



**Town of Cromwell
Redevelopment Agency**

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REGULAR MEETING
6:30 P.M. WEDNESDAY JULY 15, 2015
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES

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

1. Call to Order

Thomas Tokarz acting as Vice Chairman called the meeting to order at 7:39 PM.

2. Roll Call

The above noted members were present.

3. Approval of Agenda

Richard Nobile made a motion to approve the agenda as presented, 2nd by Richard Duffy.

All in Favor. Motion Passed.

4. Public Comments

There were no public comments.

5. New Business:

a. Discussion of Redevelopment Areas

Stuart Popper handed out a revised draft of the Mission Statement with the changes made at the previous meeting. He said he would email the document to Joseph Fazekas and Ann Halibozek for review. It was decided by general consensus to wait on approving the Mission Statement until the Chairman is present to vote.

Stuart Popper said the Town Council continues to explore moving the Town garage facilities to a location not yet determined or open for public discussion. He said they are exploring a few sites in Town. He commented that the Redevelopment Agency should form a proposal for redevelopment of the Town garage site and put first dibs in with the Town for the consideration of a downtown revitalizations plan.

Stuart Popper handed out Assessor maps of the Town garages and football field area that he described as 19.1 acres of land that could be used for downtown revitalization. He said ~~a multi-level mixed use commercial/residential development would likely be the best option~~; with commercial units on the bottom floor and residential units above. Paul Warenda commented that the sewer garage area would also be an asset if it could be part of the development plan. Stuart Popper said that the zone for that area is currently an R25 Zone and would need to be changed to a Downtown District. Mr. Popper also described the steel bridge property as a separate 2-acre parcel adjacent to the Town garage parcel as having potential to expand the acreage in the plan proposal. He noted that the area is centrally located and already has excellent public transportation access as it is serviced by the CT Transit bus route. More discussion was held regarding the redevelopment of the Downtown District.

Stuart Popper discussed future recreational development of the 9-acre Tank Farm parcel. He said he would contact CL&P to get information about the properties they own in Town and more specifically the 18.2 acre and 5-acre parcels that could complement the Tank Farm acreage. He commented that some the Town may have first refusal on some CL&P owned parcels.

Discussion was held regarding various options for river front access that might alleviate traffic concerns for the area residents as well as those wanting access to Frisbie Park or other future development of the river front area.

Richard Nobile asked Stuart Popper if the Town still plans on completing the Plan of Conservation and Development (POCD) in-house. Stuart Popper said yes and that RiverCog (Lower Connecticut River Valley Council of Governments) assists towns with POCD planning.

6. Approval of Minutes:

a. June 10, 2015

Richard Duffy asked that his name be removed from those listed as present and the vote to approve the May 20, 2015 minutes as he was not in attendance.

Thomas Tokarz made a motion to accept the minutes as amended 2nd by Paul Warenda.

Vote: Yes: Richard Nobile, Thomas Tokarz Paul Warenda

Abstain: Jennifer Donahue, Richard Duffy

Motion Passed.

7. Commissioner's Comments:

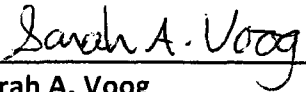
Jennifer Donahue commented that the meeting discussion was good and that it is time to zone in on the purpose of the Redevelopment Agency. Stuart Popper said he would put together some of the ideas discussed into the beginnings of a draft proposal.

8. Adjourn

Jennifer Donahue made a motion adjourn the meeting at 7:38 PM, 2nd by Richard Nobile.

All in Favor. Meeting Adjourned.

Respectfully Submitted By:



Sarah A. Voog
Redevelopment Agency Clerk