



Town of Cromwell Redevelopment Agency

***REGULAR MEETING
6:00 PM WEDNESDAY NOVEMBER 15, 2023
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
AGENDA***

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Public Comments**
5. **Old Business**
 - a. Tank Farm – Chevron cleanup
 - b. 60 and 61 River Road RFQ/RFP
 - c. Former Public Works Facility
6. **New Business:**
7. **Approval of Minutes:**
 - a. October 18, 2023
8. **Commissioner's Comments:**
9. **Adjourn**

RECEIVED FOR RECORD
Nov 08, 2023 09:36A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Memo

To: Economic Development Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: November 8, 2023
Re: Upstate on Development Projects

Residential Development:

1. The 9 lot Vista Estate Subdivision on Hicksville Road and West Street;
2. The 8 lot Scheu Farm Subdivision on Woodside Road.
3. Phase IV and V of the 75 lot Arbors Meadows Subdivision on Field Road.
4. The 6 lot subdivision on Evergreen Road.

Commercial Development:

We continue to see renovation, expansion and construction of commercial properties these include:

1. Hartford Healthcare Urgent Care at 28 -4 Shunpike Road.
2. Gold Fish Swim School at 51 Shunpike Road.
3. The Texas Roadhouse Restaurant at 51 Shunpike Road.

New Businesses Open:

1. Lorenzo's Pizza and Martini Bar at 35A Berlin Road.
2. Nostalgia Restaurant at 530 Main Street.
3. Float Forty-One Cromwell 17 Shunpike Road.
4. Jessica's Color Room Salon 327 Main Street

Applications pending before the Planning and Zoning Commission (PZC):

1. Application #23-28: Request for a Site Plan Modification to construct 39 parking spaces and install electrical chargers at 14R Winchester Way (adjacent to 150 Country Squire Drive). Cromwell Village Associates, LCC is the Applicant and the Town of Cromwell is the Owner. **(Approved 10/17/23)**
2. Application #23-29: Request for a Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for the outside storage of trucks, trailers and construction equipment at 150 Sebethe Drive. Alvin Ravizza is the Applicant and RANDA LLC is the Owner. **(Approved 10/3/23)**
3. Application #23-31: Request for a Special Permit under Section 7.5.A of the Zoning Regulations to permit a restaurant with the sale of alcoholic beverages at 546 Main Street in the Local Business Zone District. **(Approved 10/3/23)**
4. Application #23-33: Request for a Site Plan Approval to construct an AutoZone Retail Store at 48 Berlin Road in the Highway Business Zone District. **(Approved 10/17/23)**



Town of Cromwell Redevelopment Agency

RECEIVED FOR RECORD
Nov 02, 2023 11:31A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

REGULAR MEETING
6:00 PM WEDNESDAY OCTOBER 18, 2023
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET

Minutes and Record of Vote

Present: Vice Chairwoman Ann Halibozek, Paul Warenda, Richard Nobile, Robert Donohue

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

1. Call to Order

The meeting was called to order at 6:04pm by Vice Chair Ann Halibozek.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

A motion was made by Paul Warenda and seconded by Richard Nobile to approve the agenda. All were in favor; the motion passed.

4. Public Comments - No public comments

5. Old Business

a. Tank Farm – Chevron cleanup

Mr. Popper said he has not heard anything about the tank farm and Mr. Warenda said he had a conversation with the adjoining property owner and they are very happy with the amount and timing of the negotiations. Mr. Warenda said that Senator Blumenthal got involved by speaking with the Chevron attorney. He said by winter they expect the excavation to begin on their property including soil replacement.

The Commissioners discussed possible future uses of the area.

b. 60 and 61 River Road RFQ/RFP

Mr. Popper said maybe the agency could approach the council after the election.

c. Former Public Works Facility

Mr. Popper said this is part of the Pierson Park expansion. He said they will be building a facility which will accommodate both the Cromwell team and the other team and that is the priority. Mr. Popper said the application for the Inland Wetland and Watercourses Agency was approved and an application will be submitted for the Planning and Zoning on November 7th for that project.

Mr. Nobile said he prefers the projected home of the Cromwell Panthers to be at Pierson Park Community Field as opposed to the high school. He said we will inhibit commercial growth by using the high school instead of the community field. Chairman Halibozek said we can remove item 5c from the agenda going forward.

6. New Business:

Mr. Popper reported that the new access site for the construction entrance at the middle school was approved at Planning and Zoning. He also said that the Town Council approved the tax abatement that the Economic Development Commission recommended for 100 Berlin Road and they hope to begin demolition in the spring. Mr. Popper said this is a very important project and I am pleased this is moving forward. Mr. Nobile said he commended Mr. Popper on his work at 100 Berlin Road and said it is the biggest thing to happen in town in a very long time. Mr. Popper showed the agency an article in the Hartford Business Journal about Martin Kenney and his family. He said since Mr. Kenney has passed away his family members are continuing his work.

Mr. Warenda asked about the Plan of Conservation and Development open house. Mr. Popper said that only 7 people showed up so they didn't receive much feedback. He said we will move forward without any public feedback. Mr. Popper said they will hold a public hearing with the Town Council so we will see what feedback we receive from that.

There was a discussion about the sidewalks and the complete street programs. Mr. Popper said we did not receive the additional \$500,000 STEAP grant we applied for. He said it was for additional work at Pierson Park. He said STEAP grants require the towns to contribute funds up front and we thought that we could submit the expenses the town already incurred but we have to have \$100,000 to put towards the new project.

7. Approval of Minutes:
a. September 20, 2023

A motion was made by Paul Warenda and seconded by Richard Nobile to approve the minutes of September 20, 2023. All were in favor; the motion passed.

8. Commissioner's Comments: None

9. Adjourn

A motion was made by Paul Warenda and seconded by Richard Nobile to adjourn at 6:33pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Linda Imme".

Linda Imme
Recording Clerk