



Town of Cromwell Redevelopment Agency

***REGULAR MEETING
6:00 PM WEDNESDAY, MARCH 15, 2023
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET***

Minutes and Record of Votes

Present: Vice Chairwoman Ann Halibozek, Paul Warenda, Robert Donohue, Richard Nobile

Also Present: Director of Planning and Development Stuart Popper, Town Council Member Paula Luna, Town Council member Al Waters (arrived 6:15pm)

1. Call to Order

Vice Chairwoman Halibozek called the meeting to order at 6:01pm.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

A motion was made by Paul Warenda and seconded by Richard Nobile to approve the agenda. All were in favor; the motion was passed.

4. Public Comments - none

5. Old Business

a. Tank Farm – Chevron cleanup

Mr. Popper said that there has been no news on the tank form.

b. 60 and 61 River Road RFQ/RFP

Mr. Popper said that there has been no news on River Road but it's possible that someone will come in over the summer to talk about Frisbee Park.

c. **Former Public Works Facility**

Mr. Popper said this project is moving forward and they are going to sign the contracts for the sidewalks soon. Mr. Donohue said he thinks there will be more accidents on Elm/West Street from drivers coming up the hill trying to turn left since there is no room there.

6. New Business:

Mr. Popper said Texas Roadhouse Restaurant was approved on March 7th and Ruby Tuesday's will be there until March 19th. He said Texas Roadhouse will come in for a demo permit and they hope to have it open around Thanksgiving. Mr. Popper said the Goldfish school is waiting to sign a contract and there will also be a new Poke Place in the same plaza. He said Middlesex Health will start a total build out soon and will complete all 26,000 square feet at once. Mr. Popper said that 5 Berlin Road is for sale as the Cannabis establishment won't be building there. He said the company has a store in Newington and claims that store is too close so they are going to sell the site. Mr. Popper said the special permit stays with the land so maybe it will be sold to another cannabis company. He said they have started working on the Riverdale Cleaners building but don't seem to be in a rush.

Mr. Popper said Arbor Meadows is going along fine. He said we have had some discussions with possible developments. He said there has been interest in a smaller warehouse where the big warehouse was trying to build. Ms. Luna asked if that would be on Geer Street and Mr. Popper said no, off of Shunpike.

Vice Chair Halibozek said it is good for Cromwell not to have Hartford Healthcare right now as they are consolidating some of their small offices into one big one in Farmington.

Mr. Donohue asked about Sysco and Mr. Popper said they tabled their application to redesign the driveway to be further east of the town facility and Amazon. Mr. Popper said they asked Rocky Hill to table their application until they have the driveway access ironed out and they had no problem doing that.

Mr. Warena asked about the old Price Rite and Mr. Popper said there has been discussion about a gym going there. Mr. Warena asked about the old 99 Restaurant and Mr. Popper said he wasn't sure if there was any interest yet. He said Popeye's should be back in front of Planning and Zoning with an application to include an A2 Survey. He said they showed us the new store model and it looks very nice. Mr. Warena asked about the old Friendly's site and Mr. Popper said an auto part store said they were coming in but it has been a slow process.

7. Approval of Minutes:

a. **February 15, 2023**

A motion was made by Paul Warena and seconded by Robert Donohue to approve the minutes of February 15, 2023. Ann Halibozek, Paul Warena, Robert Donohue approved; Richard Nobile abstained; the motion passed.

8. Commissioner's Comments:

9. Adjourn

A motion was made by Paul Warena and seconded by Robert Donohue to adjourn at 6:29pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Linda Imme".

Linda Imme
Recording Clerk