



**Town of Cromwell  
Economic Development Commission**

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JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

***SPECIAL MEETING  
6:30 PM WEDNESDAY SEPTEMBER 28, 2022  
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. June 15, 2022
- 10. Good & Welfare**
- 11. Adjourn**

**Town of Cromwell  
Economic Development Commission**

RECEIVED FOR RECORD  
Jun 27, 2022 09:42A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

***Regular Meeting  
6:30 PM Wednesday June 15, 2022  
Room 222 Cromwell Town Hall 41 West Street  
Meeting Minutes***

**Present:** Chairman Richard Nobile, Vice Chairman Jay Polke, Robert Donohue, Marilyn Teitelbaum-Dworkin and Paul Warenda

**Absent:** Joe Fazekas

**Also, Present:** Director of Planning and Development Stuart Popper

**1. Call to Order**

The meeting was called to order by Chairman Richard Nobile, at 6:39 PM.

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

The presence of the above members was noted and there was no seating of alternates.

**3. Approval of Agenda**

Jay Polke made a motion to approve the agenda. Seconded by Paul Warenda. *All in favor, motion passed.*

**4. Public Comments**

No public comments were made.

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

Mr. Popper said the Inland Wetlands and Watercourses Agency (IWWA) opened the public hearing on the Geer Street warehouse project on June 1, 2022 and it has been continued to the July 6, 2022 meeting. He said the neighbors hired an attorney and filed for intervener status and they also hired an environmental consultant. Mr. Popper said this project will most likely be delayed once the decision is made with either side appealing the decision of the IWWA. The commission members and Mr. Popper discussed the warehouse public hearing.

Mr. Popper said the developer of the former Lord Cromwell/Red Lion site is working on their engineering plans and there is a lot of work to do and he does not expect to see anything until the fall. He said they are moving forward and they are expected to be in front of IWWA for activities within the upland review area in July or August. The commission members and Mr. Popper discussed the impact of the redevelopment of Lord Cromwell/Red Lion site.

Mr. Popper said there is construction going on subdivisions on Woodside Road, Hicksville Road and West Street. He said the construction of the new Burlington store is moving forward. Mr. Popper said he received an offer regarding a small medical office building which looks like it will go through. He said it is affiliated with a well know hospital which is very positive.

Mr. Popper said he continues to have conversations about the property behind the Sunoco station abutting Route 9 and the property near the abutting the I 91 exit ramp on Sebethe Drive. He said the people interested are serious about these properties and he expects something to happen with these properties in the very near future. The commission members and Mr. Popper discussed the history of the development efforts for both these parcels of land.

#### **6. New Business:**

Mr. Popper said the Lord Cromwell site will be in front of the Planning and Zoning Commission (PZC) in the fall and if they are approved they will come before the EDC with an application for a tax abatement. He said it will be similar to the tax abatement with the Nike site. Mr. Popper said if the warehouse is approved, they will also apply for a tax abatement.

Mr. Popper said a contract will be signed with SLR consulting, for the updating of the 2012 Plan of Conservation and Development and the Zoning Regulations. He said work will begin in July. The commission members and Mr. Popper discussed the updating of the POCD and the Zoning Regulations.

Mr. Popper said the request for a Special Permit from Tim Farrell, Tall Man Ice Cream, to build a garage over 1,000 square feet at 560-562 Main Street has been approved by the PZC at their June 7, 2022 meeting.

The commission members and Mr. Popper discussed the status of various town projects including the new school, the new community center and the redevelopment of the former public works facility.

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

There were no comments.

#### **8. Communications**

No comments were made.

#### **9. Approval of Minutes:**

a. May 18, 2022

Minutes were not approved.

Marylin Teitelbaum-Dworkin made a motion to cancel the EDC meetings for July and August except for a Special Meeting. Seconded by Jay Polke. *All in favor, motion passed.*

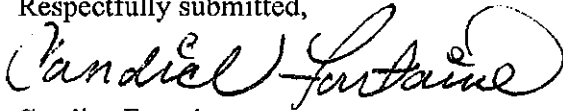
**10. Good & Welfare**

Paul Warenda said the Memorial weekend car show was a success and they counted just under 100 cars.

**11. Adjourn.**

Jay Polke made a motion made to adjourn at 7:06 PM. Seconded by Paul Warenda. *All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Candice Fontaine". The signature is written in black ink and is positioned above the printed name and title.

Candice Fontaine  
Recording Clerk