12, 2018.

2. Special Meeting September 27, 2018

Motion made by F. Emanuele seconded by J. Demetriades and *unanimously carried* to approve the minutes of September 27, 2018.

N. APPOINTMENTS

1. Committee to Support People with Disabilities -tabled

a. Joe Morin -Tabled

b. Jeremy Zeedyk

Motion made by R. Newton seconded by F. Emanuele and *unanimously carried* to remove from table.

Motion made by R. Newton seconded by A. Waters and *unanimously carried* to table item a and approve item b.

J. Morin -tabled

J. Zeedyk -approved

O. COUNCIL LIAISON REPORTS

None-due to the length of the meeting.

P. EXECUTIVE SESSION

1. Strategy and discussion, Real Estate acquisition.

a. Action if necessary

Motion made by F. Emanuele seconded by R. Newton and *unanimously carried* to adjourn to Executive Session at 10:10 p.m. for the purpose of strategy and discussion, Real Estate acquisitions (3).

Town Manager Salvatore was invited into Executive Session.

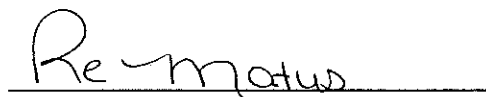
Motion made by R. Newton seconded by A. Waters and *unanimously carried* to come out of Executive Session at 10:49 p.m.

No action taken.

Q. ADJOURN

Motion made by S. Slade seconded by R. Newton and *unanimously carried* to adjourn the Regular Meeting at 10:50 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.

Re Matus
Secretary

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. Ganesha 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.

Dear Town Council,

As grandson of the former town historian Elizabeth Maselli, and as a direct neighbor of Cromwell's Old Burying Ground at the corner of Timber Hill Rd and Ranney Rd, I wanted to thank and congratulate the town on applying for and receiving a 2018 Neglected Cemetery Account Grant from the CT OPM in the amount of \$2500.

Earlier this year, I reached out to the town manager and director of public works regarding the poor state of this cemetery and I see they responded by applying some herbicide around the perimeter of the cemetery which has helped somewhat. I want to say thank you for taking this action, but there is still significant opportunity for bringing the Old Burying Ground up to a representable state and one that can be more easily maintained going forward.

One of the grant's definitions of a neglected cemetery is "a burial ground or cemetery which has been neglected and allowed to grow up to weeds, briars and bushes, or about which the fences have become broken, decayed or dilapidated." Unfortunately, the Old Burying Ground meets all of these criteria.

I am asking that the town use the grant money specifically for the removal of overgrown bushes, saplings and poison ivy, and minor fence repair, especially along Ranney St and Timber Hill Rd, but also along the rear (east) fence which has becoming very overgrown and where some grave sites are being compromised. While the DPW does a fine job mowing and trimming the cemetery grass, they do not seem to have the tools or directive to control the brush and other overgrowth.

One thing I love about Cromwell is the respect paid to veterans through our parks, greens and memorials. The Old Burying Ground contains many of our founding fathers and Revolutionary War veterans and they are honored annually on Memorial Day thanks to the likes of folks like Al Waters and the VFW. It also receives regular visitors paying their respects or doing genealogical research. I'd like to see this town icon brought closer to the state it deserves.

Sincerely,

Steven Bulmer
18 Ranney Rd
Cromwell, CT 06416

October 9, 2018

Dear Councilman Demetriades,

Recently my husband and I moved to Willowbrook road when we purchased our first home. I was very excited for the lovely neighborhood and all the activity with walkers and runners in the area. Much to my surprise when I attempted to run and walk on my street I found that there are many obstacles that those runners/walkers face. The cars drive far too fast and there is not a lot of room to safely walk/run on the side of the road without having to jump onto someone's lawn to avoid a car that refused to slow down in order for another car to pass by.

Willowbrook is a beautiful part of Cromwell and I wish that it was safer to enjoy the road. I do not know if others share my concern or if there are obstacles that would stand in the way that might prevent making the road safer that I have not considered but I at least wanted to share my point of view to see if anything could be done.

I want to thank you for your time.

Sincerely,

Tamra Azer
82 Willowbrook Road
Cromwell, CT 06416