

## Town of Cromwell Redevelopment Agency

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TOWN CLERK'S OFFICE  
CROMWELL, CONN.

*Jean Auger*  
TOWN CLERK

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

### Minutes and Record of Votes

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

1. **Call to Order:** The meeting was called to order at 6:30 PM 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 Duffy to approve the agenda. *All were in favor; the motion passed.*
4. **Public Comments:**  
 No public comments.
5. **New Business:**
  - a. Discussion and possible action on potential projects and prioritization

Stuart Popper commented that there is a misconception that a redevelopment plan is presented as a town-wide proposal, when each redevelopment plan is intended to address a specific area or project. He explained that it is only Town owned properties that are within the scope of the Agency and that scope doesn't include areas specified for passive recreation or farmland use. He then said that the Agency's statutory requirements are more toward economic development and that they could suggest acquiring land in specific areas for that purpose. He said the steps to a redevelopment plan are as follows: the Agency puts together a project specific redevelopment plan and presents it to the Planning and Zoning Commission; if approved by P&Z that the plan is consistent with the Town's Conservation & Development Plan it then goes to a public hearing; after the public hearing the Agency moves to approve the redevelopment plan and then forwards it to the Town Council for approval. Chairman Fazekas thanked Mr. Popper for the tutorial.

b. Sample Redevelopment Plan "Former Ames Headquarters" Rocky Hill  
 Stuart Popper reviewed the Redevelopment Plans for Rocky Hill's Ames Headquarters Area and Wethersfield's Berlin Turnpike/Nott Street Project. He explained that the handouts represent the level of detail that is expected when making a proposal to the P&Z and more detail is expected once the plan is presented at a public hearing.

Discussion was held on having a Question & Answer session for the public regarding what they would like to see. It was agreed that at the March meeting the members would go over a list of potential properties and finalize a press release inviting the public to the April meeting's Q&A session.

Stuart Popper said he would prepare a list of potential redevelopment properties and provide corresponding Assessor maps for the next meeting.

Members discussed areas such as the riverfront, downtown, Outboard Association property and the Nike site.

c. Revised Meeting Calendar for 2015

The 2015 Calendar was reviewed.

Jennifer Donohue noted that she would not be available for the March 18, 2015 meeting.

**6. Approval of Minutes:**

a. January 7, 2015

A **motion** was made by Ann Halibocek and **seconded** by Paul Warendt to approve the minutes of January 7, 2015. *All were in favor; the motion passed.*

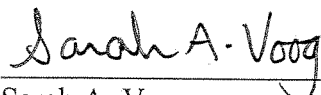
**7. Commissioner's Comments:**

No member comments.

**8. Adjourn**

A **motion** was made by Ann Halibocek and **seconded** by Paul Warendt to adjourn at 7:05 PM. *All were in favor; the motion passed.*

Respectfully Submitted By,



Sarah A. Voog  
 Redevelopment Agency Clerk