

**Town of Cromwell
Economic Development Commission**

***Regular Meeting
6:30 PM Wednesday May 19, 2021
Room 222 Cromwell Town Hall 41 West Street***

Meeting Minutes

Present: Vice Chairman Jay Polke, Joe Fazekas, Paul Warenda and Bob Donohue

Absent: Marilyn Teitlebaum-Dworkin, Chairman Richard Nobile

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

1. Call to Order

The meeting was called to order by Vice Chairman Jay Polke 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 Paul Warenda to approve the Agenda; seconded by Bob Donohue. *All in favor, motion passed.*

4. Public Comments

None

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5. Director of Planning and Development Report

Mr. Stuart Popper offered the following updates:

Planning and Zoning Commission (PZC) approved 8 out of 9 lots on Hicksville Road. The PZC denied the rear lot on Hicksville Road which had a very long driveway, so the developer will need to come up with another plan. The PZC also required sidewalks along Hicksville Road after the church rectory up to Missionary Road. There was discussion regarding sidewalks on West Street, but they would need to be located on the opposite side of the street, so that requirement was waived.

PZC also approved Rodney Bitgood's application to install an electronic billboard at 241/251 Main Street.

Kelly Maher, 31 River Road, received her flood-zone permit. Her engineer presented the plans, and they were fine, so that project will go forward.

Sean Flanigan filed an application to erect a garage over 1,000 square feet at 45 Lincoln Road.

Mr. Popper indicated that his office would begin working on the Plan of Conservation and Development.

Steve Fortenbach inquired about a catalogue of town-owned properties. Mr. Popper replied that such a catalogue does exist. Some properties are designated as open space, while some others have no formal designation. Mr. Fortenbach thought that it would be beneficial to the town to offer the smaller parcels for sale to the adjacent owners for a nominal fee.

Mr. Popper is hoping to see some announcements over at the ShopRite Plaza. There has been talk with a couple of national tenants who signed up but because COVID had backed out.

The PriceRite Shopping Center by Starbucks is still looking for tenants as well. Starbucks is open and doing well. Landscaping is very nice, but there are some concerns regarding the traffic pattern.

6. New Business:

Mr. Popper reported that Café Fiore opened for business on Mother's Day weekend.

7. Chairman's Comments/Commissioners' Comments

Jay Polke inquired about outdoor dining. Mr. Popper reported that his office will continue to issue permits. Café Luna and Chicago Sam's plan to continue outdoor dining.

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. April 21, 2021

Bob Donohue made a motion to approve the minutes of April 21, 2021. Seconded by Paul Warenda. *All in favor, motion passed.*

10. Good & Welfare

Mr. Joseph Fazekas reported that the former Nike site apartments have had six leases in three days. He described the floorplans, prices, and amenities. Mr. Fazekas also reported that the road will be repaved once all construction is complete. Grand opening is targeted for some time in August when the pool is open.

11. Adjourn.

Motion made my Bob Donohue to adjourn at 6:59 PM; seconded by Paul Warena. *All in favor, motion passed.*

Respectfully submitted,

Michelle L. Armetta ^{*SPD*}

Michelle L. Armetta
Recording Clerk