



**Town of Cromwell
Economic Development Commission**

**REGULAR MEETING
6:30 PM WEDNESDAY DECEMBER 15, 2021
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
AGENDA**


1. Call to Order
2. Roll Call/Seating of Alternates
3. Approval of Agenda
4. Public Comments
5. Director of Planning and Development Report
6. New Business:
7. Chairman's Comments/Commissioners' Comments
8. Communications:
9. Approval of Minutes:
 - a. November 17, 2021
10. Good & Welfare
11. Adjourn

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Dec 13, 2021 10:56A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

**Town of Cromwell
Economic Development Commission**

Regular Meeting

***6:30 PM Wednesday November 17, 2021
Room 222 Cromwell Town Hall 41 West Street***

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Meeting Minutes

Present: Chairman Richard Nobile, Robert Donohue, Paul Warendas, and Joe Fazekas via phone at 6:46PM

Absent: Marilyn Teitlebaum-Dworkin and Jay Polke

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

1. Call to Order

The meeting was called to order by Chairman Richard Nobile at 6:43 PM.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of Agenda

Mr. Popper asked that the agenda be amended to add approval of the 2022 meeting calendar. Motion made by Robert Donahue to approve the amended Agenda; seconded by Paul Warendas. *All in favor, motion passed.*

4. Public Comments

Not comments.

5. Director of Planning and Development Report

Mr. Popper said the developer from the Red Lion will be at the Planning and Zoning Commission (PZC) meeting on December 7th. He said that the developer will make an informal presentation to the commission and discuss their ideas for the development in site. Mr. Popper explained that the developer views the site for a possible zone change to the mixed-use zone district which would allow for commercial and residential development on the same property. He said that it is likely we will see some residential development such as single-family condos, and multi-family homes and commercial development including office space, retail and restaurants. Mr. Popper said he has received several phone calls looking for medical office space of he would like to see development similar to the multi-service medical centers in Wethersfield on the Silas-Dean Highway. He said Cromwell is lacking a multi-service medical center and it would be great for the town.

Mr. Popper said there was a public hearing for the proposed warehouse on Geer Street at Inland Wetlands and Watercourses Agency (IWWA) on meeting November 3rd. He there was a large crowd with approximately 75 people in the council chambers and another 25 to 50 people downstairs in the lobby watching the hearing on a monitor. Mr. Popper said about 15 people spoke in opposition and we expect a letter of concern from the Town of Rocky Hill Inland Wetlands Agency. He said the public hearing was continued to December 1st. Mr. Popper said if the warehouse is approved by the IWWA it will then go to the PZC Commission.

Mr. Popper said work continues at the Nike site and that Country Squire Road is almost finished. Mr. Popper said the following are new applications received by the Planning and Zoning Commission in November:

Application #21-31: Request for Site Plan Modification at 60 Hicksville Road to allow for construction of parking spaces. Adelbrook, Inc is the Applicant and the Owner.

Application #21-32: Request to Create an 8 lot Subdivision at 20 Woodside Road. Reed Builders is the Applicant and Constance J. Scheu is the Owner.

Application #21-33: Request for a Special Permit to create a Rear Lot at 20 Woodside Road. Reed Builders is the Applicant and Constance J. Scheu is the Owner.

Mr. Popper said the outside dining for Chicago Sam's was approved by the PZC at their November 4, 2021 meeting and the new 61,000 square foot Simoniz Facility at 70 Commerce Drive was approved by the PZC at their November 16, 2021 meeting. He said there will be a pad site proposed for the Stop and Shop in the area of the parking lot near the corner at the intersection. Mr. Popper said he assumes it will be a fast-food restaurant. He pointed out the Ruby Tuesdays' lease will run out in two years and a Texas Roadhouse has signed a lease for the Ruby Tuesdays' location. Mr. Popper said the former Friendly's is now for lease and it is a turnkey operation.

Mr. Popper said if the proposed warehouse on Geer Street is approved by IWWA and the PZC, he expects to see them ask for a tax abatement and same for the future development at the Red Lion site. He said in the recent past tax abatements have been granted to the Landon at the former Nike site, the Amazon development, and NIC Systems Corporation at 40 Commerce Drive. Mr. Fazekas said the Landon was able to overcome the financial hurdle of rebuilding Country Squire Road due to the tax abatement. Mr. Popper said the EDC makes a recommendation on the proposed abatement to the town council and they have the final decision on the amount of the abatement. He noted that the town council has approved everyone of the abatements the EDC has recommended to them.

6. New Business:

a. Approval of the Calendar

Robert Donahue made a motion to approve the 2022 meeting calendar. Seconded by Paul Warena. *All in favor, motion passed.*

7. Chairman's Comments/Commissioners' Comments

Mr. Nobile said he recently met with Larry McHugh the president of the Middlesex Chamber of Commerce to discuss the status of development here in Cromwell and in Middletown. Mr. Nobile said that Larry was very complimentary to the town council, the town boards and commissions and the town staff and their efforts to encourage economic development in Cromwell. Mr. Nobile said he was very complimentary to Mr. Popper as well.

8. Communications

No comments were made.

9. Approval of Minutes:

a. October 20, 2021

Robert Donahue made a motion to approve the minutes of October 20, 2021. Seconded by Paul Warena. *All in favor, motion passed.*

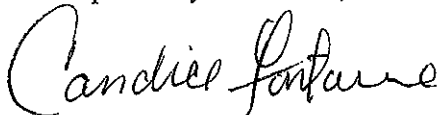
10. Good & Welfare

No comments were made.

11. Adjourn.

Motion made by Robert Donohue to adjourn at 7:15 PM; seconded by Paul Warena. All in favor, motion passed.

Respectfully submitted,



Candice Fontaine
Recording Clerk

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM THURSDAY, NOVEMBER 4, 2021
COUNCIL CHAMBERS CROMWELL TOWN HALL, 41 WEST STREET
AMMENDED MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Camba, John Keithan, Robert Donohue (alternate), and Ann Grasso (alternate)

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TOWN CLERK
CROMWELL, CT

Absent: Brian Dufresne, Nick Demetriades, and Ken Rozich

Also, Present: Director of Planning and Development Stuart Popper and Zoning Enforcement Officer Bruce Driska

1. **Call to Order:** The meeting was called to order by Chairman Alice Kelly at 7:01PM.
2. **Roll Call:**
The presence of the above members was noted.
3. **Seating of Alternates:**
Vice Chairman Mike Cannata made a motion to seat Robert Donohue as an alternate. Seconded by Paul Cordone. *All in favor, Motion passed.*
4. **Approval of Agenda:**
Mr. Popper amended the agenda. He introduced the following applications. Mike Cannata made a motion to approve the amended agenda. Seconded by Robert Donohue. *All in favor; Motion passed.*
 - a. Application #21-36: Special Permit for Activity in Special Flood Hazard Area
 - b. Application #21-37: Special Permit for Filling and Removal of Material
 - c. Application #21-38: Special Permit for Development of a Warehouse
 - d. Application #21-39: Site Plan
5. **Public Comments:**
Jay Shah who is the owner of Subway at 543 Main Street would like to get a residence in the current Subway location. He said that business is not doing good due to the pandemic. He cannot sell it. Mr. Popper explained that he cannot build a residence here because he is in a business property zone.
6. **Development Compliance Officer Report:**
Mr. Driska gave an update on Five Below. It is still in process and not open yet. He also said the former Red Lion Inn site. There have been several break-ins, theft, and people living there. He said the Cromwell Police assisted a maintenance company which assisted in securing the building that did a complete sweep of the building to make sure

there was no one hiding in there. They are in the process of completing the security of the building. Every window and glass door has been secured with plywood and tamper proof hardware.

7. Town Planner Report:

Mr. Popper said the former owner of the building was foreclosed upon by the bank that owns the mortgage on the land and the building. The 2 new banks came together, and they will be working with a developer. The building and parking lot will be demolished. They will come in here and have an informal conversation with the commission about their ideas in what they would like to develop at the site.

Mr. Popper said that Friendly's is for rent, which is good so we can get new business.

He also said that the IWWA will have a public hearing on December 1, 2021.

8. New Business: Accept and Schedule New Applications:

a. Application #21-29: Request for Site Plan Modification at 97 Berlin Road to allow for new signage to be installed. Overhead Door of Middlesex County is the Applicant and CGS Properties LLC is the Owner.

b. Application #21-31: Request for Site Plan Modification at 60 Hicksville Road to allow for construction of parking spaces. Adelbrook, Inc is the Applicant and the Owner. Mr. Popper said there is an application pending with IWWA. He would like the commission to accept the application and schedule to be heard on December 21. Mike Cannata made a motion for this application to be heard on December 21. Seconded by Chris Cambareri. *All in favor, Motion passed.*

b. Application #21-32: Request to Create an 8 lot Subdivision at 20 Woodside Road. Reed Builders is the Applicant and Constance J. Scheu is the Owner. Mr. Popper said this is a business item and a Public Hearing. He asked the commission to postpone this until December 7th. Mike Cannata made a motion for this application to be heard on December 7th. Seconded by Ann Grasso. *All in favor, Motion passed.*

c. Application #21-33: Request for a Special Permit to create a Rear Lot at 20 Woodside Road. Reed Builders is the Applicant and Constance J. Scheu is the Owner. He asked the commission to postpone this until December 7th as a Public Hearing item. Mike Cannata made a motion for this application to be heard on December 7th. Seconded by Robert Donohue. *All in favor, Motion passed.*

d. Application #21-34: Request for Site Plan Modification at 70 Commerce Drive to allow for construction of only one building at 70 Commerce Drive. Simonez USA, Inc is the Applicant and 70 Commerce Drive LLC is the Owner. Mr. Popper asked the commission to hear this application this evening.

Mike Cannata made a motion for this application to be heard this evening. Seconded by Ann Grasso. *All in favor, Motion passed.*

- e. Application #21-36: Special Permit for Activity in Special Flood Hazard Area
Mr. Popper asked the commission to schedule this application for December 21st.
Mike Cannata made a motion for the application to be heard December 21st.
Seconded by Robert Donohue. *All in favor, Motion passed.*
- f. Application #21-37: Special Permit for Filling and Removal of Material
Mr. Popper said this application will be discussed on December 21st. Mike Cannata made a motion for the application to be heard December 21st. Seconded by Paul Cordone. *All in favor, Motion passed.*
- g. Application #21-38: Special Permit for Development of a Warehouse
Mr. Popper asked the commission to schedule this application for December 21st.
Mike Cannata made a motion for the application to be heard December 21st.
Seconded by Robert Donohue. *All in favor, Motion passed.*
- h. Application #21-39: Site Plan
Mr. Popper asked the commission to schedule this application for December 21st. as a business item. Mike Cannata made a motion for the application to be heard December 21st as a business item. Seconded by Ann Grasso. *All in favor, Motion passed.*

9. New Business:

- a. Application #21-20: Request for Site Plan Modification at 51 Shunpike Road to allow for patio and façade improvements at Chicago Sam's. Archimage is the Applicant and HB HB Nitkin is the Owner.

The application has been reviewed by the town staff. Mr. Popper said the landlord has full permission to do everything that is shown. Discussions from the Police Chief have come up regarding the Planters and the fence. The drainage path through the landscaping has been discussed with the engineer. Mr. Popper is asking the applicant to work with town police and engineer to finalize the plan. Representing the Site Plan Modification is

Michael Bezrudczyk, Principal Architect from Archimage Group at 555 Asylum Ave, Hartford CT. He has been working for Chicago Sam's for eleven years. Mr. Bezrudczyk explained how the business took a loss to Covid, with restaurants shutting down. Chicago Sam's decided to put out some outdoor dining which took over half the parking lot. He said how the outdoor dining has helped the restaurant save their business. Some people are afraid to go inside a restaurant to eat, so they would like to dress up the outdoor dining and make it beautiful.

The original patio took up a lot of room in the parking lot and the Fire Department wanted them to build a 20-foot path for a fire truck to come in. They also rearranged the tables in front of the building so there is a pedestrian walkway. The police is worried about sound, so they eliminated the garage doors where the sound was coming from and moved the stage to the other side of the restaurant, where it will be quieter.

Mike Cannata made a motion to approve Application #21-20 with conditions that the Police Chief and the town engineers' concerns be addressed. Also, new handicap curb cuts must be made somewhere in the proximity of the restaurant. Seconded by Chris Cambareri. *All in favor, Motion passed.*

b. Application #21-29: Request for Site Plan Modification at 97 Berlin Road to allow for new signage to be installed. Overhead Door of Middlesex County is the Applicant and CGS Properties LLC is the Owner.

Craig Amell is representing the office Overhead Door Corporation at 88 Route 2A, Preston, CT. The new signage will run the exterior length of the front of the building and Also, over two windows. The Lettering will be on the bottom of the awning with everything else being plain for aesthetic reasons. This will be a satellite office and some storage in the basement.

Mr. Driska said this meets our regulations. Mike Cannata made a motion. Seconded by Robert Donahue. *All in favor, Motion passed.*

Mr. Popper made a correction. There is Application #21-35 80R Geer Street. Paramount Construction Company. Special Permit for crushing operations for about a week. It has to be a Public Hearing on December 7th. Mr. Popper asked the commission to accept this application this evening and schedule it to be heard December 7th.

Mike Cannata made a motion to accept this application and it to be heard December 7th. Seconded by Robert Donohue. *All in favor, Motion passed.*

c. Application #21-34: Request for Site Plan Modification at 70 Commerce Drive to allow for construction of only one building at 70 Commerce Drive. Simonez USA, Inc is the Applicant and 70 Commerce Drive LLC is the Owner.

Attorney Evan Seeman, attorney from Robinson and Cole from 280 Trumbull St, Hartford, CT

Mark Kershaw Chief Operating & Financial Officer at Simoniz USA from 201 Boston Tpke, Bolton, CT

Jim Cassidy, Civil Engineer from Hallisey Pearson & Cassidy at 35 Cold Spring Rd STE 511, Rocky Hill

10. Commissioner's Comments:

There were no comments.

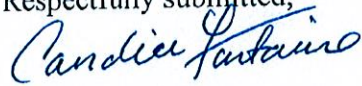
11. Approval of Minutes:

Mike Cannata made a motion to approve the minutes of October 6, 2021. Approved by and Seconded Nick Demetriades. *All in favor; motion passed*
(Ann Grasso and John Keithan abstained due to their absence on October 6, 2021)

12. Adjourn:

Alice Kelly made the motion to adjourn at 8:50PM. *All in favor, motion passed.*


Respectfully submitted,



Candice Fontaine
Administrative Secretary

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM TUESDAY, NOVEMBER 16, 2021
COUNCIL CHAMBERS CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Chris Cambareri, Brian Dufresne, Paul Cordone, Nick Demetriades, John Keithan, Ann Grassano and Robert Donohue (alternate)

Nov 30, 2021 11:25A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT 

Absent: Ken Rozich

Also, Present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska, and Town Council Liaison James Demetriades

1. **Call to Order:** The meeting was called to order by Chairman Alice Kelly at 7:00PM.
2. **Roll Call:**
The presence of the above members was noted.
3. **Seating of Alternates:**
Vice Chairman Mike Cannata made a motion to seat Robert Donohue as an alternate. Seconded by Paul Cordone. *All in favor, Motion passed.*
4. **Approval of Agenda:**
Mr. Popper said there is a change in the agenda. He explained that the numbering of the agenda is incorrect and the numbers for each item should be in chronological order. Mike Cannata made a motion to approve the agenda. Seconded by Nick Demetriades. *All in favor, Motion passed.*
5. **Public Comments:**
There are no public comments.
6. **Development Compliance Officer Report:**
Mr. Driska did not give a report.
7. **Town Planner Report:**
Mr. Popper said on December 7th we will have a number of applications at the public hearing that night including: Application #21-35: Request for a Special Permit under Section 6.1.H.2 of the Zoning Regulations to permit a Crushing Operation at 80R Geer Street. Paramount Construction LLC is the Applicant and Paramount Properties LLC is the Owner and Application #21-33: Request for a Special Permit under Section 6.6 of the Zoning Regulations to create a Rear Lot at 20 Woodside Road. Reed Builders is the Applicant and Constance J. Scheu is the Owner. He said we will also be hearing the subdivision application for that address during the business portion of our meeting. Mr.

Popper explained that there will be an informal presentation by the developer of the former Red Lion. He said that they would like to share their ideas for the development of the site with the commission and hear your comments.

Mr. Popper said the Inland Wetlands and Watercourses Agency's public hearing on the Warehouse application is continued to the December 1, 2021. He said so it will depend on what happens there as to when we will be considering the Warehouse applications. Mr. Popper said has had discussions with a developer regarding a possible pad sight at the Stop & Shop Center.

8. New Business: Accept and Schedule New Applications:

There were no new applications.

9. New Business:

There was no new business.

10. Old Business:

a. Application #21-34: Request for Site Plan Modification at 70 Commerce Drive to allow for construction of only one building at 70 Commerce Drive. Simoniz USA, Inc is the Applicant and 70 Commerce Drive LLC is the Owner.

Mr. Popper said in 2020 the commission approved two 31,500 square foot buildings and one 4,200 square foot building at 70 Commerce Drive. He explained that the applicant is proposing a site plan modification to construct one 61,000 square foot building. Mr. Popper said during the last meeting a concern was raised regarding a discussion from the previous approval to allow access to by the abutting property owner at 40 Commerce Drive to the driveway for 70 Commerce Drive. He said the commission had asked the applicant to work with the abutting property owner to come to an agreement.

Mr. Popper said he had received a letter from Mr. Ron Berggren the abutting property owner at 40 Commerce Drive. He said the letter indicated that a mutual agreement has been made granting access to 40 Commerce Drive to the driveway to 70 Commerce Drive.

Attorney Evan Seeman, attorney from Robinson and Cole at 280 Trumbull St, Hartford introduced the application and the applicant's representatives here this evening including: Mr. Mark Kershaw Chief Operating & Financial Officer at Simoniz USA at 201 Boston Turnpike Bolton; Mr. Jim Cassidy, Civil Engineer from Hallisey Pearson & Cassidy at 630 Main Street Cromwell.

Attorney Seeman said that an agreement has been worked out between the property owners. He explained that the agreement will be formalized into an actual easement agreement which will be recorded on the Land Records.

Mr. Popper said we have outstanding staff memos from John Egan (Building Officer) on

10/27/2020, Bruce Driska (Zoning Enforcement Officer) on 10/27/2021, and Jon Harriman (Town Engineer) on 11/4/2021.

Mike Cannata made a motion to approve Application #21-34: Request for Site Plan Modification at 70 Commerce Drive to allow for construction of one building at 70 Commerce Drive. Simoniz USA, Inc is the Applicant and 70 Commerce Drive LLC is the Owner. He said this approval is with the conditions contained in the memos from John Egan (Building Officer) on 0/27/2020, Bruce Driska (Zoning Enforcement Officer) on 10/27/2021, and Jon Harriman (Town Engineer) on 11/4/2021.

11. Commissioner's Comments:

There were no comments.

12. Approval of Minutes:

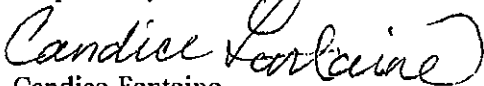
a. November 4, 2021

Mr. Popper said the minutes were not ready and they will be in the next meeting packet.

13. Adjourn:

Mike Cannata made a motion to adjourn at 7:15PM. Seconded by Chris Cambareri.
All in favor, Motion passed.

Respectfully submitted,



Candice Fontaine
Recording Clerk