



**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION**

*Regular Meeting  
7:00 P.M. Wednesday, November 20, 2019  
Room 222 Cromwell Town Hall*

**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: see attached P & Z Minutes
9. Approval of Minutes:
  - a. October 16, 2019
10. Good & Welfare
11. Adjourn

**To:** Economic Development Commission  
**From:** Stuart B. Popper, Economic Development Coordinator  
**Date:** November 18, 2019  
**Re:** Economic Development Coordinator Report for November 2019

**1. Projects currently under Construction:**

- The NIC 11,925 +/- square foot office and manufacturing building at 40 Commerce Drive;
- The 125 room, Marriott Springhill Suites Hotel at 76 Berlin Road and
- The new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road (Covenant Village).

**2. RFP for 60 and 61 River Road**

- The Redevelopment Agency issued a Request for Qualifications and Proposals (RFQ and RFP) process; it is the objective of the Town of Cromwell to identify a preferred developer or development company to develop as a joint public partnership for 60 River Road. The Redevelopment Agency has selected the preferred developer and forwarded the recommendation to the Town Council.

**3. Application Approved at the November 7, 2019 Planning and Zoning Commission Meetings:**

- Approved Application #19-48: Site Plan Modification to add a new wall sign for a Beauty Salon at 328 Main Street. Cailyn Musinski is the Applicant and Mario J. and Maria S Almeida are the Owners.
- Approved Application #19-55: Request for Site Plan Modification for the Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell LLC is the Applicant and the Owner.
- Approved with conditions the Proposed Settlement for "JPG Partners, LLC v. Cromwell Planning & Zoning Commission LND HHD CV18-6091023-S" involving Application #17-22: Center Point Apartments 186 Court Street. JPG Partners, LLC is the Applicant and Estate of Helen Ewald is the Owner.

# Memo

To: Joan Ahlquist, Town Clerk  
From: Stuart B. Popper, Town Planner  
Date: October 21, 2019  
Re: EDC Meeting Dates for 2020

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The following meeting dates were approved by the Economic Development Commission at their meeting on October 16, 2019. All meetings will be held on Wednesdays at 7:00p.m.

January 15, 2020

February 19, 2020

March 18, 2020

April 15, 2020

May 20, 2020

June 17, 2020

July 15, 2020

August 19, 2020

September 16, 2020

October 21, 2020

November 18, 2020


December 16, 2020

TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION



*Regular Meeting*  
*7:00 P.M. Wednesday, October 16, 2019*  
*Room 222 Cromwell Town Hall*

MINUTES

RECEIVED FOR RECORD  
Oct 21, 2019 09:55A  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT 

**Present:** Robert Jahn, Jay Polke and Paul Warena (alternate)

**Absent:** Chairman Richard Nobile, Marilyn Teitelbaum, Joseph Fazekas

Please note for the record that Chairman Richard Nobile arrived at 7:10 pm.

**Also Present:** Director of Planning and Development Stuart Popper, and Town Council member Al Waters.

**1. Call to Order:**

The meeting was called to order by Jay Polke at 7:02 p.m.

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

The presence of the above members was noted. Jay Polke made a motion to seat alternate Paul Warena; Seconded was Robert Jahn. *All in favor; motion passed.*

**3. Approval of Agenda:**

Stuart Popper asked to amend the agenda to include under new business item a. Approval of the 2020 meeting calendar. Robert Jahn made a motion to approve the amended agenda; Seconded by Paul Warena. *All in favor; motion passed.*

**3. Public Comments:**

None.

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

Mr. Popper said that at the September meeting the Redevelopment Agency set up the RFQ/RFP interview panel and two members from the EDC were appointed. He explained that the interview had been scheduled for Thursday October 17, 2019 at 7:00 pm but the developer was unable to make that time. Mr. Popper said that the interview has been rescheduled to Tuesday October 22, 2019 at 5:30 pm.

Mr. Popper said that Advanced Window Systems has moved into 14 Alcap Ridge occupying about 21,000 square feet of space. He said that this leaves about 9,000 square feet of office space remaining at the site. Mr. Popper said that the Leaf Filter Company (Gutter guards) has rented about 9,700 +/- square foot office and warehouse at 104 Sebeth Drive.

He noted that Fed Ex will be opening a kiosk store in Walmart's store at 161 Berlin Road. Mr. Popper said that the Vanity Hair Salon has opened at 199 Shunpike Road and that Bombshell Beauty Salon will be opening at 326 Main Street. He noted that construction continues on the new Marriott Hotel on Berlin Road and the new development at Covenant Village.

**6. New Business:**

**a. Approval of the 2020 Meeting Calendar**

Mr. Popper reviewed the dates on the 2020 meeting schedule. Robert Jahn, made a motion to approve the 2020 meeting calendar; Seconded by Paul Warena. *All in favor; motion passed.*

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

Commission members continued to discuss the RFQ/RFP.

**8. Communications: see attached P & Z Minutes**

**9. Approval of Minutes:**

- a. September 18, 2019 - Paul Warena made a motion to approve the minutes; Seconded by Robert Jahn. *All in favor; motion passed.*

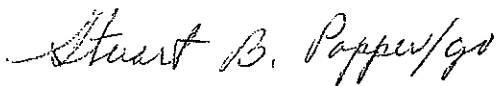
**10. Good & Welfare:**

The Commission members discussed the interview process for the RFQ/RFP.

**11. Adjourn:**

Robert Jahn made a motion to adjourn the meeting; Seconded by Jay Polke. *All in favor; motion passed.* The meeting was adjourned at 7:14 p.m.

Respectfully Submitted,



Stuart B. Popper  
Acting Clerk