



Town of Cromwell Economic Development Commission

***REGULAR MEETING
6:30 PM WEDNESDAY NOVEMBER 15, 2023
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
AGENDA***

1. Call to Order
2. Roll Call/Seating of Alternates
3. Approval of Agenda
4. Public Comments
5. Director of Planning and Development Report
6. New Business:
7. Chairman's Comments/Commissioners' Comments
8. Communications:
9. Approval of Minutes:
 - a. October 18, 2023
10. Good & Welfare
11. Adjourn

RECEIVED FOR RECORD
Nov 08, 2023 09:36A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Memo

To: Economic Development Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: October 5, 2023
Re: Upstate on Development Projects

Residential Development:

1. The 9 lot Vista Estate Subdivision on Hicksville Road and West Street;
2. The 8 lot Scheu Farm Subdivision on Woodside Road.
3. Phase IV and V of the 75 lot Arbors Meadows Subdivision on Field Road.
4. The 6 lot subdivision on Evergreen Road.

Commercial Development:

We continue to see renovation, expansion and construction of commercial properties these include:

1. Hartford Healthcare Urgent Care at 28 -4 Shunpike Road.
2. Gold Fish Swim School at 51 Shunpike Road.
3. The Texas Roadhouse Restaurant at 51 Shunpike Road.
4. The Middlesex Hospital 26,000 square foot, two story medical office building at 80 Shunpike Road.

New Businesses Open:

1. Lorenzo's Pizza and Martini Bar at 35A Berlin Road.
2. Nostalgia Restaurant at 530 Main Street.
3. Float Forty One Cromwell 17 Shunpike Road.

Applications pending before the Planning and Zoning Commission (PZC):

1. Application #23-28: Request for a Site Plan Modification to construct 39 parking spaces and install electrical chargers at 14R Winchester Way (adjacent to 150 Country Squire Drive). Cromwell Village Associates, LCC is the Applicant and the Town of Cromwell is the Owner.
2. Application #23-29: Request for a Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for the outside storage of trucks, trailers and construction equipment at 150 Sebeth Drive. Alvin Ravizza is the Applicant and RANDA LLC is the Owner.
(Approved 10/3/23)
3. Application #23-31: Request for a Special Permit under Section 7.5.A of the Zoning Regulations to permit a restaurant with the sale of alcoholic beverages at 546 Main Street in the Local Business Zone District. **(Approved 10/3/23)**
4. Application #23-33: Request for a Site Plan Approval to construct an AutoZone Retail Store at 48 Berlin Road in the Highway Business Zone District.

RECEIVED FOR RECORD
Nov 02, 2023 11:31A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT



Town of Cromwell Economic Development

REGULAR MEETING
6:30 PM WEDNESDAY OCTOBER 18, 2023
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET

Minutes and Record of Votes

Present: Chairman Richard Nobile, Vice Chairman Jay Polke, Paul Warendas, Chris Cambareri, Robert Donohue, Marilyn Teitelbaum-Dworkin

Also Present: Director of Planning and Development Stuart Popper, Town Council Liaison Paula Luna, Town Council Liaison Al Waters

1. Call to Order

The meeting was called to order at 6:35pm by Chairman Nobile.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of Agenda

A motion was made by Paul Warendas and seconded by Robert Donohue to approve the agenda. All were in favor; the motion passed.

4. Public Comments

Bob Crawford, Manager at Champions Skating Center said he was the owner there for 26 years but about a year and a half ago he was approached by Black Bear group to purchase and he did sell to them. He said we host major tournaments every month and we are probably the reason for the new hotels in the area. Mr. Crawford said they are a regular ice skating rink; a figure skating rink and we have a full size swimming pool. He said we are also a full gym that offers classes as well. He said Black Bear wants us to get out there and let people know about what we have to offer and we are looking for ways to engage with the community. Mr. Crawford said I am asking for your help to engage with the Cromwell Park and Rec Department so we can run programs with them. He handed out flyers to the Commissioners. Mr. Nobile said you need to establish a

relationship with the Park and Rec department and swimming is the best way to get involved since that is like a hidden secret you have there. Mr. Cambareri said they did see an increase in our business when you had events. Mr. Popper told Mr. Crawford that he just texted the Town Manager, Mr. Salvatore, and he said you should contact him. Mr. Polke asked if they were members of the Middlesex County Chamber of Commerce and Mr. Crawford said he believes they are. Mr. Nobile said this is an advisory Commission and we are happy to support your ideas.

5. Director of Planning and Development Report

Mr. Popper reviewed his memo dated October 5, 2023. There was a discussion on the Sebethe Drive application and Mr. Popper said we will push the tenants there to clean up their sites. He said the Town Council approved the tax abatement for 100 Berlin Road and they expect to begin demolition in the Spring. Mr. Popper showed the article in the Hartford Business Journal about Martin Kenney and the succession plan. Mr. Cambareri told Mr. Popper that he did a great job with this and it is a long time coming. Mr. Nobile said the town efforts were good and the applicant for 100 Berlin Road did a great job with their presentation. He said he thanks the councilmen who voted yes on this and said Mr. Popper can't get enough credit for this.

6. New Business:

7. Chairman's Comments/Commissioners' Comments

8. Communications:

9. Approval of Minutes:

a. September 20, 2023

A motion was made by Paul Warendia and seconded by Chris Cambareri to approve the minutes of September 20, 2023. All were in favor; the motion passed.

10. Good & Welfare

11. Adjourn

A motion was made by Paul Warendia and seconded by Marilyn Teitelbaum-Dworkin to adjourn at 7:23pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk