

**Town of Cromwell
Redevelopment Agency**

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JoAnn Doyle
TOWN CLERK
CROMWELL, CT

***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.*

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.*

Director of Planning and Development Report:

Mr. Popper reported that we are waiting for some announcements about the ShopRite Shopping Center. COVID has slowed down development, especially regarding restaurants. Ruby Tuesday's is expected to close, and another restaurant take its place. The former Subway and Payless are being renovated. No news on Barb's Pizza.

A new cake business has opened on Main Street at the former Tea Roses location. Starbuck's is open and doing very well. There is hope that the Starbuck's will lead to additional tenants in that plaza. Café Fiore is moving along and should be opening soon. The town plans to continue allowing outdoor dining.

The liquor store next to the Asian Grocer has received its state permit and is open. The owner of the plaza reports that he may be added beauty salon and dog groomer to the plaza.

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