



**Town of Cromwell  
Economic Development Commission**

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JoAnn Doyle  
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**REGULAR MEETING  
6:30 PM WEDNESDAY MARCH 16, 2022  
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. January 19, 2021
- 10. Good & Welfare**
- 11. Adjourn**

**Town of Cromwell  
Economic Development Commission**

***Regular Meeting  
6:30 PM Wednesday January 19, 2022  
Room 222 Cromwell Town Hall 41 West Street  
Meeting Minutes***

**Present:** Chairman Richard Nobile, Robert Donohue, Paul Warend, Joe Fazekas and Jay Polke

**Absent:** Marilyn Teitlebaum-Dworkin

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

**1. Call to Order**

The meeting was called to order by Chairman Richard Nobile at 6:31 PM.

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**2. Roll Call/Seating of Alternates**

The presence of the above members was noted.

**3. Approval of Agenda**

Jay Polke made a motion to approve the agenda. Seconded by Paul Warend. *All in favor, motion passed.*

**4. Public Comments**

No comments.

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

Mr. Popper said there is no news on the Lord Cromwell project. He explained that the developer has hired an engineer and we should see something in the late spring or early summer. Mr. Popper said they had mentioned they are looking at 260 multi-family units, 36 condos, and about 30,000 square feet of commercial space. He said there are several places for sale on the Berlin Road including the former dry cleaners, the Quality Inn, the land next to the Quality Inn, and the parcel next to the I-91 south bound exit ramp that fronts on Sebethe Drive. Mr. Popper noted that the work on the Landon development on the former Nike Site is about complete and the project is about 90% leased.

**6. New Business:**

Mr. Popper said the public hearing continues on the Shunpike Warehouse and it will continue to the Wednesday February 2nd Inland Wetlands and Watercourses Agency meeting at 7:00 pm. He explained that a peer review study has been done by a firm that was hired by the town and paid for by the developer. Mr. Popper said the peer review has been completed and it is available on the town web site.

Mr. Popper said that we expect to see an application and plans for the Crossroads shopping center for the reconstruction of the building façade and the parking lot in the near future. He noted that Five Below is still under construction at the Shop Rite Center. Mr. Popper said the modifications to the Chicago Sam's should happen this spring with a nice outside patio, removal of the jersey barriers and new parking spaces facing the Five Below store. He said that the new residential subdivisions including the one on Hicksville Road and Woodside Road are moving along and there should be major construction at both in the spring.

Mr. Popper said he has received several phone calls from developers looking for sites for a large medical office facility. He said he would like to see a development similar to the multi-service medical centers in Wethersfield on the Silas-Dean Highway. Mr. Popper said Cromwell is lacking a multi-service medical center and it would be great for the town.

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

There were no comments.

**8. Communications**

No comments were made.

**9. Approval of Minutes:**

a. December 15, 2021

Robert Donahue made a motion to approve the minutes of December 15, 2021. Seconded by Paul Warend. *All in favor, motion passed.*

**10. Good & Welfare**

No comments were made.

**11. Adjourn.**

Jay Polke made a motion made to adjourn at 7:02 PM; Seconded by Paul Warend. *All in favor, motion passed.*

Respectfully submitted,



Candice Fontaine  
Recording Clerk

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION  
7:00 PM TUESDAY, FEBRUARY 15, 2022  
COUNCIL CHAMBERS CROMWELL TOWN HALL, 41 WEST STREET  
AMENDED MINUTES AND RECORD OF VOTES**

**Present:** Chairman Alice Kelly, Vice Chairman Michael Cannata, Nick Demetriades, John Keithan, Robert Donahue, Ken Rozich, Chris Cambareri, and Paul Cordone

**Absent:** Director of Planning and Development Stuart popper, Brian Dufresne and Ann Grasso

**Also, Present:** James Demetriades 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:**  
Michael Cannata made a motion to seat Robert Donahue as an alternate; Seconded by Chris Cambareri. *All in favor, Motion passed.*
4. **Approval of Agenda:**  
Mr. Driska said he would like to add Application #22-02: Zoning Test Amendment for Cannabis sales in HB Zone under New Business item C. He also would like to add Application #22-01: TPC Special Permit Application under New Business item D. Michael Cannata made a motion to approve the amended agenda. Seconded by Chris Cambareri. *All in favor, Motion passed.*
5. **Public Comments:**  
There were no public comments
6. **Development Compliance Officer Report:**  
Mr. Driska did not give a report
7. **Town Planner Report:**  
Mr. Popper was absent, no report was given
8. **New Business: Accept and Schedule New Applications:**  
Mr. Driska said he would like to add Application #22-02: Zoning Test Amendment for recreational Cannabis sales in HB Zone under New Business item C with a scheduled Public Hearing for March 15<sup>th</sup>.

Mr. Driska said he would like to add Application #22-01: TPC Special Permit Application for the PGA Tournament with a scheduled Public Hearing for March 1<sup>st</sup>. Michael Cannata made a motion to approve the amended agenda. Seconded by Chris Cambareri. *All in favor, Motion passed.*

a. Application #22-03: Request for Site Plan Modification at 34 Shunpike Road to allow for renovation of the building façade and improvements to the parking lot. Gary Dayharsh is the Applicant and MIHEL II LLC is the Owner. Mr. Driska said he would like to schedule this for March 15<sup>th</sup>.

Mike Cannata made a motion to schedule Application #22-03: Request for Site Plan Modification at 34 Shunpike Road to allow for renovation of the building façade and improvements to the parking lot. Gary Dayharsh is the Applicant and MIHEL II LLC is the Owner for March 15<sup>th</sup>; Seconded by Chris Cambareri. *All in favor, motion passed.*

b. Application #22-04: Request for Site Plan Modification at 60 Hicksville Road to replace the existing pool with a splash pad. Adelbrook, Inc is the Applicant and MIHEL II LLC is the Owner.

Mike Cannata made a motion to schedule Application #22-04 Site Plan Modification at 60 Hicksville Road to replace the existing pool with a splash pad. Adelbrook, Inc is the Applicant and the Owner for March 1<sup>st</sup>; Seconded by Bob Donahue. *All in favor, motion passed.*

c. Application #22-02: Zoning Test Amendment Public Hearing for recreational Cannabis sales in HB Zone would like the Public Hearing scheduled for March 15<sup>th</sup>. John Keithan made a motion to approve Application #22-05 Zoning Test Amendment Public Hearing for recreational Cannabis sales in HB Zone. Seconded by Chris Cambareri. *All in favor, motion passed.*

d. Application #22-01 TPC Special Permit for a Public Hearing of the tournament players club annual PGA tournament on March 1<sup>st</sup>. Mike Cannata made a motion to Application #22-01 TPC Special Permit for a Public Hearing of the tournament players club annual PGA tournament. Seconded by John Keithan. *All in favor, motion passed*

**9. Commissioner's Comments:**

There were no comments

**10. Approval of Minutes:**

Mike Cannata made a motion to approve the amended minutes from January 18<sup>th</sup>. Seconded by Bob Donahue. *All in favor, Motion passed.*

**11. Adjourn:**

Mike Cannata made a motion to adjourn at 7:05PM. Seconded by Bob Donahue. *All in favor, Motion passed.*

Respectfully submitted,

A handwritten signature in black ink, reading "Candice Fontaine". The signature is written in a cursive style with a large initial "C" and a decorative flourish at the end.

Candice Fontaine  
Recording Clerk