

**TOWN OF CROMWELL  
REDEVELOPMENT AGENCY  
REGULAR MEETING  
6:30 PM WEDNESDAY MARCH 20, 2019  
ROOM 222, CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Joe Fazekas, Tom Tokarz, Jennifer Donohue, Ann Halibozek, Paul Warenda, Richard Nobile, Kevin Nolan

**Also Present:** Director of Planning and Development Stuart Popper, Town Resident Scott Magnano

**1. Call to Order**

The meeting was called to order by Chairman Joe Fazekas at 6:31 p.m.

**2. Roll Call**

The presence of the above members was noted.

**3. Approval of Agenda**

A motion to approve the agenda was made by Kevin Nolan; Seconded by Ann Halibozek. *All were in favor; the motion passed.*

**4. Public Comments: None**

**5. Old Business**

a. Cromwell Landing- Pier/Walkway: Mr. Popper said that finalized drawings of the new pier and walkway are expected at the end of March, and that the DEEP environmental study is completed. The new pier will include a sidewalk along the water and a fence accompanying the pier per ADA and current building code requirements. State approval will be required for wheelchair cutouts on the pier. The project has spent \$30,000 on design, and \$14,000 on the special species study. \$295,000 remain. Future project plans include a gazebo roof over the fishing area and permanent bathrooms to be added at a later date.

b. Tank Farm – Chevron Cleanup: The environmental company Arcadis continues drilling and testing on site to finish its report for Chevron. Resident Scott Magnano, owner of neighboring property at 29 Wall Street, discussed the presence of two large pools of benzene and thousands of gallons of fuel oil on his property. Mr. Magnano said that

Chevron inspectors are monitoring the wells and looking at the water table to see how far under the barn on the property the benzene and oil contamination has gone. He also stated that Chevron wants five full-time monitoring wells on the property at 29 Wall Street. A question was raised as to the status of the property tax bill. Mr. Popper stated that he will check on the status of the tax bill and advise.

c. Access Rd to River Rd from 99: Mr. Popper stated that Town Council denied a \$3,000 budget request.

d. Tom Tokarz asked what will be done with the two pieces of Town-owned land adjacent to the River Road property in question. Ann Halibozek made a motion to have Town Council consider developing a Request For Proposal for public/private partnership for the waterfront parcel; Seconded by Paul Warena.

e. Tom Tokarz asked if anything has been done with the map of available town properties that was brought up at the last meeting. Mr. Popper stated that he will pursue this request.

## **6. New Business**

Mr. Popper summarized his memo to the EDC dated March 6, 2019 re: Economic Development Coordinator Report for March 2019.

Mr. Popper reported that he attended the New England Retail Connection today, March 20th, which was a mixture of people looking for and selling retail sites. Consultants and engineers were present.

## **7. Approval of minutes:**

a. February 20, 2019: Tom Tokarz made a motion to approve the meeting minutes; Ann Halibozek seconded the motion. *All were in favor; the motion passed.*

**8. Commissioner's Comments:** Ann Halibozek asked if the Boy Scouts could erect new bat boxes to eat mosquitoes at Cromwell Landing. It was advised that Frank Emmanuel is a contact for the Boy Scouts in town.

Kevin Nolan asked who owns the land on which the unfenced portion of the pier sits. Mr. Popper answered that there is a permanent easement on the land to the former tank farm across the street.

Paul Warena asked Mr. Popper about the possibility of the Redevelopment Agency taking a tour of the ongoing construction at the Tournament Players Club. Mr. Popper said that they allow people into the building after 3:00 p.m., and that he will ask how many people can tour the facility.

**9. Adjourn:** Tom Tokarz made a motion to adjourn the meeting; Seconded by Paul Warend. *All were in favor; the motion passed.* The meeting was adjourned at 7:10 p.m.

Respectfully Submitted,

*Rachel E. Novak*

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Recording Clerk