

**Town of Cromwell  
Redevelopment Agency**

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Jun 27, 2022 09:40A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

***Regular Meeting  
6:00 PM Wednesday May 18, 2022  
Room 222 Cromwell Town Hall 41 West Street  
Meeting Minutes***

**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 6:05pm and Jay Polke arrived at 6:20pm.

**1. Call to Order:**

Chairman Joe Fazekas called the meeting to order at 6:00 p.m.

**2. Roll Call:**

The presence of the above members was noted.

**3. Approval of Agenda:**

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

**4. Public Comments:**

No public comments were made.

**5. Old Business:**

a. Tank Farm – Chevron cleanup

Mr. Popper said DEEP and the cleanup company are still negotiating with the abutting horse farm owners on River Road to reach an agreement to clean up that property.

b. 60 and 61 River Road RFQ/RFP

Mr. Popper said there is not anything new happening. He expects he will be talking to the Town Council in June regarding the 60 and 61 River Road RFQ/RFP.

The Agency members and Mr. Popper discussed the status of the old business items.

**6. New Business:**

Mr. Popper said at the Planning and Zoning Commission (PZC) meeting on May 5<sup>th</sup>, 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 and 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 are two locations being proposed for a retail store, the old Riverdale

Cleaners site and vacant land at 5 Berlin Road. He said the applicants will need to get a Special Permit from the PZC and only one retail store 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 we 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 opening which will open by Thanksgiving. He said there has been discussions for possible medical office space for a well-known local hospital.

The agency members and Mr. Popper discussed the former Red Lion site and the Geer Street warehouse proposal and the other new business items.

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

**7. Approval of Minutes:**

a. April 20, 2022

Ann Halibozek made a motion to approve the April 20, 2022 minutes; Seconded  
Seconded by Paul Warend. *All in favor, motion passed.*

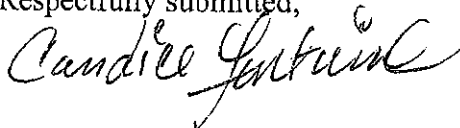
**8. Commissioner's Comments:**

There were no comments.

**9. Adjourn:**

Paul Warend made a motion to adjourn at 6:30PM; Seconded by Ann Halibozek. *All in favor, motion passed.*

Respectfully submitted,



Candice Fontaine  
Recording Clerk