

**Town of Cromwell  
Economic Development Commission**

***Regular Meeting  
6:30 PM Wednesday January 19, 2022  
Room 222 Cromwell Town Hall 41 West Street  
Meeting Minutes***

**Present:** Chairman Richard Nobile, Robert Donohue, Paul Warend, Joe Fazekas and Jay Polke

**Absent:** Marilyn Teitlebaum-Dworkin

**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 6:31 PM.

**2. Roll Call/Seating of Alternates**

The presence of the above members was noted.

RECEIVED FOR RECORD  
Feb 01, 2022 09:34A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT



**3. Approval of Agenda**

Jay Polke made a motion to approve the 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 there is no news on the Lord Cromwell project. He explained that the developer has hired an engineer and we should see something in the late spring or early summer. Mr. Popper said they had mentioned they are looking at 260 multi-family units, 36 condos, and about 30,000 square feet of commercial space. He said there are several places for sale on the Berlin Road including the former dry cleaners, the Quality Inn, the land next to the Quality Inn, and the parcel next to the I-91 south bound exit ramp that fronts on Sebethe Drive. Mr. Popper noted that the work on the Landon development on the former Nike Site is about complete and the project is about 90% leased.

**6. New Business:**

Mr. Popper said the public hearing continues on the Shunpike Warehouse and it will continue to the Wednesday February 2nd Inland Wetlands and Watercourses Agency meeting at 7:00 pm. He explained that a peer review study has been done by a firm that was hired by the town and paid for by the developer. Mr. Popper said the peer review has been completed and it is available on the town web site.

Mr. Popper said that we expect to see an application and plans for the Crossroads shopping center for the reconstruction of the building façade and the parking lot in the near future. He noted that Five Below is still under construction at the Shop Rite Center. Mr. Popper said the modifications to the Chicago Sam's should happen this spring with a nice outside patio, removal of the jersey barriers and new parking spaces facing the Five Below store. He said that the new residential subdivisions including the one on Hicksville Road and Woodside Road are moving along and there should be major construction at both in the spring.

Mr. Popper said he has received several phone calls from developers 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. Mr. Popper said Cromwell is lacking a multi-service medical center and it would be great for the town.

**7. Chairman's Comments/Commissioners' Comments**

There were no comments.

**8. Communications**

No comments were made.

**9. Approval of Minutes:**

a. December 15, 2021

Robert Donahue made a motion to approve the minutes of December 15, 2021. Seconded by Paul Warenda. *All in favor, motion passed.*

**10. Good & Welfare**

No comments were made.

**11. Adjourn.**

Jay Polke made a motion made to adjourn at 7:02 PM; Seconded by Paul Warenda. *All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in cursive script, reading "Candice Fontaine".

Candice Fontaine  
Recording Clerk