



Town of Cromwell Redevelopment Agency

***REGULAR MEETING
6:00 PM WEDNESDAY, MAY 17, 2023
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET***

Minutes and Record of Votes

Present: Vice Chairwoman Ann Halibozek, Paul Warendia and Richard Nobile

Also Present: Director of Planning and Development Stuart Popper and Town Council member Jay Polke

Absent: Robert Donohue

1. Call to Order

Vice Chairwoman Halibozek called the meeting to order at 6:01pm.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

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

4. Public Comments - none

5. Old Business

a. Tank Farm – Chevron cleanup

The Agency members and Mr. Popper discussed the status of the tank farm.

b. 60 and 61 River Road RFQ/RFP

The Agency members and Mr. Popper discussed the status of 60 and 61 River Road.

c. **Former Public Works Facility**

The Agency members and Mr. Popper discussed the status of the former public works. They discussed the grant and the plans to renovate the site along with improvements to the football field and associated buildings.

6. New Business:

Mr. Popper summarized the development status report as shown below. The Agency members and Mr. Popper discussed the status of the various projects in town.

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. Construction continues with Phase IV and V of the 75 lot Arbors Meadows Subdivision on Field Road.

Commercial Development:

We continue to see renovation, expansion and construction of commercial properties these include:

Under Construction:

1. Hartford Healthcare Urgent Care at 28 -4 Shunpike Road.
2. Gold Fish Swim School at 51 Shunpike Road
3. Ming Garden at 199 Shunpike Road, SBC Shopping Center
4. New Tattoo parlors on Main Street and Berlin Road

Coming Soon:

1. The Texas Roadhouse Restaurant at 51 Shunpike Road
2. The 26,000 square foot, two story medical office building at 80 Shunpike Road.
3. New Morecon Construction contractor's building at 70 County Line Drive.

Applications pending before the Planning and Zoning Commission (PZC) include:

1. Application #23-13: Request for a Special Permit to allow for a restaurant with alcoholic beverages at 35A Berlin Road in the Former Joe's Filling Station. Kemal Cecunyanin is the Applicant.
2. Application #23-14: Request for a Special Permit to allow for restaurant with alcoholic beverages at 530 Main Street in the former Gyro Restaurant. Brian Bonneau is the Applicant.

Coming Soon:

1. Request to construct a Popeyes Restaurant at 195 West Street. (Out parcel in front of Stop & Shop).
2. Request to construct an AutoZone at 48 Berlin Road. (Former Friendly's location)

7. Approval of Minutes:

a. March 15, 2023

A motion was made by Paul Warena and seconded by Richard Nobile to approve the minutes of March 15, 2023. All were in favor; the motion passed.

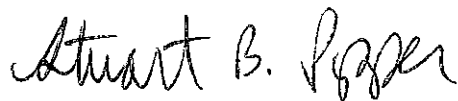
8. Commissioner's Comments:

Mr. Polke introduced Mr. Andersen, a long-time Cromwell resident that was interested in joining the Agency. Mr. Andersen thanked Mr. Polk and spoke of his desire to assist the Agency.

9. Adjourn

A motion was made by Paul Warena and seconded by Richard Nobile to adjourn at 6:29pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in black ink that reads "Stuart B. Popper". The signature is written in a cursive, flowing style.

Stuart B. Popper
Temporary Recording Clerk