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Feb 23, 2018 02:00P  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT

**TOWN OF CROMWELL  
REDEVELOPMENT AGENCY  
REGULAR MEETING**

**6:30 PM WEDNESDAY JANUARY 17, 2018  
ROOM 222, CROMWELL TOWN HALL 41 WEST STREET  
AMENDED MINUTES AND RECORD OF VOTES**

**Present:** Chairman Joe Fazekas, Jennifer Donohue, Paul Warendas, Ann Halibozek, Richard Nobile, Tom Tokarz, Kevin Nolan

**Absent:**

**Also Present:** Director of Planning and Development Stuart Popper, Town Council Liaison Myron Johnson, Town Council Member Al Waters

**1. Call to Order**

The meeting was called to order by Chairman Fazekas at 6:32 pm.

**2. Roll Call**

The presence of the above members was noted.

**3. Approval of Agenda**

Chairman Fazekas added Old Business as Item #5, with Cromwell Landing, 60-61 River Road, Public Works Building, and Tank Farm as subsections. A motion to approve the amended agenda was made by Ann Halibozek, Seconded by Paul Warendas. *All were in favor; the motion passed.*

**4. Public Comments**

Councilman Johnson stated that the Agency did not have a separate budget and that the Agency was the only one with the authority to buy or sell land. Mr. Popper said that its administrative expenses were covered by the Economic Development Commission's budget. As with other towns, any land purchases would likely be funded through a town referendum or through the town council. Mr. Popper said that the budget issue would be discussed under New Business.

**5. Old Business**

- a. **Cromwell Landing:** Mr. Popper said that the DEEP was requiring the town to further study several species at the location over the summer, thus delaying construction until the fall.

- b. **60-61 River Road:** The project would be put out again for RFPs in the spring and one possible developer had been identified. The joint public/private venture was still the goal, with an upscale residential development. Mr. Popper said that the town engineer was working on the roadway from Route 99 to River Road and he would try to get an update on that.
- c. **Public Works Building:** There was no update at this time. The ball fields cannot be relocated due to a deed restriction.
- d. **Tank Farm:** The work in the way roadway was done and they were now working at the horse farm. Chevron's consultant is still working to produce a final cleanup plan.
- e. **Access Road to River Road**

6. **New Business:**

Mr. Popper said that the Agency's administrative expenses (funding the clerk) is paid through the Economic Development Commission. There was some discussion regarding whether to maintain the status quo or to change to a separate budget. Dick Nobile made a motion to maintain the status quo; Seconded by Paul Warendt. *All in favor; motion passed.*

Mr. Popper said that because of the Scannell purchase of Gardner land, it may make sense to meet with Rocky Hill to discuss an accessway. The development of an accessway from Route 3 to Route 99 would be added as a new business item. Mr. Popper said that preliminary plans, surveys, and wetlands delineations had been prepared by a private gas company last year and he would inquire into the possibility of the town obtaining the rights to those plans. Dick Nobile asked Mr. Popper to also look for the former town engineer's plans as well.

Mr. Popper also informed the Agency that the Affordable Housing application for Court Street had been denied by Planning and Zoning on the grounds of safety concerns for pedestrians and drivers along Route 3.

7. **Approval of Minutes**

- a. December 20, 2017

Paul Warendt made a **motion** to approve the meeting minutes for December 20, 2017. Ann Halibozek **seconded** the motion. *All were in favor; the motion. (Kevin Nolan did not vote).*

8. **Commissioner's Comments:**

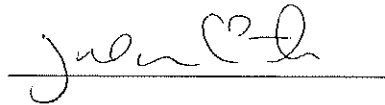
There was some discussion regarding developments in town. Mr. Popper said that the ShopRite development was working on getting its permit from OSTA and would likely begin construction in February. The Nike Site needed to get site plan approval and its special permit next. There was also some discussion regarding the possible uses of the Citgo station on Route 99.

**9. Adjourn**

Tom Tokarz made a motion to adjourn the meeting; Seconded by Ann Halibozek. *All were in favor; the motion passed.*

The meeting was **adjourned** at 7:10 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Julie C. Petrella", is written over a horizontal line.

Julie C. Petrella  
Recording Clerk