



Town of Cromwell Redevelopment Agency

***REGULAR MEETING
6:00 PM WEDNESDAY OCTOBER 18, 2023
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
AGENDA***

RECEIVED FOR RECORD
Oct 05, 2023 10:59A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments
5. Old Business
 - a. Tank Farm – Chevron cleanup
 - b. 60 and 61 River Road RFQ/RFP
 - c. Former Public Works Facility
6. New Business:
7. Approval of Minutes:
 - a. September 20, 2023
8. Commissioner's Comments:
9. Adjourn

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 Redevelopment Agency

REGULAR MEETING 6:00 PM WEDNESDAY SEPTEMBER 20, 2023 ROOM 222 CROMWELL TOWN HALL 41 WEST STREET

Minutes and Record of Votes

Present: Chairman Ann Halibozek (on phone), Paul Warendas, Richard Nobile, Robert Donohue

Also Present: Director of Planning and Development Stuart Popper, Town Council Liaison
Paula Luna, Town Council Liaison Al Waters (arrived at 6:14pm)

1. Call to Order

The meeting was called to order at 6:01pm by Chairwoman Halibozek.

2. Roll Call

The presence of the above members was noted.

RECEIVED FOR RECORD
Oct 05, 2023 10:59A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

3. Approval of Agenda

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

4. Public Comments

No public comments

5. Old Business

- a. Tank Farm – Chevron cleanup

Mr. Popper said he does not have any news or updates about the tank farm and Mr. Warendas said there has been some activity there and the adjacent property owner said that they have had some conversations with the legal people and they are optimistic that things are moving along. Mr. Popper said that is good to hear and said these are private negotiations between Chevron and the property owners.

- b. 60 and 61 River Road RFQ/RFP

No news on River Road.

- c. Former Public Works Facility

Mr. Popper said the town is moving along with the sidewalk reconstruction and widening of Allen Road. He said they will be down at the park by Spring and working on bids now. Mr. Popper said there are plans for the relocation of the tennis courts and expansion of the parking lot at the high school to allow the football field construction. Mr. Nobile said his preference is to have the football field at Pierson Park. Mr. Popper said he hasn't heard anything about the community center and Ms. Luna said the town doesn't seem to have the money for it.

6. New Business:

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 and said there is a special permit application for 150 Sebeth Drive for an outdoor truck storage facility. He said they have started enforcement on Sebeth Drive and Alvin's tenants. Mr. Popper said they have submitted two grants for the sidewalks on Willowbrook and Evergreen. He said they are also submitting a STEAP grant for another half a million for Pierson Park since they received \$1.5 million but need \$2 million.

Chairman Halibozek said that Martin Kenney passed away. Mr. Popper said yes, he did but he understands from the Attorney that they are still moving forward with the old hotel demolition and project. He said the tax abatement request should be in front of the Town Council in October.

7. Approval of Minutes:

a. May 17, 2023

A motion was made by Paul Warenda and seconded by Richard Nobile to approve the minutes of May 17, 2023. Ann Halibozek, Richard Nobile, Paul Warenda approved; Robert Donohue abstained. The motion passed.

8. Commissioner's Comments:

Mr. Nobile said there was an article in the Middletown Press about the advancement and progress the town of Cromwell has made over the last several years. He said Cromwell has become a vibrant and wonderful town and it is thanks to the Administration and Mr. Popper.

9. Adjourn

A motion was made by Paul Warenda and seconded by Richard Nobile to adjourn at 6:22pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk