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TOWN CLERK'S OFFICE  
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**TOWN OF CROMWELL  
REDEVELOPMENT AGENCY  
REGULAR MEETING**

**6:30 PM WEDNESDAY DECEMBER 20, 2017**

**ARCH ROOM, CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

*Jan Callahan*  
TOWN CLERK

- Present:** Chairman Joe Fazekas, Jennifer Donohue, Paul Warenda, Ann Hallibozek, Richard Nobile, Tom Tokarz
- Absent:** Kevin Nolan
- Also Present:** Director of Planning and Development Stuart Popper, Town Council Liaison Myron Johnson

**1. Call to Order**

The meeting was called to order by Chairman Fazekas at 6:35 pm.

**2. Roll Call**

The presence of the above members was noted.

**3. Approval of Agenda**

A **motion** to approve the agenda was made by Ann Hallibozek, Seconded by Paul Warenda. *All were in favor; the motion passed.*

**4. Public Comments**

NONE

**5. New Business:**

- a. Discussion of 60 and 61 River Road

Mr. Popper reviewed the history of the River Road matter. He stated that the town had acquired the former Naval base building and had sought development proposals. One developer had been identified, but did not move forward with the project. The town was continuing to talk with other developers and would be putting the project out to bid in the future. The town was hoping that the property would be developed into high end multifamily residences, with the water side remaining as public land.

He also reviewed the proposed plans for Cromwell Landing and said that a presentation would be made to the Town Council in January.

Mr. Popper said that a large section of contaminated soil at the tank farm had been excavated and that Chevron's consultant was still working on putting together the remediation plan.

He then informed the Agency regarding a number of matters that had been before Planning and Zoning. He said that the site plan for a 403,000 square foot warehouse had been approved on County Line Drive and a land swap was proposed and would be the subject of a public hearing to be held by the Town Council on December 28, 2017. Plans for a new clubhouse had been approved at the TPC, with construction to begin in June 2018 and finished by the 2019 tournament. The Nike Site zone change had been approved, as well as for the Carrier project on Field Road. For both, the site plan and special permit applications are to be submitted next. He mentioned that the Affordable Housing project will likely be voted on in January.

There was some discussion regarding the roadway planned by the river, which Mr. Popper said that the town staff was working on the design portion. He also said that an allotment would be made in the budget of either this Agency or the Economic Development Agency regarding a roadway study from Route 3 to Route 99. There was also some discussion regarding some businesses that had recently closed and opened along Main Street.

Chairman Fazekas asked that the older items discussed by the Agency, such as the relocation of the public garage, be added back to the agenda for future meetings.

Jen Donohue asked what the Agency's next initiative will be since they are not actively working on the River Road redevelopment. She said that she wanted the minutes to reflect what the Agency has worked on and for there to be new areas of focus for 2018.

#### 6. **Approval of Minutes**

- a. November 15, 2017: Jen Donohue noted the correct spelling of her last name.

Paul Warendt made a **motion** to approve the meeting minutes for May 17, 2017. Jen Donohue **seconded** the motion. *All were in favor; the motion passed (Ann Hallibozek, Richard Nobile and Tom Tokarz abstained).*

#### 7. **Commissioner's Comments:**

Tom Tokarz was welcomed back to the Agency.

#### 8. **Adjourn**

Ann Hallibozek made a motion to adjourn the meeting; Seconded by Paul Warendt. *All were in favor; the motion passed.*

The meeting was **adjourned** at 7:13 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Julie C. Petrella", is written over a horizontal line.

Julie C. Petrella  
Recording Clerk