

**Town of Cromwell
Economic Development Commission**

***Regular Meeting
6:30 PM Wednesday March 16, 2022
Room 222 Cromwell Town Hall 41 West Street
Meeting Minutes***

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JoAnn Doyle
TOWN CLERK
CROMWELL, CT *PL*

Present: Vice Chairman Jay Polke, Robert Donohue, Paul Warendas, Joe Fazekas, Marilyn Teitlebaum-Dworkin, and Chairman Richard Nobile (arrived at 6:33)

Absent:

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 Vice Chairman Jay Polke at 6:30 PM.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of Agenda

Robert Donahue made a motion to approve the agenda. Seconded by Paul Warendas. *All in favor, motion passed.*

4. Public Comments

No comments.

5. Director of Planning and Development Report

Mr. Popper said the Farmer's Market will continue under town management with assistance by the town staff and a part-time consultant. He explained that the market season will last a little longer to allow for sale of fall crops. Mr. Popper said we expect to have many of the same vendors back and maybe some new ones. He said the market will have the same hours of operation, the same format and live music. Mr. Popper said the proposed warehouse off of Shunpike Road and Geer Street is expected to resubmit their revised wetlands permit addressing the peer review comments in April or May. He said the developer continues to work on the applications and plans for the Lord Cromwell site. Mr. Popper said the plans call for about 260 multi-family units, 20 condos, and about 32,000 square feet of commercial space. He said he expects to see the first of the applications in April.

Mr. Popper said that Simoniz will be going forward with the purchase of the property at 70 Commerce Drive and the construction of the 61,000 square foot office and warehouse building. He explained that work continues on the new Five Below at the Shop Rite center and they should be opening in April. Mr. Popper said we have received the sign application

for the new Burlington Coat Factory store in the same center. He also said the Chicago Sam's new patio will likely be built at the end of the summer.

He said they have begun working on the new subdivision on Hicksville Road, development continues at Arbor Meadows and work should start soon on the new subdivision on Woodside Road. Mr. Popper said the Landon at Cromwell at the former Nike site is complete, but they will be coming back with some modifications to increase parking at the site. He said the former Ewald estate property at the corner of Shunpike Road and Court Street has been acquired by the Carrier Corporation. Mr. Popper explained that the approved plans call for 60 multi-family units and two commercial buildings fronting on Shunpike Road. He said the new owner will likely submit an application to amend the approved site plan to change some of the 1-bedroom units to 2-bedroom units.

6. New Business:

Mr. Popper said the town council approved the retail sale of adult use cannabis and related cannabis products within the Highway Business Zone District. He said there had been two applications submitted to amend the zoning regulations to allow for the retail sales of cannabis. Mr. Popper explained that the text of both applications was insufficient and he asked that they be withdrawn and they were. He explained that he has drafted new zoning regulations to allow for the retail sales of adult use cannabis and related cannabis products. Mr. Popper said the Planning and Zoning Commission (PZC) will hold a public hearing on the proposed new regulations starting on Tuesday April 5th.

Mr. Popper said, there are currently two to four parties that have expressed an interest in opening a retail store. He explained that due to the population restrictions of one (1) store per 25,000 residents the State of Connecticut will only be approving one adult use cannabis and related cannabis products retail store in Cromwell.

Mr. Polke asked how the PZC would choose between several applications. Mr. Popper said the new regulations will require the retail store to submit an application for a Special Permit to the PZC. He explained that the Special Permit application process allows the PZC to use its discretion in deciding the criteria for the best location for the store.

Mr. Popper explained that the Town Council had approved the retail sales of cannabis but not cannabis cultivators. He said the Town Council will be discussing whether or not they want to approve cultivators at their April meeting. Mr. Popper noted if the Town Council approves cannabis cultivators the PZC will hold a public hearing on new zoning regulations to allow cannabis cultivators at their April 19, 2022 meeting.

Mr. Popper said he prepared and posted two RFP/RFQ's one to update the Plan of Conservation and Development (POCD) and one to amend the Zoning regulations. He said that three firms submitted proposals for the POCD and he expects the same firms to submit proposals to amend and update the zoning regulations.

Mr. Popper noted that during the POCD update we will be looking at a variety topics including but not limited to future land use, zoning, housing, town facilities, transportation and pedestrian access. He said he is looking for a firm with a broad background and ability to look at a lot of different future issues facing the town. Mr. Popper said pedestrian access and the need for sidewalks is an issue that has been coming up more and more. Mr. Warenda asked if they will consider connecting existing parks and trails. Mr. Popper said yes.

Mr. Waters asked Mr. Popper if he sees substantial land to keep in mind a good location for the proposed Community/Senior Center. Mr. Popper said he would.

Mr. Popper said the Crossroads Shopping Center has submitted an application to rebuild the parking lot, add new landscaping, signage and construct a new building façade. He said we are excited to see ongoing redevelop efforts to improve properties in town.

7. Chairman's Comments/Commissioners' Comments

There were no comments.

8. Communications

No comments were made.

9. Approval of Minutes:

a. January 13, 2022

Paul Warenda made a motion to approve the minutes of January 13, 2022. Seconded by Paul Warenda. *All in favor, motion passed.*

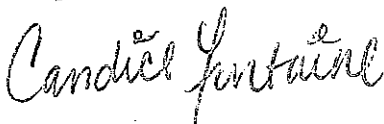
10. Good & Welfare

No comments were made.

11. Adjourn.

Jay Polke made a motion made to adjourn at 7:02 PM; Seconded by Marilyn Teitlebaum-Dworkin. *All in favor, motion passed.*

Respectfully submitted,



Candice Fontaine
Recording Clerk