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**TOWN OF CROMWELL  
REDEVELOPMENT AGENCY  
REGULAR MEETING  
6:30 PM WEDNESDAY MAY 16, 2018  
ROOM 224, CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Joe Fazekas, Jennifer Donohue, Ann Halibozek, Kevin Nolan, Paul Warenda, Richard Nobile

**Absent:** Tom Tokarz

**Also Present:** Director of Planning and Development Stuart Popper, Jay Polke, Robert Jahn

**1. Call to Order**

The meeting was called to order by Chairman Fazekas at 6:32 pm.

**2. Roll Call**

The presence of the above members was noted. Jennifer Donohue was not present for Roll Call but arrived at 6:43 p.m. during Old Business.

**3. Approval of Agenda**

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

**4. Public Comments**

NONE

**5. Old Business**

- a. **Cromwell Landing – Pier/Walkway:** Mr. Popper said that DEEP was requiring the town to further study three species. The town was reviewing the consulting contract and the study would take place during the summer. The presence of eel grass could affect the dock and pier locations. The final design would be determined after the study.
- b. **60-61 River Road:** The project would be put out again for RFP but Mr. Popper wanted to have at least one committed party prior to doing so. He continues to talk with the property owners in the area. He said that the waterfront land would always remain town property.

- c. **Tank Farm:** Mr. Popper said that Chevron was continuing to meet with the State Department of Energy and Environmental Protection and property owner to negotiate and finalize the cleanup in terms of the level of remediation to be required. He said there was no firm timeframe on completion. He said that there would still likely be restrictions on the land even after the cleanup was completed.
- d. **Access Road to River Road:** Mr. Popper said that the town's efforts were being concentrated on the park, access entrance, and parking, and that no funds were being allocated this year for the access road. He said that the main issue is that the access road requires a fifty foot right of way, which would take up a large section of the best high and dry land in that area, possibly negatively impacting future development. Richard Nobile disagreed with the town's position, saying that an access road is necessary for the best access to the potential tax base. He said that the costs would be more than offset. There was a brief discussion regarding the town's position as far as not developing Frisbee Park. Chairman Fazekas said that the group had made progress as the feasibility study was done and there was an access gate and percolation tests conducted. He said that had taken the issue as far as they could at this time. Paul Warendas asked if the road project's feasibility was contingent upon a developer, and Mr. Popper said yes. Mr. Popper said that there would be a Special Permit public hearing on June 5, 2018 regarding the movement of soils from River Road to Frisbee Park to create a mowed, maintained lawn area for parking. He said that more parking was necessary for the farmer's market and concerts.

Chairman Fazekas noted that the Public Works Building issue was not listed under Old Business but would be added back to the agenda as necessary.

## 6. **New Business:**

Mr. Popper reviewed some of the recent matters approved by Planning and Zoning. He said that Covenant Village's request to amend their master plan had been approved and they would be back for site plan approval in late summer. They were planning \$23M worth of improvements, such as additional housing by the pond, a new access road, swimming pool, dining facilities, and townhouses. He said they were in the design period and anticipated that, if approved, they would begin construction in the spring. He mentioned that they were the biggest taxpayer in Cromwell.

Mr. Popper said that the Carrier Group was approved to build 75 houses and anticipated construction of fifteen per year. He said there were two new tenants at Franco's, a taproom restaurant and sit down Italian restaurant. There may be a new tenant for Ted's. He said that the hearing on 539 Main Street was continued as there were issues with the architectural design and amount of fill requested. Mr. Popper said that there was an application to move the Well to the former Sav-Mor, to occupy about 4,000 square feet of space, and a restaurant may move into the remaining 4,000 square feet. He said that he had conducted a business visit to Asia Grocers and they were making improvements to the parking lot as well as the front of the lot. He said that he continues to discuss hotel development on Berlin Road and expected an announcement soon. GKN had added a temporary trailer.

Mr. Popper also reviewed his Economic Development Coordinator's Report for May 2018. He said that they would have a trade show booth at the ICSC New England Retail Connection on June 5, 2018, that the Go to Cromwell website was now linked to the town's website and they hoped to link it to town businesses as well, and they had business visits to Pinewood Landscaping, Hunter Law and Asia Grocers.

Mayor Enzo Faienza addressed the Agency, saying that the town was focused on trying to bring visitors to the downtown businesses and were trying to highlight the river to achieve that goal. He spoke about the fishing pier and park that were planned. He said that the town was focused on economic development and that the 403,000 square foot building on County Line Drive and new Marshalls were two recent achievements. There was a brief discussion about the former T&D Auto site and Mayor Faienza said that the Town Council had discussed the property in Executive Session. He said that in addition to Marshalls, they were looking for a second national tenant, that the garden center would be replaced with new construction and that improvements to the parking lot and façade were being undertaken.

Mr. Popper said that there may be an announcement soon concerning the property on 372 next to Liberty Bank and spoke about the improvements to Progress Drive and Alcap Ridge. Mr. Popper said that Bruce Driska, CZEO, was working with owners to clean up their properties and people were generally cooperative.

Mayor Faienza said that the Board of Selectmen made a great decision as far as 14 Alcap Ridge went as the owners have really changed the building, investing in improvements and bringing in tenants. He said that the Economic Development Commission, as well as the Redevelopment Agency, should be proud of their work.

Richard Nobile asked about the former Webster Bank and was told it was for lease. He asked about the houses acquired by Covenant Village, and was told they would be knocked down. Mr. Popper said that the traffic engineer did not believe a traffic light was necessary, nor was West Street being widened, and that the sightlines would be adequate, but all of that would be confirmed once the traffic study was completed. Mr. Popper said that the Covenant Village residents and employees do not generally travel during peak times. He mentioned that the master plan allowed for a complete loop through the campus and that the fire and police departments were happy with that proposed change.

## **7. Approval of Minutes**

a. February 21, 2018: Ann Halibozek made a motion to approve the meeting minutes; Jennifer Donohue seconded the motion. *All were in favor; the motion passed.*

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

Jennifer Donohue asked about the status of the RFP and Mr. Popper said he was waiting until he had at least one commitment from a developer. He said that he continued to speak with the property owners in the area.

Ann Halibozek asked if there was an update on the Affordable Housing application and was told no. She suggested that more seasonal activities be planned at Frisbee Park during the winter, such as a temporary skating park. Mr. Popper said he would pass her suggestion along to the Recreation Director.

**9. Adjourn**

Ann Halibozek made a motion to adjourn the meeting; Seconded by Paul Warena.

The meeting was adjourned at 7:18 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