



Town of Cromwell Economic Development

REGULAR MEETING
6:30 PM WEDNESDAY May 17, 2023
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
Minutes and Record of Votes

Present: Chairman Richard Nobile, Vice Chairman Jay Polke,
Marilyn Teitelbaum-Dworkin, Paul Warendia and Chris Cambareri

Also Present: Direct of Planning and Development Stuart Popper and Town Council Member
Al Waters

Absent: Robert Donohue

1. Call to Order

Chairman Nobile called the meeting to order at 6:32pm.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of Agenda

A motion was made by Vice Chairman Jay Polke and seconded by Marilyn Teitelbaum-Dworkin to approve the agenda. All were in favor; the motion passed.

4. Public Comments- none

5. Director of Planning and Development Report

Mr. Popper said he would like to include all his comments under the New Business Report.

6. New Business

Mr. Popper summarized the development status report as shown below. The Commission members, Mr. Waters and Mr. Popper discussed the status of the various projects in town.

Residential Development:

1. The 9 lot Vista Estate Subdivision on Hicksville Road and West Street
2. The 8 lot Scheu Farm Subdivision on Woodside Road
3. Construction continues with Phase IV and V of the 75 lot Arbors Meadows Subdivision on Field Road

Commercial Development:

We continue to see renovation, expansion and construction of commercial properties these include:

Under Construction:

1. Hartford Healthcare Urgent Care at 28 -1 Shunpike Road Gold Fish Swim School at 51 Shunpike Road
2. Ming Garden at 199 Shunpike Road, SBC Shopping Center
3. New Tattoo parlors on Main Street and Berlin Road

Coming Soon:

1. The Texas Roadhouse Restaurant at 51 Shunpike Road
2. The 26,000 square foot, two story medical office building at 80 Shunpike Road
3. New Morecon Construction contractor's building at 70 County Line Drive

Applications pending before the Planning and Zoning Commission (PZC) include:

1. Application #23-13: Request for a Special Permit to allow for a restaurant with alcoholic beverages at 35A Berlin Road in the Former Joe's Filling Station. Kemal Cecunyanin is the Applicant.
2. Application #23-14: Request for a Special Permit to allow for restaurant with alcoholic beverages at 530 Main Street in the former Gyro Restaurant. Brian Bonneau is the Applicant.

Coming Soon:

1. Request to construct a Popeyes Restaurant at 195 West Street. (Out parcel in front of Stop & Shop)
2. Request to construct an AutoZone at 48 Berlin Road. (Former Friendly's location)

The Commission members, Mr. Waters and Mr. Popper discussed the status of the renovations to the former town garage and football field at Pierson Park. They discussed the history of the football field and the adjoining baseball field. They also discussed the proposed new playing field and other improvements to the high school.

7. Chairman's Comments/Commissioners' Comments**8. Communications-none****9. Approval of Minutes:**

a. March 15, 2023

A motion was made by Paul Warendt and seconded by Marilyn Teitelbaum-Dworkin to approve

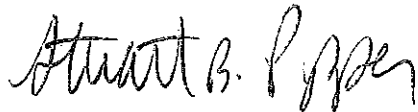
the minutes of March 15, 2023. All were in favor; the motion passed.

10. Good & Welfare

11. Adjourn

A motion was made by Jay Polke and seconded by Paul Warena to adjourn at 7:00pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Stuart B. Popper". The signature is written in a cursive, flowing style.

Stuart B. Popper
Temporary Recording Clerk