

**Town of Cromwell
Redevelopment Agency**

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**SPECIAL MEETING
6:30 P.M. WEDNESDAY MARCH 18, 2015
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES**

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

1. **Call to Order:**
Chairman Fazekas called the meeting to order at 6:33 PM.
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**
Chairman Fazekas asked if anyone would like to make a public comment and there were none.
5. **New Business:**
 - a. Discussion of Public Hearing on April 15, 2015 to identify potential redevelopment sites.

Stuart Popper handed out a list of Open Space Parcels in Cromwell and noted that there are three Town owned sites that currently fit the criteria as suitable to review for potential redevelopment. He listed the 204 Main Street parcel, a parcel on Nooks Hill and the boat launch/Frisbie Park vacant land area. Chairman Fazekas noted that the purpose of the public hearing is to invite the public to make suggestion on potential sites or comment on what they would like to see for redevelopment in Town.

Dick Nobile asked to have a large scale color zoning with current vacant Town owned properties. Stuart Popper said he would have that for the public hearing. He also said that the public will probably want to discuss some privately owned vacant land as well. He asked the commissioner to suggest public properties that may be prime for redevelopment.

Ann Halibozek asked if examples of redevelopment projects, what a redevelopment plan is and what the role Agency could be handed out to the public.

Discussion was held on the steps to encourage development of Town owned property. Dick Nobile mentioned an RFP can stimulate interest in a plan of redevelopment.

Thomas Tokarz asked about the riverfront easement outfall area and what the potential use of the property could be and Stuart Popper said it could be paved over. He also said that the Frisbie Park area has the most potential for riverfront development.

Stuart Popper summarized the next course of actions; 1. Email the Boards and Commissions on the date/time of the public hearing; 2. Publish a notice on the public hearing and put it on the website; 3. Provide a one page hand out for the public on the role of the Agency and a few examples of redevelopment plans; 4. Create a large scale color coded zoning map.

He also said he would try to get room 224/225 for the public hearing.

Chairman Fazekas mentioned as a reminder that the Public Hearing will be schedule for April 15, 2015 at 6:30 PM as part of the April Regular Meeting.

6. Approval of Minutes:

a. February 18, 2014

A **motion** was made by Ann Halibozek and **seconded** by Paul Warendt to approve the minutes as presented. Thomas Tokarz abstained as he was not at the meeting. *All present at the meeting on 2/18/15 were in favor; the motion passed.*

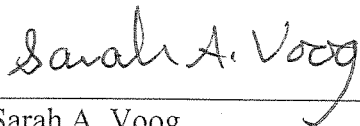
7. Commissioner's Comments:

There were no additional Commissioner comments made.

8. Adjourn:

A **motion** was made by Ann Halibozek and **seconded** by Thomas Tokarz to adjourn the meeting at 7:03 PM. *All were in favor; meeting adjourned.*

Respectfully Submitted By,



Sarah A. Voog
Redevelopment Agency Clerk