



## Town of Cromwell Redevelopment Agency

***Regular MEETING***  
***6:00 PM WEDNESDAY November 16, 2022***  
***ROOM 222 CROMWELL TOWN HALL 41 WEST STREET***  
**Minutes**

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

Absent: Ann Halibozek

Also Present: Director of Planning and Development Stuart Popper and Town Council member Al Waters arrived 6:05pm

**1. Call to Order**

Chairman Fazekas called the meeting to order at 6:02pm.

**2. Roll Call**

The presence of the above members was noted.

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Dec 05, 2022 01:32P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

**3. Approval of Agenda**

A motion was made by Paul Warenda and seconded by Richard Nobile to approve the agenda with the addition of adding the 2023 meeting calendar for approval. All were in favor; the motion was passed.

**4. Public Comments - none**

**5. Old Business**

**a. Tank Farm – Chevron cleanup**

Mr. Popper said the owners of the horse farm were here last month and we heard their concerns. He said the issues between the property owners and Chevron and CT DEEP are private concerns and we have no authority regarding the negotiations between the property owners, Chevron and CT DEEP.

b. 60 and 61 River Road RFQ/RFP

Mr. Popper said there is a company that will be using 60 River Road to bring a giant reel of underwater cable via the train track to the Johnson Realty building and then drive it down the street to 60 River Road. He said from there it will be loaded onto a barge and taken down the Connecticut River to the sound then up to an island off the coast of Maine. Mr. Popper said the process from train to the River will take about three days to complete.

c. Former Public Works Facility

Mr. Popper asked Mr. Waters if there was any new news on the old Highway garage. Mr. Waters said they have made some repairs, power washed and cleaned everything and the CIAC approved everything. He explained that this should be enough to allow us to have home games there. Mr. Nobile asked if this was just temporary and Mr. Waters said it will buy us time until the high school field can be built. He said there are two committees, one for the community center and one for the high school field. Mr. Popper asked if they decided where to put the community center and Mr. Waters said nothing is set in stone. Mr. Nobile said he doesn't think they can get rid of Pierson Park Field.

**6. New Business:**

Mr. Popper said that 100 Berlin Road was approved and they will be here with a tax abatement proposal in the near future. Mr. Nobile said he heard that the Planning and Zoning Commission (PZC) approval was contingent upon the issuance of the tax abatement and we have never given a tax abatement with strings attached. Mr. Popper said there was some discussion regarding the percentage of affordable units to be included and initially the developer said that the percentage would be tied to the tax abatement. He explained that the PZC did not approve the application with such conditions. Mr. Popper said we will also see Cromwell Automotive's new building come in for a tax abatement.

Mr. Popper said the installation of a digital billboard on the old Citgo station site was denied by DOT because they did not agree with the new zoning regulation designation the developer had proposed and the PZC had approved. Mr. Popper said the developer is working with the DOT and his attorney to resolve the zoning issues.

Mr. Popper said the proposed Popeye's at the Stop and Shop will come back after they make some adjustments to the site plan and finish their A2 survey. Mr. Donohue said the water main runs right under the drive-thru and Mr. Popper said they will be addressing that.

Mr. Popper said that the TPC has an application in front of the PZC to add a new maintenance building at the agronomy farm area. He said that they haven't heard from the Carrier Corporation Multifamily developers yet regarding the property they purchased from Pat Snow. He said the court agreement called for 60 market rate residential apartments with two commercial buildings fronting on Shunpike Road.

Mr. Popper said the PZC at their meeting on November 11, 2022 approved the 6-lot subdivision on Willowbrook Road.

The Commission members and Mr. Popper discussed the status of various projects around town.

- a. Approve the 2023 meeting calendar

A motion was made by Paul Warendt and seconded by Richard Nobile to approve the 2023 meeting calendar. All were in favor; the motion passed.

## **7. Approval of Minutes:**

- a. October 19, 2022

A motion was made by Robert Donohue and seconded by Paul Warendt to approve the minutes of October 19, 2022. Robert Donohue, Richard Nobile, Paul Warendt approved the motion; Joe Fazekas abstained. The motion passed.

## **8. Commissioner's Comments:**

Mr. Nobile asked if there would ever be an access road to the river since many people want that. Mr. Popper said we need to add it to 2023 budget request and to go to the town council and work on getting it funded. The Commission members and staff discussed this idea. Chairman Joe Fazekas announced that he was stepping down from the Redevelopment Agency as of this meeting. The Commission members all voiced their thanks for his leadership and his hard work over the past few years.

## **9. Adjourn**

A motion was made by Paul Warendt and seconded by Richard Nobile to adjourn at 6:34pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme  
Recording Clerk