

**Town of Cromwell  
Economic Development Commission**

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JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT



***Regular Meeting  
6:30 PM Wednesday April 20, 2022  
Room 222 Cromwell Town Hall 41 West Street  
Meeting Minutes***

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

**Absent:** Marilyn Teitlebaum-Dworkin

**Also, Present:** Director of Planning and Development Stuart Popper, Paula Luna, (Town Council), Al Waters (Town Council Liaison), and Steve Fortenbach (Town Council Liaison) (arrived at 6:42PM)

**1. Call to Order**

The meeting was called to order by Chairman Richard Nobile at 6:30 PM.

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

The presence of the above members was noted and there was no seating of alternates.

**3. Approval of Agenda**

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

**4. Public Comments**

No public comments were made.

**5. Director of Planning and Development Report**

Mr. Popper said at the Planning and Zoning Commission (PZC) meeting last night the Commission approved the proposed facade improvements for the Cross Roads shopping center at 34 Shunpike Road. He said the improvements include a new façade, pediments and new colors with a landscaped planter along the building façade. Mr. Popper said the Commission also approved the new 25,000 square foot Burlington Store at the Shop Rite shopping center next to the Marshalls store. He said the store is expected to open around Thanksgiving.

Mr. Popper said the Commission also approved the signage for new smoke shop, which is replacing the Cigar World smoke shop. He said the new Five Below store is open and looks great and we are very happy about the great job Nitkin is doing in improving the center.

**6. New Business:**

Mr. Popper said the Town Council had approved the retail sale of adult use cannabis and

related cannabis products within the Highway Business Zone District and cultivation of cannabis within the Industrial Zone and directed the PZC to prepare appropriate zoning regulations. He said staff prepared the proposed regulations and the PZC has been holding public hearings on the proposed regulations. Mr. Popper said the PZC will hold a public hearing on the proposed zone change from Highway Business Zone District to Mixed Use Zone District for the former Red Lion site at 100 Berlin Road starting on Thursday, May 5<sup>th</sup>. He showed pictures of the proposed buildings and the conceptual site plan. Mr. Popper said the plans call for about 260 multi-family units, 20 condos, and about 31,000 square feet of commercial space and a restaurant.

Mr. Popper said the revised warehouse application responding to the peer review comments will likely be back in front of the Inland Wetlands and Watercourses Agency (IWWA) on Wednesday, May 4<sup>th</sup> meetings. and they have addressed the concerns with the Peer Review.

Paul Warendt asked who the developer is for the new development at the former Red Lion/Lord Cromwell site and Mr. Popper said Lexington Partners out of Hartford.

Jay Polke asked if there have been any tax abatements, and Mr. Popper said it is very likely that if approved the warehouse developer and the Red Lion/Lord Cromwell site will be seeking tax abatements

Paul Warendt asked about Friendly's and Mr. Popper said it is for lease but there has not been any activity on so far. Mr. Popper said since the covid crisis not too many people have been opening restaurants.

Mr. Nobile said that everything looks like it is moving smoothly noting development has been moving forward on Route 372 (Berlin Road) Route 3 (Shunpike Road) and now it is time to concentrate on development on Main Street and the area adjacent to the Connecticut River.

Mr. Popper said he had received a letter from the Middle School Building Committee and they had requested that the following letter be read into the record at the Economic Development Commission's meeting.

**April 20, 2022**

**Dear Cromwell Economic Development Commission,**

My name is Rosanna Glynn and I'm writing to you on behalf of the Cromwell Middle School Building Committee. Our committee would like to provide you and your constituents with an update on this project.

As the Economic Development Commission, you may be aware that investments in our schools have an impact on the local community. In fact, according to a National Bureau of

Economic Research study, “a \$1.00 increase in per pupil state aid increases aggregate per pupil housing values by about \$20.00.”

### **Cromwell Middle School Project Update**

A 2016 study shows that the existing Cromwell Middle School building is not only ill-prepared to support a modern, 21<sup>st</sup> century curriculum, but it also requires significant, on-going maintenance to secure the safety and well-being of our sixth to eighth grade students.

The Cromwell Middle School Building Committee is recommending that the town of Cromwell build a new Middle School that fosters innovation in an advanced learning environment, while creating an inclusive atmosphere for all students. This contemporary facility enables a state-of-the-art Science, Technology, Engineering, Art and Mathematics (STEAM) curriculum that prepares our students for the future.

The school will also be designed with community use in mind. A new facility will better serve sports and recreation, performing arts, and clubs and organizations in our community.

### **Upcoming important dates:**

- **May 5 Open House:** The Building Committee will host an Open House at Cromwell Middle School from 5:30 to 7 p.m. Please encourage your family and friends to come tour the current school and learn about the features and plans for the future Cromwell Middle School. Kids are welcome.
- **May 11 Town Council:** Council receives conceptual design recommendation, sets municipal project cost range and sets Special Town Meeting date.
- **May 26 Board of Finance:** Board of Finance reviews with possible action to approve municipal project cost range.
- **Special Town Meeting:** All Cromwell residents are invited to review the project. Possible action to approve project with project cost range. Note: If a petition is brought forward the project could go to referendum which would be set seven to 14 days after the special town meeting.

If you or your constituents would like to learn more about this project, our website is [bit.ly/3LwLWce](http://bit.ly/3LwLWce), or if you would like to provide feedback, the committee’s email is [CMSBuildingCommittee@gmail.com](mailto:CMSBuildingCommittee@gmail.com).

Sincerely,  
Rosanna Glynn, Cromwell Middle School Building Committee Chair

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

There were no comments.

**8. Communications**

No comments were made.

**9. Approval of Minutes:**

a. March 16, 2022

Paul Warenda made a motion to approve the minutes of March 16, 2022. Seconded by Jay Polke. *All in favor, motion passed.*

**10. Good & Welfare**

No comments were made.

**11. Adjourn.**

Paul Warenda made a motion made to adjourn at 7:06 PM; *All in favor, motion passed.*

Respectfully submitted,

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

Candice Fontaine

Recording Clerk