



## Town of Cromwell Redevelopment Agency

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

### Minutes and Record of Votes

Present: Chairman Ann Halibozek, Richard Nobile, Paul Warenda, Robert Donohue

Also Present: Director of Planning and Development Stuart Popper, Town Council Liaison Al Waters, Town Council member Paula Luna

#### 1. Call to Order

Chairman Halibozek called the meeting to order at 6:03pm.

#### 2. Roll Call

The presence of the above members was noted.

RECEIVED FOR RECORD  
Dec 08, 2023 02:47P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

#### 3. Approval of Agenda

A motion was made by Richard Nobile and seconded by Paul Warenda to approve the agenda with the addition of item 6a. approval of the 2024 meeting calendar. All were in favor; the motion passed.

#### 4. Public Comments

Diane Wiegert said she applied to become a member of the Redevelopment Agency and/or the Economic Development Commission. She said I am happy to answer any questions you may have. Mr. Donohue thanked Ms. Wiegert for volunteering for a position. Chairman Halibozek also thanked Ms. Wiegert.

#### 5. Old Business

##### a. Tank Farm – Chevron cleanup

Mr. Warenda said there is nothing new with the tank farm cleanup. He said as I reported last month, the owners seem to be satisfied with the agreement with Chevron and the clean up proposal.

##### b. 60 and 61 River Road RFQ/RFP

Mr. Popper said the Commission may want to see how things go with the new Town Council to determine their next steps with this.

c. **Former Public Works Facility**

Mr. Popper said that the site plan for the renovation and improvement to the former public works facility and the football field and Pierson Park was approved by the Planning and Zoning Commission at their November 9, 2023 meeting.

He said it is a two-phase plan and phase 1 includes clean up of the public works facility site demolishing buildings, moving the fueling station, building new parking and converting the remaining public works building into a locker room for the High School team and visitor's team and officials. Mr. Popper said phase 2 will be the expansion of Pierson Park. He said the town received a \$1.5 million grant but the cost estimate is \$2 million so they are looking for additional funding. Mr. Popper said we applied for the a STEAP grant in 2023 for the park but we did not get it. We thought our in-kind services would cover the match portion but it did not. Mr. Popper said we do have funds set aside for the next time we apply for a STEAP grant so we have matching funds. He said the State expected us to have \$100,000 since we applied for \$500,000.

Mr. Donohue asked if Phase 2 was contingent on receiving additional funding and Mr. Popper said yes. Mr. Nobile asked if the football field at the high school was still moving forward and Mr. Popper said he doesn't know, but said they do have a plan that includes a new field. He said it is a \$10 million project so we will see what happens but they did receive a wetlands permit and it will be in front of the Planning and Zoning Commission in December.

**6. New Business:**

Mr. Popper reviewed his memo dated November 8, 2023. He discussed new applications and said there are quite a few new ones for electric charging stations. Mr. Popper said the Town installed new EV charging stations with a grant that we received so there was no cost to us. He also said that he learned of a new statute that was passed that all new parking lots will need to have a certain number of EV stations per ratio of spaces. Mr. Popper said the old Lord Cromwell received the tax abatement from the Town Council and they expect to start demo in the spring.

a. **2024 meeting calendar**

A motion was made by Robert Donohue and seconded by Paul Warenda to approve the 2024 meeting calendar as presented. All were in favor; the motion passed.

**7. Approval of Minutes:**

a. **October 18, 2023**

A motion was made by Robert Donohue and seconded by Paul Warenda to approve the October 18, 2023 minutes. All were in favor; the motion passed.

**8. Commissioner's Comments:**

There were no comments.

**9. Adjourn**

A motion was made by Richard Nobile and seconded by Paul Warenda to adjourn at 6:23pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Linda Imme". The signature is fluid and cursive, with the first name "Linda" and last name "Imme" clearly distinguishable.

Linda Imme  
Recording Clerk