

**Town of Cromwell
Redevelopment Agency**

***Regular Meeting
6:30 PM Wednesday October 21, 2020
Room 222 Cromwell Town Hall 41 West Street***

Meeting Minutes

RECEIVED FOR RECORD
Nov 05, 2020 11:09A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT *PL*

Present: Richard Nobile, Paul Warendas, Bob Donohue

Absent: Chairman Joe Fazekas, Ann Halibozek

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

1. Call to Order

Richard Nobile called the meeting to order at 6:31 p.m.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

Motion made by Bob Donohue to approve the Agenda; seconded by Paul Warendas. *All in favor, motion passed.*

4. Public Comments

Mr. Al Waters commented on success of the Halloween drive-through.

5. Old Business

a. Cromwell Landing - Pier/Walkway

Mr. Popper said the contract was awarded to the Four Seasons Landscaping out of Windsor, CT. He explained that we had a preconstruction meeting last week and they are going to start work on October 27th. Mr. Popper stated that the amount of work on the park improvements will depend on the weather. He said the goal is to complete the work along the river and construct the new walkway and get some of the landscaping started. Mr. Popper noted that we may be able to install some of the outside furniture and also the gazebo structure. He said we are very excited about this project and we think will look nice when it is done. Mr. Popper said people will still be able to fish on the big rock and we are not preventing any access to the areas that people like to use.

b. Tank Farm - Chevron cleanup

Mr. Popper said that work continues on the tank farm. He said they are going further west into the site to do more work where the actual tanks were. Mr. Popper said they are still doing some testing back there and trying to determine how much material they are going to remove from the site.

He said right now, it is estimated the top four feet of soil will be removed. Mr. Popper explained that it may not be suitable for residential development and that it is an ongoing negotiation between Chevron and the current property owners.

c. 60 and 61 River Road RFQ/RFP

Mr. Popper said that we have given the developer additional time for their attorney to develop a proposal that would work and can be approved by our town attorney. We should know that in November. If they do not want to move forward in a more appropriate manner, then we are just going to re-advertise. We will see what happens with that, but Mr. Popper will be able to report it the next meeting.

6. New Business:

Mr. Popper offered the following updates:

- The Marriott hotel has opened they are averaging about nine percent occupancy at this point. The hotel owners had requested that their tax abatement begin this year instead of next year and the town council approved.
- There was an administrative error regarding the Amazon tax abatement and their tax abatement started this year.
- Discussion continues about possible future development in the northern tier by the same firm that developed the Amazon building.
- Construction continues on projects in town such as the Nike Site, Starbucks and Arbor Meadows.
- The new Public Works and Sewer Department building has gotten a CO and they are working on transferring equipment. Mr. Popper encouraged everyone to take a look as it is a very impressive building.
- We have no news on the Red Lion.
- We have been advised that the Friendly's was supposed to be sold and it was not.
- Work continues on North Road bridge and Coles Road is about done.

7. Approval of Minutes:

a. September 16, 2020

Motion made by Bob Donohue to approve the minutes of September 16, 2020; Seconded by Paul Warenda. *All in favor, motion passed.*

8. Commissioner's Comments:

Bob Donohue wants to praise the accessor's office for their helpfulness. Richard Nobile concurs.

9. Adjourn

Motion made by Richard Nobile to adjourn at 6:58 PM; Seconded by Paul Warenda. *All in favor, motion passed.*

Respectfully submitted,

Michelle L. Armetta SLP

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Recording Clerk