


**Town of Cromwell
Economic Development Commission**

***Regular Meeting
6:30 PM Wednesday December 15, 2021
Room 222 Cromwell Town Hall 41 West Street***

Meeting Minutes

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Dec 22, 2021 02:21P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT 

Present: Chairman Richard Nobile, Robert Donohue, Paul Warend, Marilyn Teitlebaum-Dworkin and Jay Polke

Absent: Joe Fazekas

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

1. Call to Order

The meeting was called to order by Chairman Richard Nobile at 6:42 PM.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of Agenda

Mr. Popper asked that the agenda be amended to add approval of the 2022 meeting calendar.

Jay Polke made a motion to approve the amended agenda. Seconded by Paul Warend. *All in favor, motion passed.*

4. Public Comments

No comments.

5. Director of Planning and Development Report

Mr. Popper said the Planning Commission has continued the Public Hearing on the 8 lot Subdivision on Woodside Road. He said Reed Builders is the Applicant and Constance J. Scheu is the Owner. He said the subdivision contains one rear lot at the end of the proposed cul-de-sac.

Mr. Popper said the developer from the Red Lion was at the Planning and Zoning Commission (PZC) meeting on December 7th. He said that the developer made an informal presentation to the commission and discussed their ideas for the development of the site. Mr. Popper explained that the developer views the site for a possible zone change to the mixed-use zone district which would allow for commercial and residential development on the same property. He said the developer is proposing a residential development including single-

family condos, and multi-family residences and commercial development including office space, retail and restaurants. The Commission members and Mr. Popper discussed the proposed development of the Red Lion site and the impact upon the surrounding neighborhoods the project would have.

Mr. Popper said he has received several phone calls looking for sites for a large medical office facility. He said he would like to see a development similar to the multi-service medical centers in Wethersfield on the Silas-Dean Highway. He said Cromwell is lacking a multi-service medical center and it would be great for the town.

Mr. Popper said the public hearing for the proposed warehouse on Geer Street at Inland Wetlands and Watercourses Agency (IWWA) was continued from the November 3, 2021 meeting to the meeting December 1, 2021. He said there was a large crowd with approximately 75 people in the council chambers and another 25 to 50 people downstairs in the lobby watching the hearing on a monitor. Mr. Popper said about 25 people spoke in opposition and we received a letter of concern from the Town of Rocky Hill Inland Wetlands Agency which requested a peer review of the project. The Commission members and Mr. Popper discussed the letter from the Town of Rocky Hill Inland Wetlands Agency. He said the IWWA has requested that a peer review be conducted of the engineering methods and wetland analysis being used by the developer for the proposed project. He said the public hearing was continued to January 5, 2022. Mr. Popper said if the warehouse is approved by the IWWA it will then go to the PZC. Commission.

Mr. Popper said work continues at the Nike site and that Country Squire Road is finished. He said at the Shop Rite Center the new \$5-Below store is under construction and Burlington Coat Factory is expected in the Spring. Mr. Popper said a Texas Roadhouse restaurant will be proposed for the location of the existing Ruby Tuesday's restaurant once their lease is up.

6. New Business:

a. Approval of the 2022 Meeting Calendar.

Jay Polke made a motion to approve the meeting calendar. Seconded by Paul Warendt. All in favor, motion passed.

Mr. Popper said he has met with developers who will be proposing a fast food restaurant pad site at the Stop and Shop Center. He said the restaurant will be located at the corner of the parking lot closest to the intersection of Shunpike and Berlin Road. The Commission members and Mr. Popper discussed the proposed development of the pad site and the current status of other properties along the Berlin Road.

7. Chairman's Comments/Commissioners' Comments

Ms. Teitlebaum-Dworkin asked how the restaurant Platinum Gourmet is doing. Mr. Popper said he has heard that it is doing fine.

8. Communications

No comments were made.

9. Approval of Minutes:

a. November 17, 2021

Robert Donahue made a motion to approve the minutes of November 17, 2021. Seconded by Paul Warendt. *All in favor, motion passed.*

10. Good & Welfare

No comments were made.

11. Adjourn.

Paul Warendt made a motion made to adjourn at 7:09 PM; Seconded by Jay Polke. *All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in cursive script, reading "Candice Fontaine". The signature is written in black ink and is positioned above the printed name and title.

Candice Fontaine
Recording Clerk