

**Town of Cromwell
Redevelopment Agency**

***Regular Meeting
6:00 PM Wednesday December 15, 2021
Room 222 Cromwell Town Hall 41 West Street
Meeting Minutes***

Present: Vice Chairman Ann Halibozek, Richard Nobile, Paul Warend, and Robert Donohue

Absent: Chairman Joe Fazekas

Also, Present: Director of Planning and Development Stuart Popper, Al Waters (Town Council Liaison), Paula Luna (Town Council) arrived at 6:20 PM, and Steve Fortenbach (Town Council Liaison) arrived at 6:25 PM

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JoAnn Doyle
TOWN CLERK
CROMWELL, CT 

1. Call to Order:

Vice Chairman Ann Halibozek 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:

Mr. Popper asked that the agenda be amended to add approval of the 2022 meeting calendar.

Richard Nobile to made a motion to approve the amended agenda; seconded by Paul Warend.
All in favor, motion passed.

4. Public Comments:

No public comments were made.

5. Old Business:

a. Tank Farm - Chevron cleanup

Mr. Popper said negotiations continue between the DEEP and the horse farm owners regarding the clean-up of their property.

b. 60 and 61 River Road RFQ/RFP

Mr. Popper said there is no new news on the 60 and 61 River Road RFQ/RFP. He said he plans on going back to the town council in 2022 to discuss the RFQ/RFP in executive session.

6. New Business:

a. Approval of the 2022 Meeting Calendar.

Jay Polke made a motion to approve the 2022 meeting calendar. Seconded by Paul Warendau.
All in favor, motion passed.

Mr. Popper said the new owners of the Red Lion made an informal presentation to the Planning and Zoning Commission at the December 7, 2021 meeting. He said 100 Berlin Road LLC is the owner and in conjunction with the developer Lexington Partners LLC of Hartford they are looking to develop 260 apartments, 36 condominiums, and 31,000 of commercial space including a restaurant. He said the Planning Commission seemed very receptive towards this proposal and we will hear more from them in the Spring.

The Agency members and Mr. Popper discussed the Red Lion site and the surrounding neighborhood. Vice Chairman Ann Halibozek noted that the developer had purchased 15R Christian Hill Road. She suggested to Mr. Popper that the developer be advised of the location of the sanitary sewer easement in 15R Christian Hill Road and its close proximity to the east side of 100 Berlin Road. Mr. Popper agreed.

Mr. Popper said the Ewald Estate property at 186 Shunpike Road is expected to be sold and he expects Mr. Pat Snow to be the buyer. He said if it is sold to Mr. Snow he is likely to sell the property to another developer. Mr. Popper noted that the court settlement between the town and Mr. Snow called for 60 market rate apartments in two three story buildings with retail on Shunpike Road to be built. The Agency members and Mr. Popper discussed the sale and development of the Ewald Estate property.

Mr. Popper said the public hearing for the proposed warehouse on Geer Street at Inland Wetlands and Watercourses Agency (IWWA) was continued from the November 3, 2021 meeting to the meeting December 1, 2021. He said there was a large crowd with approximately 75 people in the council chambers and another 25 to 50 people downstairs in the lobby watching the hearing on a monitor. Mr. Popper said about 25 people spoke in opposition and we received a letter of concern from the Town of Rocky Hill Inland Wetlands Agency which requested a peer review of the project.

The Agency members and Mr. Popper discussed the letter from the Town of Rocky Hill Inland Wetlands Agency. He said the IWWA has requested that a peer review be conducted of the engineering methods and wetland analysis being used by the developer for the proposed project. He said the public hearing was continued to January 5, 2022. Mr. Popper said if the warehouse is approved by the IWWA it will then go to the PZC.

Mr. Popper said work continues at the Nike site and that Country Squire Road is finished. He said at the Shop Rite Center the new \$5-Below store is under construction and Burlington Coat Factory is expected in the Spring. Mr. Popper said a Texas Roadhouse restaurant will be proposed for the location of the existing Ruby Tuesday's restaurant once their lease is up.

Mr. Popper said he has met with developers who will be proposing a fast food restaurant pad site at the Stop and Shop Center. He said the restaurant will be located at the corner of the parking lot closest to the intersection of Shunpike and Berlin Road. The Agency members and Mr. Popper discussed the proposed development of the pad site and the current status of other properties along the Berlin Road.

Mr. Nobile asked about what is going on with the Tank Farm on River Road and if the owners have a plan for the development of the site. Mr. Popper said the site is almost all cleaned up and he has not had any conversations with the owners as to what they plan to do with the site. He noted that the site does contain 100 flood-plain and wetlands and that the only high and dry part of the site is up by the railroad tracks. Mr. Popper said that it is good that the site is almost cleaned up and he looks forward to seeing something happen there.

7. Approval of Minutes:

a. November 17, 2021

Ann Halibozek said there is a change in the minutes from November 17, 2021 on page two. 15
Christian Hill needs to be changed to 15R

Richard Nobile made a motion to approve the amended minutes of November 17, 2021;
Seconded by Paul Warend. *All in favor, motion passed.*

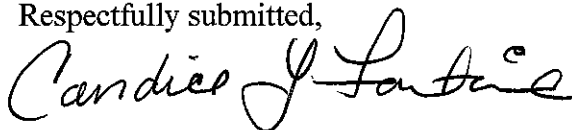
8. Commissioner's Comments:

There were no comments

9. Adjourn:

Robert Donahue made a motion to adjourn at 6:35 PM; Seconded by Paul Warend.
All in favor, motion passed.

Respectfully submitted,



Candice Fontaine
Recording Clerk