




Town of Cromwell Redevelopment Agency

***REGULAR MEETING
6:00 PM WEDNESDAY FEBRUARY 21, 2024
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
AGENDA***

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Public Comments**
- 5. Old Business**
 - a. Tank Farm – Chevron cleanup
 - b. Former Public Works Facility
- 6. New Business:**
- 7. Approval of Minutes:**
 - a. January 17, 2024
- 8. Commissioner's Comments:**
- 9. 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

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 Redevelopment Agency

***REGULAR MEETING
6:00 PM WEDNESDAY JANUARY 17, 2024
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET***

Minutes and Record of Votes

Present: Chairman Ann Halibozek, Richard Nobile, Paul Warend, 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

Chairman Halibozek called the meeting to order at 6:01pm.

2. Roll Call

The presence of the above members was noted. Chairman Halibozek said that Diane Wiegert has been appointed to the Agency and she welcomed her.

3. Approval of Agenda

A motion was made by Richard Nobile and seconded by Paul Warend to approve the agenda. All were in favor; the motion passed.

4. Public Comments

5. Old Business

a. Tank Farm – Chevron cleanup

Mr. Warend said there is nothing new with the tank farm cleanup. He said as I reported last meeting, the owners seem to be satisfied with the agreement with Chevron and the clean up proposal. Chairman Nobile said that will improve the whole area including where the town property is.

b. Former Public Works

Mr. Popper discussed the status of the former public works facility.

6. New Business:

Mr. Popper reviewed his memo dated January 17, 2024. He discussed possible new businesses coming to town and said the former Red Lion will start demolition in the Spring. The agency members discussed the Texas Roadhouse opening in March and Mr. Popper 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 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.

7. Approval of Minutes:

a. November 15, 2023

A motion was made by Paul Warenda and seconded by Richard Nobile to approve the November 15, 2023 minutes. All were in favor; the motion passed.

8. Commissioner's Comments:

Mr. Waters said the old Marino Crane building on River Road is a perfect place for the senior/community center.

9. Adjourn

A motion was made by Robert Donohue and seconded by Paul Warenda to adjourn at 6:36pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Linda Imme". The signature is fluid and cursive, with the first name "Linda" being more prominent than the last name "Imme".

Linda Imme
Recording Clerk