




## **Town of Cromwell Economic Development Commission**

***REGULAR MEETING  
6:30 PM WEDNESDAY FEBRUARY 21, 2024  
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. January 17, 2024**
- 10. Good & Welfare**
- 11. Adjourn**

RECEIVED FOR RECORD  
Feb 12, 2024 02:22P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT 

# Memo

**To: Economic Development Commission**  
**From: Stuart B. Popper, AICP**  
**Director of Planning and Development**  
**Date: February 13, 2024**  
**Re: Upstate on Development Projects**

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## **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 new commercial properties these include:

1. Hartford Healthcare Urgent Care at 28-4 Shunpike Road (former Credit Union)
2. The Texas Roadhouse Restaurant at 51 Shunpike Road
3. Fuego Mexican Grill at 36 Shunpike Road (former 99 Restaurant)
4. Oliver Cromwell Tavern at 150 Sebethe Drive (former Tap House 150)
5. Ukrainian National Home at 5 Commerce Drive (former Prime Pay)
6. Chan Bakery at 50 Berlin Road (former Dunkin Donuts)
7. AutoZone at 48 Berlin Road (former Friendly's)

## **New Businesses Open:**

1. Gold Fish Swim School at 51 Shunpike Road

## **Applications approved the Planning and Zoning Commission (PZC) on 2/6/2024:**

1. Application #23-44: Request for a Special Permit under Section 7.5.A of the Zoning Regulations to permit a full-service restaurant with the sales of alcoholic beverages at 36 Shunpike Road (Fuego Mexican Grill) in the Highway Business Zone District. BP & MEZ, LLC is the Applicant and JAS Shunpike - Cromwell LLC is the owner.
2. Application #23-43: Request for a Special Permit for the Travelers Championship at TPC River Highlands at 1 Golf Club Road. Greater Hartford Community Foundation is the Applicant and TPC of CT Inc. is the Owner.

## **Town of Cromwell Economic Development**

***REGULAR MEETING  
6:30 PM WEDNESDAY JANUARY, 17, 2024  
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET***

### **Minutes and Record of Votes**

Present: Chairman Richard Nobile, Vice Chairman Jay Polke, Marilyn Teitelbaum-Dworkin, Paul Warendt, Robert Donohue and Diane Wiegert

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

#### **1. Call to Order**

The meeting was called to order at 6:39pm by Chairman Nobile.

#### **2. Roll Call/Seating of Alternates**

The presence of the above members was noted.

A motion was made by Robert Donohue and accepted by Paul Warendt to seat Diane Wiegert. All were in favor; the motion passed.

#### **3. Approval of Agenda**

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

#### **4. Public Comments**

#### **5. Director of Planning and Development Report**

Mr. Popper reviewed his memo dated January 17, 2024 and said there are not many updates since the last meeting. He said the Friendly's building has been demolished and construction will start on the new AutoZone store shortly. Mr. Popper discussed possible new businesses coming to town and said the former Red Lion will start demolition in the Spring. Mr. Popper discussed the Texas Roadhouse opening in March and said the Attorney for that group said the new state statute regarding their liquor license has delayed the opening. He said the state won't process the liquor permit application until the CO is issued. Mr. Popper said the Town EV stations are open

and online. Mr. Popper said the Popeye's is moving slowly but they have filed all of the necessary paperwork. He said that the 80 Shunpike medical building is still being planned but has not yet started construction. Mr. Popper said Fuego Mexican Grill will be going into the old 99 Restaurant and the Oliver Cromwell Tavern will replace Tap House 150 on Sebethe Drive. He also said the new Goldfish swim school is now open. Mr. Popper said that he will be submitting the budget soon and said we will ask for the \$100,000 to be available for matching funds of any STEAP grants we might apply for.

**6. New Business:**

**7. Chairman's Comments/Commissioners' Comments**

Ms. Dworkin said that she received a training memo from the Mayor and she took the ethics 101 online training. She said it is free and encouraged everyone to take it.

Chairman Nobile said that he wanted to thank Mr. Waters for setting up a meeting between himself and the Mayor. He said that I was concerned about his comments regarding economic development in Cromwell. Mr. Nobile said the Mayor has no authority over this Commission as we are supported by the Town Charter. He said the Mayor would like us to be more proactive but he hasn't offered up any suggestions or provided us with written recommendations as he promised. Mr. Nobile said the Mayor wasn't aware of the tax abatements we have initiated. He said that he was very cordial, but we have tried many ideas that he has suggested. Mr. Nobile said we have an excellent Town Planner. He said we can decide if it's worth acting on any suggestions the Mayor gives us but we are open to them. Mr. Polke also said the Mayor is welcome to come to any meeting he would like to attend.

**8. Communications:**

**9. Approval of Minutes:**

a. November 15, 2023

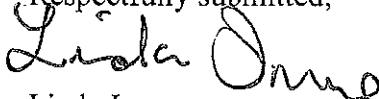
A motion was made by Robert Donohue and seconded by Paul Warendt to approve the minutes of November 15, 2023. All were in favor; the motion passed.

**10. Good & Welfare**

**11. Adjourn**

A motion was made by Marilyn Teitelbaum-Dworkin and seconded by Jay Polke to adjourn at 7:20pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme  
Recording Clerk