

**Town of Cromwell
Redevelopment Agency**

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TOWN CLERK'S OFFICE
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Darlene A. DiPrato
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**REGULAR MEETING
6:30 P.M. WEDNESDAY JUNE 10, 2015
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES**

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

1. Call to Order

Vice Chairman Ann Halibozek called the meeting to order at 6:30 PM.

2. Roll Call: The presence of the above members was noted. It was also noted that Thomas Tokarz arrived at 6:33 PM.

3. Approval of Agenda

Richard Nobile made a motion to approve the Agenda, 2nd by Paul Warenda.

All in Favor. Motion Passed. (Thomas Tokarz was not present at the time of the vote)

4. Public Comments

Vice Chairman Ann Halibozek stated that there was no public present at the meeting.

5. New Business:

a. Discussion of proposed Mission Statement

Stuart Popper reviewed the draft Mission Statement with the members. The Commissioners asked to amend the statement as follows:

-Remove from Bullet #1 "the limited" following "revitalization of" and remove "implement" and replace with "comply with".

-Remove from Bullet #2 "and" following "developers".

Stuart Popper said he would send out a revised copy of the draft with the next agenda.

6. Approval of Minutes:

a. May 20, 2015

Ann Halibozek made a motion to approve the Minutes as presented, 2nd by Paul Warenda.

Vote: Yes: Ann Halibozek, Paul Warenda, Richard Duffy, Thomas Tokarz

Abstain: Richard Nobile (not present for minutes meeting)

Motion Passed.

7. Commissioner's Comments:

Commissioners discussed the formation of a "Redevelopment Plan" and time-line for the presentation of the plan, as well as the importance of keeping in compliance with the Town's "Plan of Conservation and Development" while forming the proposal. Stuart Popper noted that the Town (Planning & Zoning Commission) has until 2017 to comply with the State's "Plan of Conservation and Development" for Cromwell. Commissioners commented that they are in support of staff to do the bulk of the work in-house for the proposal of a redevelopment plan. Stuart Popper said he would bring a map of the Town to look at all the potential properties, to the next meeting, to start work on a comprehensive redevelopment plan proposal. He also said he would find out the acreage of just the town garage area that would not include the sports fields.

Discussion was held on Phase 2 for Frisbie Park that will be comprised of a \$23,000 study grant to go out into the field and conduct environmental testing.

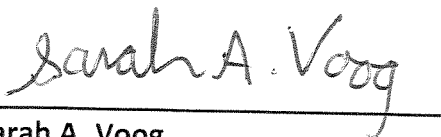
Other discussion was held regarding widening Main Street near the Frisbie Park entrance instead of utilizing South Street for the future development of the river front area. Stuart Popper said he would put together a punch list of items of interest and concern. Commissioners remarked that the CT river front area is thriving but not so much in Cromwell, which has great potential as a result of the amount of river front that could be accessed. Stuart Popper commented that he feels the Farmer's Market will introduce the public to Cromwell's river front. He also commented that a landscaping business is coming to the former Stamm property on Main Street that will include office space, retail sales and bulk landscaping materials such as mulch, soil and stone. He said the improvements will be great for the Main Street area as the parking lot will be redone and the building refurbished.

There was general discussion on available properties in Town that could be considered for redevelopment.

8. Adjourn

Richard Nobile made a motion adjourn the meeting at 7:50 PM, 2nd by Thomas Tokarz. All in Favor. Meeting Adjourned.

Respectfully Submitted By:



Sarah A. Voog
Redevelopment Agency Clerk