

**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY JUNE 20, 2018
ROOM 222, CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Ann Halibozek, Jennifer Donohue, Kevin Nolan, Paul Warendra

Absent: Chairman Joe Fazekas, Tom Tokarz, Richard Nobile

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 Acting Chair Halibozek at 6:30 p.m.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

A motion to approve the agenda was made by Paul Warendra, Seconded by Jennifer Donohue. *All were in favor; the motion passed.*

4. Public Comments

NONE

5. Old Business

- a. **Cromwell Landing – Pier/Walkway:** Mr. Popper said that the Town had begun its environmental study as required by DEEP. The work would continue over the summer. Once finalized, the design would be finished and then the work put out to bid, hopefully by winter.
- b. **60-61 River Road – RFP Status:** To be discussed under New Business
- c. **Tank Farm – Chevron cleanup:** Mr. Popper said that Chevron was continuing to work on the cleanup. They require an Inland Wetlands permit to perform work by the railroad. Chevron and the property owner were continuing to negotiate the level of remediation required.

- d. **Access Road to River Road from 99:** Mr. Popper said that the Town had received approval to relocate soil along River Road to Main Street for use in building up and leveling the grassy lot for parking. He said access to the lot would be off of Main Street.

6. New Business:

Mr. Popper said that there was some disappointment that the Town had not acquired the T&D Auto lot when it was up for sale. There was now some interest in possibly acquiring the parking lot by Mitchell's as well as acquiring property along River Road, specifically between Wall Street and School Street. He was looking for a recommendation from the Agency to authorize the Town Manager to begin those negotiations.

Paul Warendt made a motion to open discussions regarding whether to recommend to the Town Council that the Town Manager be given the authority to begin negotiations regarding the purchase of the parking lot by Community Road; Seconded by Jennifer Donohue. *All in favor; motion approved.*

Acting Chair Halibozek said she thought this was a great idea. Jennifer Donohue said she was disappointed that they didn't have this discussion prior to the autobody garage sale.

Paul Warendt made a motion to open discussions regarding whether to recommend to the Town Council that the Town Manager be given authority to begin negotiations regarding the purchase of properties along River Road; Seconded by Jennifer Donohue. *All in favor; motion passed.*

Acting Chair Halibozek said that there were many places along River Road were for sale. Mr. Popper said that they were still talking with one developer about town house style multifamily units on a 4+ acre site. He wanted a firm commitment prior to putting the proposal out to bid.

Paul Warendt made a motion to recommend to the Town Council that the Town Manager be given the authority to begin negotiations regarding the purchase of the parking lot by Community Road; Seconded by Jennifer Donohue. *All in favor; motion passed.*

Jennifer Donohue made a motion to recommend to the Town Council that the Town Manager be given the authority to begin negotiations regarding the purchase of properties on River Road, between School Street and Wall Street; Seconded by Paul Warendt. *All in favor; motion passed.*

Mr. Popper said that the Agency would have further input as these matters progressed. He said that no money was in the budget for these matters presently and how they were ultimately funded depended on the approach the Town takes. Myron Johnson said that he wanted the Agency to have money in its budget, but nothing was set aside for this year. He hoped money would be allocated to the Agency next year.

Myron Johnson showed a map of a portion of downtown Cromwell, highlighting the 9 acre tank farm as well as the railroad line. He wanted to discuss the possible development of the tank farm area and the possibility of a passenger rail line. Mr. Popper said that the rail was looking to develop some industrial sites along its route for servicing the commercial freight. Myron Johnson asked about brownfield grants and Mr. Popper said they were generally awarded to towns that had a development plan and tenant identified. Mr. Popper agreed that developing along the river would change the nature of the downtown area.

Paul Warenda asked about pending developments in town. Mr. Popper said that a new tenant for the area where the Kmart garden center was would be announced soon, as well as a possible hotel along Route 372, and a non-retail use next to Liberty Bank. He mentioned that the 75 house project on Field Road would begin construction in July, with 15 houses being built per year. The Nike Site development would be in front of Inland Wetlands in July for grading work, and then Planning and Zoning. He also mentioned the opening of the new FedEx building in Middletown, which would benefit Cromwell businesses by virtue of its 300-plus employees.

7. Approval of Minutes

- a. May 16, 2018: Jennifer Donohue made a motion to approve the meeting minutes; Paul Warenda seconded the motion. *All were in favor; the motion passed.*

8. Commissioner's Comments:

Jennifer Donohue and Kevin Nolan said they could not attend the July 18, 2018 meeting and Mr. Popper said he would schedule a Special Meeting for July 25, 2018.

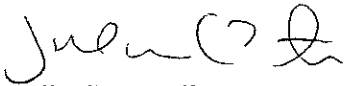
Jennifer Donohue said she was glad that the items under New Business were asked of the Agency as redeveloping the river area was something the Agency had been working on for several years. She said she was disappointed about not acquiring the auto property but was hopeful for this new opportunity.

Mr. Popper said that the POCD was written in 2012. He planned to ask for funds to work on it next year. He said that there was \$15,000 in the Capital Budget to revamp the Zoning Regulations and would be working with Attorney Olson on them. Mr. Popper mentioned having worked as a consultant on the Main Street revitalization back in 2002, and even then, felt that the best approach was to address infrastructure matters first, such as connecting areas to Main Street via sidewalks.

9. Adjourn

Paul Warena made a motion to adjourn the meeting; Seconded by Jennifer Donohue.
The meeting was adjourned at 7:14 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Julie C. Petrella".

Julie C. Petrella
Recording Clerk