



Town of Cromwell Economic Development Commission

***REGULAR MEETING
6:30 PM WEDNESDAY OCTOBER 18, 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. September 20, 2023
10. Good & Welfare
11. Adjourn

RECEIVED FOR RECORD
Oct 05, 2023 10:59A
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 Sebethe 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.



Town of Cromwell Economic Development Commission

**REGULAR MEETING
6:30 PM WEDNESDAY SEPTEMBER 20, 2023
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 Warenda, Chris Cambareri, Robert Donohue

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

1. Call to Order

Chairman Nobile called the meeting to order at 6:30pm.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

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JoAnn Doyle
TOWN CLERK
CROMWELL, CT *JD*

3. Approval of Agenda

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

4. Public Comments

No public comments.

5. Director of Planning and Development Report

Mr. Popper read his memo dated September 20, 2023. The memo highlighted existing, ongoing residential development and continued commercial development. Mr. Popper gave an overview of the applications before the Planning and Zoning Commission. Mr. Waters asked about the Landon's new parking and the drainage. Mr. Popper said that they are doing a lot of work around the drainage issue there and Ms. Dworkin said it is draining into Fox Meadows.

Mr. Popper said they plan on having 4 EV charging stations here at town hall and 6 at Pierson Park. He said they have submitted two grants for sidewalks on Evergreen and Willowbrook and they applied for another STEAP grant for Pierson Park.

Mr. Nobile asked if the new homes being built will impact the schools and Mr. Popper said no, not too much. Mr. Popper discussed 100 Berlin Road and said that demo might start in the Fall and will probably

take 3 months or so. He said they have settled the tax issues but the tax abatement still needs to be approved by the Town Council and hopes it will be in front of them in October. Mr. Popper said he recommends that the Commissioners attend the Town Council meeting to show their support. Mr. Popper said there will be a Plan of Conservation presentation tomorrow from 6:00pm-8:00pm to provide residents with an update on the document.

Mr. Nobile said Cross Roads Plaza looks good and he is pleased with the renovation there. Mr. Popper said the old 99 Restaurant has had some serious interest but the deals keep falling through.

Mr. Cambareri said he gives kudos to Mr. Popper and Mr. Driska for holding Popeye's to a higher standard. He said it is an important and visible corner in Town and there is a good landscape plan in place for the duration of time they occupy that site.

There was a discussion about plowing by the City of Middletown on Industrial Park Road and the fact that Middletown won't plow past the bridge anymore.

Mr. Popper told the Commissioners that the plaza owners where the Goodwill donation center is will renovate the facade of the plaza. He said neither approved Cannabis business has moved forward and one put the land for sale. He said the other one, in the old dry cleaner, hasn't done much of anything yet.

6. New Business:

7. Chairman's Comments/Commissioners' Comments

8. Communications:

9. Approval of Minutes:

a. June 21, 2023

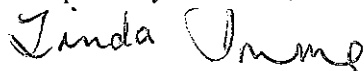
A motion was made by Jay Polke and seconded by Paul Warena to approve the minutes of June 21, 2023. All were in favor; the motion passed.

10. Good & Welfare

11. Adjourn

A motion was made by Jay Polke and seconded by Paul Warena to adjourn at 7:02pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme