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**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING**

James Halibozek
TOWN CLERK

6:30 pm WEDNESDAY MAY 18th, 2016

**ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES**

Present: Chairman Joeseeph Fazekas, Vice Chairman Ann Halibozek, Paul Warendas, Jennifer Donohue, and Dick Nobile

Absent:

Also Present: Director of Planning and Development Stuart Popper and Town Council Member Thomas Tokarz

1. Call to Order

The meeting was **called to order** by Chairman Joseph Fazekas at 6:29 pm.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

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

4. Public Comments

No public comments at this time.

5. New Business:

a. Discussion of Riverfront Study

Stuart Popper distributed a Plan for Redevelopment regarding the purchase and redevelopment of 60 and 61 River Road. Mr. Popper discussed the zoning surrounding these two plots, stating that it is in a primarily Residential 15 Zone with some in the Riverfront Protection Zone. Both parcels are in the 100 Year Flood Zone which will have a significant impact on the design. Mr. Popper explained that there will be issues with re-zoning. Mr. Popper explained that it is up to the town to decide what they want to do with the property. Thomas Tokarz responded that the Town Council is looking into studies of the property.

A discussion ensued about the creation of a new road to access the riverfront from Main Street, and its implications on the property's redevelopment. In response to

Ann Halibozek's questions, Stuart Popper explained that progress on phase II testing for Frisbee Park was halted. The agency discussed the marketability of a new road versus the costs of construction. Mr. Popper mentioned that the Town Council has to make a decision quickly because the COA lease is only good until December.

Dick Nobile spoke in favor of the new road and reiterated that Phase II testing must be done. A discussion ensued regarding putting out an RFP to bring in developers. If the area was re-zoned, the residential homes in the area would be grandfathered in.

Ann Halibozek spoke about flooding and how that would affect any riverfront development, specifically parking if a multi-family development was built.

Paul Warena spoke favorably about the new road and would like to move forward and work on the development of the river front property. Mr. Warena mentioned that our timeline will be affected by Chevron's timeline for cleanup. Dick Nobile agreed and recommended that the government needs to apply pressure if they want to keep the clean up moving forward.

Jennifer Donohue discussed concerns about the accessibility of the proposed road. Chairman Fazekas responded that it would allow better access to Frisbee Park but that it is an ongoing conversation and we should review the materials provided by Mr. Popper and see how the things with the Cromwell Outboard Association lease and the RFP develop.

A discussion ensued regarding past RFP's. Chairman Fazekas summarized the conversation stating that there are a lot of factors that are up in the air and the agency will revisit this discussion after some more research into what the Town Council is recommending and what other parcels are in the area. Jennifer Donohue suggests coming up with a overarching vision for the area before taking any major actions. Dick Nobile and Ann Halibozek agreed and discussed a few of the options, including residential high rises, commercial areas, and recreational areas.

Mr. Popper explained to the agency that they can only recommend zone changes to Planning and Zoning; they are the only commission with the power to re-zone areas. This agency, he continued, can review all of the geographical limits of the area and report back. Mr. Popper stated that at the next meeting they would review those reports and begin to formulate a recommendation.

6. Approval of Minutes

a. April 20th, 2016

Chairman Fazekas stated that he was not in attendance at this meeting but it was not recorded for the record and asked for that to be rectified.

Ann Halibozek made a **motion** to approve the April 20th minutes as amended. Dick Nobile **seconded** the motion. *All were in favor; the motion passed.*

7. **Commissioner's Comments:**

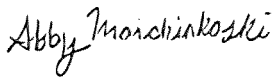
No comments at this time.

8. **Adjourn**

Dick Nobile made a **motion** to adjourn the meeting. Ann Halibozek **seconded** the motion. *All were in favor; the motion passed.*

The meeting was **adjourned** at 7:23 pm.

Respectfully Submitted,



Abby Marchinkoski
Recording Clerk