


**Town of Cromwell  
Economic Development Commission**

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Jun 24, 2022 02:15P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT 

***Regular Meeting  
6:30 PM Wednesday May 18, 2022  
Room 222 Cromwell Town Hall 41 West Street  
Meeting Minutes***

**Present:** Vice Chairman Jay Polke, Robert Donohue, Marylin Teitelbaum-Dworkin and Paul Warendia

**Absent:** Chairman Richard Nobile and Joe Fazekas

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

**1. Call to Order**

The meeting was called to order by Vice Chairman Jay Polke, at 6:33 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**

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

**4. Public Comments**

No public comments were made.

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

Mr. Popper reminded the commission of their appointed term status.

Mr. Popper said at the Planning and Zoning Commission (PZC) meeting on May 5th, the Commission approved the Cannabis regulations to allow for the retail sale of cannabis products. He said because Cromwell's population is under 25,000 the state statutes allow for the town to have one of each of these types of stores; Retail, Medical and Hybrid.

Mr. Popper said there will be two retail stores proposed one in the old Riverdale Cleaners building and the other on vacant land at 5 Berlin Road. He said the applicants will need to get a Special Permit from the PZC and only one of the retail stores can be approved.

Mr. Popper said Planning and Zoning Commission also approved the Request to Amend the Zoning Map from Highway Business Zone District and Residential-40 Zone District to Mixed-Use Zone District at 100 Berlin Road and 15R Christian Hill Road. He said they will have to submit an application to the Inland Wetlands and Watercourses Agency (IWWA) for

activities within the upland review area. Mr. Popper said eventually they will go back to the Planning and Zoning Commission for a Special Permit, and Site Plan approval. 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 PZC received a request for a Special Permit from Tim Farrell at Tall Man Ice Cream, to build a garage over 1,000 square feet at 560-562 Main Street.

Mr. Popper said 5 Below is open and construction has started on the Burlington Store which will open by Thanksgiving. He said the Geer Street Warehouse will be in front of the IWWA for a Public Hearing on June 1<sup>st</sup>.

The commission members and Mr. Popper discussed the issues brought up in his report.

#### **6. New Business:**

Mr. Popper said, we have had discussions with a major hospital regarding medical office space. He said the amount of space they are inquiring about is small, about 10,000 to 15,000 square feet. Mr. Popper said he has had inquiries regarding the property on Sebethe Road adjacent off the I-91 exit ramp. He said there are fast-food retailers that are looking at sites.

Mr. Popper said there are two new subdivisions under construction, one on Woodside Road and one on Hicksville Road. He said that the EDC will have requests for tax abatements from the Lord Cromwell site and the warehouse if they are approved. The commission members and Mr. Popper discussed the new business items.

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

There were no comments.

#### **8. Communications**

No comments were made.

#### **9. Approval of Minutes:**

a. April 20, 2022

Robert Donohue made a motion to approve the minutes of April 20, 2022. Seconded by Paul Warendt. *All in favor, motion passed.*

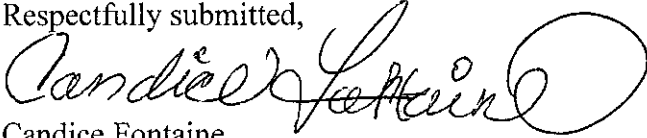
#### **10. Good & Welfare**

Marilyn Teitelbaum-Dworkin said the Fox Meadows Condominiums have a new board of directors and new property management. She said they have made major improvements. Paul Warendt reminded the commission about the car show on May 27<sup>th</sup>.

**11. Adjourn.**

Paul Warena made a motion made to adjourn at 7:14 PM. Seconded by Robert Donohue *All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in cursive script, reading "Candice Fontaine". The signature is fluid and elegant, with a large, circular flourish at the end.

Candice Fontaine  
Recording Clerk