



Town of Cromwell Redevelopment Agency

***REGULAR MEETING
6:00 PM WEDNESDAY APRIL 21, 2021
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. Cromwell Landing – Pier/Walkway
 - b. Tank Farm – Chevron cleanup
 - c. 60 and 61 River Road RFQ/RFP
6. New Business:
7. Approval of Minutes:
 - a. March 17, 2020
8. Commissioner's Comments:
9. Adjourn

**Town of Cromwell
Redevelopment Agency**

***Regular Meeting
6:00 PM Wednesday March 17, 2021
Room 222 Cromwell Town Hall 41 West Street
Meeting Minutes***

Present: Chairman Joe Fazekas, Ann Halibozek, Richard Nobile and Bob Donohue

Absent: Paul Warend

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

1. Call to Order

Chairman Joe Fazekas called the meeting to order at 6:01 p.m.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

Motion made by Richard Nobile to approve the Agenda; seconded by Ann Halibozek. *All in favor, motion passed.*

4. Public Comments

None

5. Old Business

a. Cromwell Landing - Pier/Walkway

Pier construction at Cromwell Landing is almost complete and the project is moving along.

b. Tank Farm - Chevron cleanup

Soil testing continues to make a final determination as to how much depth of soil needs to be removed. This is the responsibility of CTDEEP and the EPA.

c. 60 and 61 River Road RFQ/RFP

Mr. Popper reported that he attended the Town Council meeting the previous week and unfortunately after a year and a half of negotiating with the Summit Group, there is not an agreement. The Town Attorney and other parties feel that the Summit Groups' requests are unreasonable.

Mr. Popper is requesting that the Redevelopment Commission make a motion to authorize town staff to issue a new RFP/RFQ with the understanding that the town would be interested in eventually selling the land side of the property and doing a public-private partnership on the water side of the property. This is the same RFP/RFQ as originally advertised.

Richard Nobile made a motion to allow town staff to readvertise the RFP/RFQ for 60 and 61 River Road. Motion seconded by Bob Donohue. *All in favor, motion passed.*

Mr. Popper said that development continues at the Nike site, Arbor Meadows on Field Road as well as Covenant Village facility. He noted that Covenant Village is going to have a grand opening towards the end of April for their new facility. Mr. Popper said there was a ribbon cutting on March 17th at the new town public works department and sewer facility. He said the Planning and Zoning Commission has an application for a nine-lot subdivision on Hicksville Road with one lot on West Street.

Mr. Popper said it is proposed for the undeveloped area located north of the Missionary Road entrance to Adelbrook. He explained that the will be before the IWWA at the April 7, 2021 meeting and will be before the Planning and Zoning Commission at the April 20th meeting.

Mr. Popper said at the March 16th Planning and Zoning Commission meeting, Paramount Construction LLC had submitted an application to run their operation at 80R Geer Street (the former Cromwell Concrete storage site). He said Paramount Construction was very cooperative by coming in and getting a permit and will adhere to the town regulations for the hour's operation and for the control noise, dust and traffic.

Mr. Popper explained that at the ShopRite Center, they are hoping to go forward with some of the national tenants that had signed last spring which, obviously because of the COVID, did not go forward. He said the town is hoping to see some activity up there soon. Mr. Popper also mentioned there is the new bakery/cake shop will be moving into the former Tea Roses Tea Room on Main Street.

Mr. Popper said the Starbucks is open and doing very well. He noted that the Marriott Springhill Suites is open, and the developer is very happy with the location of the hotel and may consider building another type of hotel in town.

Mr. Popper noted that Mr. Orlando Cardenas on West Street has built an addition onto the existing house in which his daughters will move their beauty salon. He said Mr. Cardenas currently runs his landscaping business from this location and is building a retail shop on the corner of West Street and Mystique Lane.

Mr. Popper reports that things are moving along at 70 Commerce Drive noting the owners have said there is a lot of interest in the property and hope to move forward in the fall with a building. He closed by saying there is no news on the status of the Mr. Snow's project on the corner of Court Street and Shunpike Road.

6. New Business:

Election of Officers:

Ann Halibozek nominated Joe Fazekas for Chairman. Seconded by Richard Noble. *All in favor, motion passed.*

Joe Fazekas nominated Ann Halibozek as Vice Chairman. Seconded by Richard Nobile. *All in favor, motion passed.*

7. Approval of Minutes:

- a. November 18, 2020

Bob Donohue made a motion to approve the minutes of November 18, 2020 as amended. Seconded by Dick Nobile. *All in favor, motion passed. (Joe Fazekas abstained as he was absent.)*

8. Commissioner's Comments:

Bob Donohue has concerns about the height of the railing at the fishing pier. Although he understands that it is ADA compliant, feels that it is in violation. Railing should be 48 inches high. Mr. Donohue feels that the height and pitch of the fence could pose a hazard to someone over the height of 5'8". Chairman Joe Fazekas commented that the fence must be ADA compliant, but for the record will note Mr. Donohue's concerns.

9. Adjourn

Motion made by Richard Nobile to adjourn at 6:32 PM; Seconded by Ann Halibozek. *All in favor, motion passed.*

Respectfully submitted,

Michelle Armetta
Recording Clerk

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