

**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY SEPTEMBER 18, 2019
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES**

Present: Chairman Joseph Fazekas, Richard Nobile, Ann Halibozek, Robert Donohue, Paul Warendia, Kevin Nolan.

Also Present: Director of Planning and Development Stuart Popper and Robert Jahn.

Absent:

1. Call to Order:

The meeting was called to order by Chairman Joseph Fazekas at 6:30 p.m.

2. Roll Call:

The presence of the above members was noted.

3. Approval of Agenda:

Ann Halibozek made a motion to approve the agenda; Seconded by Richard Nobile. *All in favor; motion passed.*

4. Public Comments: None.

5. Old Business:

a. Cromwell Landing- Pier/Walkway:

Mr. Popper said that the plans for Cromwell Landing are completed and have been submitted to the Connecticut Department of Energy and Environment, (DEEP) for review. He said that DEEP staff has raised some concerns regarding the placement of structures in the floodplain. Mr. Popper noted that we will be meeting with DEEP staff on Friday October 4, 2019 to discuss the plans. He explained that the project has received approval from the Inland Wetlands and Watercourses Agency and the Planning and Zoning Commission.

b. Tank Farm:

Mr. Popper discussed the Tank Farm on River Road and the continuing efforts to clean up the site. He explained that they will be working on either side of River

Road across from the remaining building and eventually in the road itself over the next few months. Mr. Popper noted that as was done under the previous cleanup efforts access will be provided for hunters during the upcoming hunting season. The agency members and Mr. Popper discussed the status of the tank farm clean up and the future potential uses of the site.

Robert Donohue entered the meeting at 6:34 p.m.

c. Access Rd. to River Rd. from 99:

Mr. Popper said there was no new information on the access road at this time.

d. 60 and 61 River Road RFQ/RFP:

Mr. Popper said that the Redevelopment Agency issued a Request for Qualifications and Proposals (RFQ/RFP) in July of this year for 60 and 61 River Road with a deadline of September 13, 2019. He said the town had received one proposal and that the review process called for a selection committee to review the submitted proposals and make a recommendation to the Town Council.

Mr. Popper summarized the proposal received noting that it called for a phased development process for both sides of River Road. The agency members and Mr. Popper discussed the proposal received and the format of the selection committee. The Agency members decided to create a five person selection committee with three members from the Redevelopment Agency and two members from the Economic Development Commission.

Paul Warendia made a motion to appoint three members from the Redevelopment Agency and to request that the Economic Development Commission appoint two members to form the Selection Committee; Seconded by Kevin Nolan. *All in favor; motion passed.*

Richard Nobile made a motion to appoint Joseph Fazekas, Paul Warendia, and Ann Halibozek to the selection committee; Seconded by Kevin Nolan. *All in favor; motion passed.*

e. Town Wide map of Vacant Properties:

Mr. Popper said that he is still working on collecting data for the map.

6. New Business:

Mr. Popper said that construction of the new Marriott Hotel on Berlin Road, the new development at Covenant Village, and the site work and model homes at Arbor Meadows on Field Road are all moving forward. He explained that the Starbucks is still working on their OSTA permit from the Connecticut Department

of Transportation. Mr. Popper said they had a great business visitation today at the Cortiva Institute at 51 Shunpike Road. He noted that the interior of the new facility with its classrooms and offices is really impressive. Mr. Popper said that the Cortiva Institute has scheduled grand opening program and events on Wednesday October 9th with a ribbon cutting at 12 pm.

7. Approval of Minutes:

- a. May 15, 2019- Ann Halibozek made a motion to approve the minutes; Seconded by Richard Nobile. *All in favor; motion passed.*

8. Commissioner's Comments:

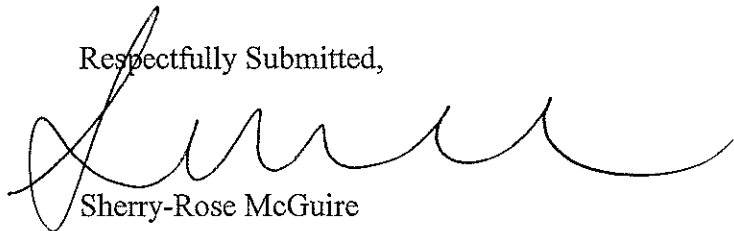
Ann Halibozek said that she had some concerns with the paving at the entrance of the Shop Rite shopping center which is now improved. She said that she hoped improvements would be made to the paving of the entrances to the shopping center at 136 Berlin Road when the new Starbucks is constructed.

Paul Warendt asked about the status of Field Road in relationship to their proposed phasing plan to construct 15 new houses per year. Mr. Popper said that the developer has spent the last year installing the extensive utility system which had required access from the other end of Field Road. He noted that the developer has constructed two model homes and he expected the developer to on track next year to build 15 homes.

9. Adjourn:

Paul Warendt made a motion to adjourn the meeting; Seconded by Ann Halibozek. *All in favor; motion passed.* The meeting was adjourned at 7:10 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Sherry-Rose McGuire', written over the printed name.

Sherry-Rose McGuire