

**Town of Cromwell
Redevelopment Agency**

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JoAnn Doyle
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***Regular Meeting
6:00 PM Wednesday October 20, 2021
Room 222 Cromwell Town Hall 41 West Street
Meeting Minutes***

Present: Chairman Joe Fazekas, Ann Halibozek, Richard Nobile, Paul Warenda, and Robert Donohue

Absent: No one was absent

Also, Present: Director of Planning and Development Stuart Popper (via phone), (arrived at 6:20PM), Town Council Town Council Liaison Al Waters (arrived at 6:20PM) and Paula Luna (Town Council Candidate)

1. Call to Order

Chairman Joe Fazekas called the meeting to order at 6:02 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 Paul Warenda. *All in favor, motion passed.*

4. Public Comments

No public comments were made

5. Old Business

Mr. Popper said regarding old business nothing has changed since the last meeting. The Agency members all agreed that Cromwell Landing park has been completed so it should be taken off the agenda.

- a. Cromwell Landing - Pier/Walkway
- b. Tank Farm - Chevron cleanup
- c. 60 and 61 River Road RFQ/RFP

6. New Business:

Mr. Popper explained that there is a new major retail tenant moving into the Shop Rite Shopping Plaza. He said the 25,000 square foot store will be located to the left of Marshalls. He noted that construction continues on the Landon multi-family development at the former Nike site and it is moving along nicely.

Mr. Popper said Phase I of the Arbor Meadows development on Field Road is done with 15 houses built there. He noted that all the road and utilities for Phase II are done and they are starting to build houses in this phase.

Mr. Popper said 70 Commerce Drive is under contract and there will be an application to modify the existing site plan at the November 4, 2021 PZC meeting. He explained that the new owner is the Simonize Company and they are proposing to build a 60,000 square foot building with office, manufacturing and warehouse space.

Mr. Popper said there will be a Public Hearing at the Wednesday November 3, 2021 Inland Wetlands and Watercourses Agency meeting for the large warehouse project on Geer Street. He explained that the regulated activities include a wetland crossing for the new road off of Shunpike Road and the proposed filling of an old farm pond in the center of the property. Mr. Popper noted that the applicant has already gotten approval from the Army Corp of Engineers for the filling of the old farm pond.

The Agency members and Mr. Popper discussed the proposed warehouse development and various issues that will likely arise such as a possible tax abatement. Ann Halibozek asked if the Public Hearings will be in the gym? Mr. Popper said it has not been decided at this time.

Chairman Joe Fazekas said the sidewalk project on Geer Street is going great and is amazed that the speed of the work and they are doing a great job. Mr. Popper said the all the town staff is very pleased with the speed and quality of the work the company has done.

Mr. Donahue asked about the status of the Red Lion noting that at a recent meeting he attended it was said the building has been sold. Mr. Popper said as far as he knows the two banks still have the two mortgages on the property. He said the banks are negotiating with each other and if all goes well they will team up with a developer to redevelop the property. The Agency members discussed the history and current status of the Red Lion property. Members also discussed the recent sale of the abutting property at 15R Christian Hill Road.

Mr. Popper said he has been advised that the former Friendly's building is for lease and he had received a copy of the real estate add. He said the building is 3,080 square feet, and it is still owned by the original owners and hopefully a new restaurant will be going there. Mr. popper said the owner has advised him that the Subway on Main Street is for lease or sale.

7. Approval of Minutes:

a. September 21, 2021

Motion made by Richard Nobile to approve the minutes of September 21, 2021; Seconded by Robert Donohue. All in favor, motion passed.

8. Commissioner's Comments:

No comments were made.

9. Adjourn:

Motion made by Paul Warena to adjourn at 6:29 PM; Seconded by Robert Donohue. *All in favor, motion passed.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Candice Fontaine". The signature is fluid and elegant, with a large, looping initial 'C'.

Candice Fontaine
Administrative Secretary