

**Town of Cromwell
Economic Development Commission**

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JoAnn Doyle
TOWN CLERK
CROMWELL, CT

***Regular Meeting
6:30 PM Wednesday October 20, 2021
Room 222 Cromwell Town Hall 41 West Street***

Meeting Minutes

Present: Chairman Richard Nobile, Vice Chairman Jay Polke, Joe Fazekas, Paul Warendas, Marilyn Teitlebaum-Dworkin, Robert Donohue

Absent: No one was absent

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

1. Call to Order

The meeting was called to order by Chairman Richard Nobile at 6:32 PM.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of Agenda

Motion made by Joe Fazekas to approve the Agenda; seconded by Paul Warendas. All in favor, motion passed.

4. Public Comments

Mr. Waters asked about the status of the new Five Below store in the Shop Rite Center. Mr. Popper said the store is going into the space formerly occupied by Subway, a shoe store and a pizza restaurant. He noted that the PZC has approved the new sign and façade treatment. Mr. Popper said the building permits have been issued for the remodeling of the space for the new Five Below.

5. Director of Planning and Development Report

Mr. Popper explained that there is a new major retail tenant moving into the Shop Rite Shopping Plaza. He said the 25,000 square foot store will be located to the left of Marshalls. He noted that construction continues on the Landon multi-family development at the former Nike site and it is moving along nicely.

Mr. Popper said Phase I of the Arbor Meadows development on Field Road is done with 15 houses built there. He noted that all the road and utilities for Phase II are done and they are starting to build houses in this phase.

Mr. Popper said 70 Commerce Drive is under contract and there will be an application to modify the existing site plan at the November 4, 2021 PZC meeting. He explained that the new owner is the Simonize Company and they are proposing to build a 60,000 square foot building with office, manufacturing and warehouse space.

Mr. Popper said there will be a Public Hearing at the Wednesday November 3, 2021 Inland Wetlands and Watercourses Agency meeting for the large warehouse project on Geer Street. He explained that the regulated activities include a wetland crossing for the new road off of Shunpike Road and the proposed filling of an old farm pond in the center of the property. Mr. Popper noted that the applicant has already gotten approval from the Army Corp of Engineers for the filling of the old farm pond.

The Commission members and Mr. Popper discussed the proposed warehouse development and various issues that will likely arise such as a tax abatement. He noted that if the project is approved the developer would apply to the EDC for a tax abatement immediately. Mr. Popper said if the tax abatement was approved by the EDC than it would be helpful to have the members present for the presentation to the town council.

Mr. Popper said regarding the possible sale of the Red Lion as far as he knows the two banks still have the two mortgages on the property. He said the banks are negotiating with each other and if all goes well they will team up with a developer to redevelop the property. The commission members discussed the history and current status of the Red Lion property. The members also discussed the recent sale of the abutting property at 15R Christian Hill Road.

Mr. Popper said he has been advised that the former Friendly's building is for lease and he had received a copy of the real estate add. He said the building is 3,080 square feet, and it is still owned by the original owners and hopefully a new restaurant will be going there. Mr. popper said the owner has advised him that the Subway on Main Street is for lease or sale.

6. New Business:

Mr. Popper said the owners of the Shop Rite Shopping Center have advised him that they have signed a lease with a new restaurant to replace Ruby Tuesdays once their lease is up in two years. He said the plan is to demolish the existing Ruby Tuesday's and build a new restaurant. Chairman Nobile asked if there is room for the development of more pad sites at the center. Mr. Popper said he did not know off hand about the possibility of developing more pad sites at the center.

Mr. Popper said the Overhead Door Company has purchased the house next to the car wash across from Lowes. He said Overhead Door will be renovating the house into an office and showroom. Mr. Popper said Overhead Door will be at the November 4, 2021 PZC meeting with an application for new signs.

7. Chairman's Comments/Commissioners' Comments

Chairman Richard Nobile said he is very happy with the pace of development in the town. He noted that this is the most development he has ever seen in town and a very positive growth in the tax base. Chairman Nobile said Mr. Popper has done a good job.

8. Communications: see attached P & Z Minutes

The Commission members had no questions for Mr. Popper on the attached minutes.

9. Approval of Minutes:

a. September 21, 2021

Jay Polke made a motion to approve the minutes of September 21, 2021. Seconded by Paul Warendia. *All in favor, motion passed.*

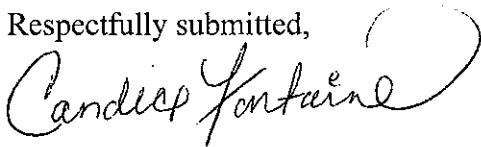
10. Good & Welfare

No comments were made

11. Adjourn.

Motion made by Bob Donohue to adjourn at 7:14 PM; seconded by Paul Warendia. 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 below the text "Respectfully submitted,".

Candice Fontaine
Administrative Secretary