



**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY FEBRUARY 21, 2018
ROOM 222, CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Joe Fazekas, Jennifer Donohue, Ann Halibozek, Tom Tokarz, Kevin Nolan

Absent: Paul Warendia, Richard Nobile

Also Present: Director of Planning and Development Stuart Popper, Jay Polke, Chris Cambareri, Stan Stachura, Bob Jahn

1. Call to Order

The meeting was called to order by Chairman Fazekas at 6:34 pm.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

Chairman Fazekas added to Old Business Item #5: Cromwell Landing, 60-61 River Road, Public Works Building, Tank Farm, and Access Road to River Road as subsections a through e respectively.

A motion to approve the amended agenda was made by Tom Tokarz, Seconded by Ann Halibozek. *All were in favor; the motion passed.*

4. Public Comments

NONE

5. Old Business

- a. **Cromwell Landing:** Mr. Popper said that the DEEP was requiring the town to further study three species at the location over the summer, thus delaying construction until the fall.
- b. **60-61 River Road:** The project would be put out again for on RFP in the spring. Mr. Popper would continue to talk with the abutting property owners.

Mr. Popper said that the Chamber of Commerce is holding a meeting of the regional economic boards and developers on Monday, February 26, 2018, at the Sheraton Hotel in Rocky Hill. He was also staffing a booth at the March 7, 2018 New England Retail Connection at the Convention Center. This trade show targets retail vendors and commercial realtors and he planned to have information about available properties on display.

- c. **Public Works Building:** There was no update at this time. Mr. Popper said that the property at County Line Drive had been purchased in January and the land swap would likely be completed on Friday. Cromwell would receive .88 acres adjacent to the town garage and the developer would receive approximately 6 acres south of their site.
- d. **Tank Farm:** Mr. Popper said that Chevron was continuing to meet with the State Department of Energy and Environmental Protection. There was a brief discussion regarding the possible development of the site post cleanup.
- e. **Access Road to River Road:** see new business below.

6. New Business:

Mr. Popper said that he had asked the Finance Department to separate the Agency's budget from the Economic Development Commission. He also requested \$5,000.00 for the purposes of a future road study. This was separate from the monies requested for the construction of a roadway from Main Street to River Road.

Mr. Popper also updated the Agency regarding several developments in town. He said that the cul de sac by the kayak boat launch would be paved and work on Cromwell Landing would begin in 2019.

Mr. Popper said that three projects were on hold until their OSTA permits were issued. He expected Shop Rite to have their permit by the end of February and then begin their ten month construction. The OSTA permit being applied for would incorporate all of the retail space available. The County Line Drive project was on hold until they received their permit, which was expected for May. They had submitted their building plans, but need their OSTA permit before they could get their building permit. The TPC building was also waiting on the OSTA permit, and they hoped to have the new building completed in time for the 2019 tournament.

Mr. Popper also said that he was speaking with developers regarding possible hotels and there was a brief discussion regarding other pending matters.

7. Approval of Minutes

- a. January 17, 2018

Ann Halibozek corrected the spelling of her last name. Chairman Fazekas stated that the following should be added under Old Business:

- a. Cromwell Landing

- b. 60-61 River Road
- c. Public Works Building
- d. Tank Farm
- e. Access Road to River Road

Ann Halibozek made a motion to approve the meeting minutes for January 17, 2018 as amended. Kevin Nolan seconded the motion. *All were in favor; the motion passed.*

8. Commissioner's Comments:

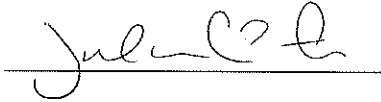
Tom Tokarz asked about the development on Field Road. Mr. Popper said that the developer needed to apply to Wetlands for work to be done in the Upland Review Area, and then to Planning and Zoning for a public hearing, which would likely be in April.

9. Adjourn

Tom Tokarz made a motion to adjourn the meeting.

The meeting was adjourned at 6:59 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