

**Town of Cromwell  
Redevelopment Agency**

***Regular Meeting  
6:00 PM Wednesday March 16, 2022  
Room 222 Cromwell Town Hall 41 West Street  
Meeting Minutes***

RECEIVED FOR RECORD  
Mar 22, 2022 01:14P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT



**Present:** Chairman Joe Fazekas, Paul Warendas, Ann Halibozek and Robert Donohue

**Absent:** Richard Nobile

**Also, Present:** Director of Planning and Development Stuart Popper, Paula Luna (Town Council) Al Waters (Town Council Liaison) arrived at 6:13pm, Steve Fortenbach (Town Council Liaison) arrived at 6:09 pm.

**1. Call to Order:**

Chairman Joe Fazekas called the meeting to order at 6:02 p.m.

**2. Roll Call:**

The presence of the above members was noted.

**3. Approval of Agenda:**

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

**4. Public Comments:**

No public comments were made.

**5. Old Business:**

a. Tank Farm – Chevron cleanup

Mr. Popper said there was no new news regarding the cleanup.

b. 60 and 61 River Road RFQ/RFP

Mr. Popper said there was no new news regarding the 60 and 61 River Road RFQ/RFP.

**6. New Business:**

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 and 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 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 building fronting on Shunpike Road. He said the new owner will likely submit an application to amend the approved site plan to change some the 1-bedroom units to 2-bedroom units.

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 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 5<sup>th</sup>.

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. Fortenbach asked how the town will select which applicant will get approved if we have several applicants. 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. Fortenbach discussed the fact that the town will receive a 3% sales tax on the retail sales of adult use cannabis and related cannabis products and how this will be helpful to the town. Mr. Warena said he was not aware of the fact that the town will receive a 3% sales tax on the retail sales of adult use cannabis and related cannabis products and said he was very appreciative of this information.

**7. Approval of Minutes:**

a. January 19, 2022

Robert Donahue made a motion to approve the December 15, 2021 minutes; Seconded  
Seconded by Paul Warena. Ann Halibozek abstained due to her absence. *All in favor,  
motion passed.*

**8. Commissioner's Comments:**

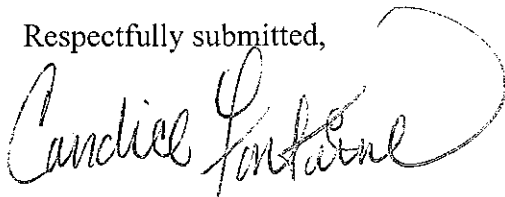
Paul Warena asked Mr. Popper what was the size of Simoniz warehouse building. Mr.  
Popper said about 61,000 square feet with a dozen employees.

Joe Fazekas said The Landon at Cromwell is stabilized and has 97% physical occupancy and  
a handful of apartments that are left. He explained that we are looking to expand the parking  
areas for the residents.

**9. Adjourn:**

Paul Warena made a motion to adjourn at 6:25PM; Seconded by Ann Halibozek  
*All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Candice Fontaine". The signature is written in dark ink and is positioned to the left of the typed name and title.

Candice Fontaine  
Recording Clerk