

**Town of Cromwell
Redevelopment Agency**

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10-26 2015 at 9:43 AM.
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Luis Conzuela
TOWN CLERK

**REGULAR MEETING
6:30 P.M. WEDNESDAY OCTOBER 21, 2015
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES**

Present: Chairman Joseph Fazekas, Richard Nobile, Paul Warendas, Thomas Tokarz
Absent: Vice Chairman Ann Halibozek, Richard Duffy, Jennifer Donohue
Also Present: Director of Planning and Development Stuart Popper

1. Call to Order

Chairman Joseph Fazekas called the meeting to order at 6:32 PM.

2. Roll Call

The above noted members were present.

3. Approval of Agenda

Thomas Tokarz made a motion to approve the agenda, 2nd by Richard Nobile.
All in Favor. Motion Passed.

4. Public Comments

There were no public comments.

5. New Business:

a. Discussion of Redevelopment Areas

Stuart Popper asked the members to imagine the 9 acres that potentially could be redeveloped where the Town garage sits now, noting that it is an ideal location to move toward the redevelopment of the downtown and Main Street areas. He said that there will be no action on the site until after the election. He commented that the funding to move the facilities would be 5 or 10 million dollars.

Stuart Popper said that Chevron is on the hook by DEEP to clean up the Tank Farm site and that Arcadia is on site doing the test holes of the soil for the remediation efforts. He said there may be a plan of action by late fall.

Stuart Popper said he contacted CL&P (Eversource) regarding their properties and that he is waiting to hear back from them.

Stuart Popper said that there was left over money in a STEAP grant (must be used for recreation purposes) that would have been returned to the State unused, but instead he contacted DEEP and requested the money be used for the improvement of the river front. He said the Town Council in a Resolution authorized the \$321,000 grant money to be used to do a study and create a plan for recreation uses by the river. He said the idea is to have a handicap accessible fishing dock that would jut out over the river with no boating access and improvements made to the parking areas. He noted that the fishing dock would be the 1st handicap accessible dock on the Connecticut River.

Chairman Fazekas said the EDC made a motion to create a formal plan for accessibility and development of the river front that will go out to a RFP.

Richard Nobile said the river front is an important asset and that the community doesn't even know it's there. He said the Town needs to hire a consultant to do a study to determine the best access to the river even if it means creating a new access road to the recreation areas. He said Cromwell is a river town and downtown won't happen until the river front is developed.

Chairman Fazekas complimented Heather Polke on the success of the Farmer's Market. He said it was excellent exposure of the river front area and there was a good turn out by the public. He noted that the EDC motioned to extend a thank you letter to her.

Stuart Popper suggested a formal letter be sent to the Town Council from the Chairmen of the EDC and RA boards to be presented jointly to the Council.

Members commented that the plans that have been discussed regarding the sport fields includes creating a sports complex that can accommodate several sport fields with multi-use purposes and they would be developed before any fields would be moved. Stuart Popper said that the Redevelopment Agency needs to stake a claim on the areas of interest and create a plan to propose to the Town Council and other appropriate commissions in order to get something concrete accomplished.

Stuart Popper said for the next meeting he would draft a request for funding for an accessibility study.

Chairman Fazekas asked that the EDC and P&Z minutes be included in each RA meeting packet. Stuart Popper agreed to do so.

6. Approval of Minutes:

a. September 16, 2015

Stuart Popper presented "draft" meeting minutes for the members to review. The minutes were reviewed and accepted as regular minutes.

Richard Nobile made a motion to approve the minutes as amended from draft to regular, 2nd by Paul Warenda.

Vote: Yes: Richard Nobile, Paul Warenda, Thomas Tokarz

Abstain: Chairman Joseph Fazekas (not present for minutes meeting)

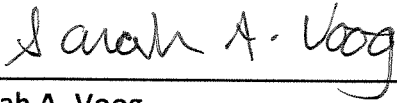
Motion Passed.

7. Commissioner's Comments:

8. Adjourn

Paul Warenda made a motion to adjourn the meeting at 7:10 PM, 2nd by Richard Nobile. All in Favor. Meeting Adjourned.

Respectfully Submitted By:



Sarah A. Voog

Redevelopment Agency Clerk