

Town of Cromwell Redevelopment Agency

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

Minutes and Record of Votes

Present: Chairman Joseph Fazekas, Richard Duffy, Jennifer Donohue, Ann Halibozek, Richard Nobile, Thomas Tokarz and Paul Warenda.

Also Present: Stuart Popper Director of Planning and Development.

1. **Call to Order** – The meeting was called to order at 6:31pm by Chairman Fazekas.
2. **Roll Call** – The presence of the above members was noted.
3. **Approval of Agenda**

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

4. **Public Comments:**
None.

5. **Public Hearing:**

Chairman Fazekas said the purpose of the public hearing is to gather ideas and suggestions and information and comments from the public on redevelopment issues and possible redevelopment sites in Cromwell. Chairman Fazekas asked Mr. Popper to explain what a Redevelopment Plan is and the process needed to be completed to prepare a redevelopment plan.

Mr. Popper explained that the agency does have the authority to acquire land for redevelopment but first it has to prepare a redevelopment plan and it must be approved per the state statutes. He said the steps to a redevelopment plan are as follows: the agency puts together a project specific plan and presents it to the Planning and Zoning Commission. The PZC needs to verify that the plan is consistent with the Plan of Conservation and Development. The next step is for the Redevelopment Agency to hold a public hearing and then the agency would approve the plan and forward it to the Town Council for their review and approval. Mr. Popper used the town garage site as an example of town owned land that could be redeveloped and discussed the process for that particular site. He also discussed the funding of the redevelopment project and plans and processes used in Rocky Hill and Wethersfield.

Chairman Fazekas asked those members of the public who wished to address the Agency to please sign in and for the record to state their name and address prior to speaking.

Mr. Rodney Bitgood of 203 Main Street addressed the Agency saying that he supported the expansion of uses at Frisbee Park and suggested that better access be provided to the park.

Alice Kelly of 47 Willowbrook Road said the Agency was taking the wrong approach and rather than looking for comments from the public they should be presenting their vision of the town to the public. Ms. Kelly also spoke about the negative appearance of the Mattabassets District facility on River Road and the abutting right of way.

Chairman Fazekas thanked Alice Kelly for her comments but disagreed and said the Agency is taking a very transparent approach and is looking for citizens comments before rather than after. Ann Halibozek, Dick Nobile and Richard Duffy all commented in agreement.

Robert Fuller of 71 Wexford addressed the Agency and discussed the old Navy building site at 61 River Road and history of previous development ideas along the river.

Dick Newton of 1 Elm Road agreed that better access to Frisbee Park was needed and he noted that it was important. He agreed that recreation along the river was very important and spoke of the need for the town to acquire any available property along the river. Mr. Newton discussed the history of the CL&P land along the river and the option of the town had or has to purchase the property. He also spoke about the potential of the Northern Tier and sites such as the Sav-Mor Plaza site for future development.

Al Waters of 86 South Street spoke of the importance of the Connecticut River to the history of the town and to its future development. He discussed his own history of along the river and the need to preserve the existing recreational opportunities along the river like the Cromwell Outboard Association. Mr. Waters also spoke about the negative appearance of the Mattabasset District facility on River Road and the abutting right of way.

Mike Weidler of 512 Main Street discussed the pond on Shadow Lane its history and the need to restore it. He also discussed the negative impact drainage from the pond is having on the abutting town roads.

Rich Waters of 84 South Street spoke about the importance of the riverfront and previous attempts at development along the river. He also addressed the negative appearance of the Mattabasset District facility on River Road and the abutting right of way.

Robert Fuller of 71 Wexford raised the issue of the Citgo building on Main Street. Rodney Bitgood responded that he is now the owner and is working on plans to renovate the property and in the mean time has spent a lot of time maintaining the site.

Chris Cambareri of 10 Sachem Drive said it was important for the Agency to assist in the marketing of many of the under utilized commercial properties in town.

Anthony Salvatore of 4 Ledge discussed the need for the town to take active steps to assist in the development of the Northern Tier. He noted the importance of the land between Route 3 and Route 99 to the future development of the town. Mr. Salvatore suggested that the town work with Rocky Hill to develop an additional access point to this land. He also spoke about the history of the town road from the north end of River Road to Nooks Hill Road and the need to make improvements to open it seasonally. Mr. Salvatore also noted the need for additional recreation facilities along the River at Cromwell Landing Park.

Dick Newton addressed the Agency regarding the history of the town roads along the river and the need to repair some of the old bridges along the town right of way from River Road to Nooks Hill Road.

Al Waters discussed the history of the town roads along the river.

Mertie Terry 589 Main Street discussed the history of the CL&P land along the river and the need for the town to consider purchasing the land. She noted that when Stan Terry was First Selectmen the town wanted to have the right of first refusal on the CL&P property if it were ever put up for sale.

Chairman Fazekas asked if there were any other speakers and there being none thanked everyone for coming and sharing their thoughts and ideas. The other Agency members each personally thanked those who attended and shared their thoughts and ideas.

A **motion** was made by Ann Halibozek and **seconded** by Richard Nobile to close the public hearing. *All were in favor; the motion passed.*

5. New Business:

None.

6. Approval of Minutes:

a. March 18, 2015

A **motion** was made by Ann Halibozek and **seconded** by Richard Nobile to approve the minutes of March 18, 2015. *All were in favor; the motion passed.*

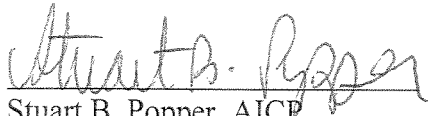
7. Agency Members Comments:

The members briefly discussed the public hearing noting that they thought it was a good beginning to the process.

8. Adjourn

A **motion** was made by Paul Warenda and **seconded** by Richard Nobile to adjourn at 8:00pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Stuart B. Popper", written over a horizontal line.

Stuart B. Popper, AICP
Director of Planning and Development
Acting Clerk