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JOAN AHLQUIST  
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**TOWN OF CROMWELL  
REDEVELOPMENT AGENCY  
SPECIAL MEETING**

**6:30 PM WEDNESDAY JULY 25, 2018  
ROOM 222, CROMWELL TOWN HALL 41 WEST STREET  
AMENDED MINUTES AND RECORD OF VOTES**

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

**Absent:**

**Also Present:** Director of Planning and Development Stuart Popper, Town Council Liaison Myron Johnson, Stan Stachura

**1. Call to Order**

The meeting was called to order by Chairman Fazekas at 6:30 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 Halibozek; Seconded by Richard Nobile. *All were in favor; the motion passed.*

**4. Public Comments**

NONE

**5. Old Business**

- a. **Cromwell Landing – Pier/Walkway:** Mr. Popper said that the Boston Survey Company was working on the species study required by DEEP. The work would continue throughout the summer. Once complete, the design would be finalized and then the project could move forward over the winter.
- b. **60-61 River Road:** Mr. Popper said that the Town Council voted to approve hiring an appraiser for the two properties on the corner of River Road and Wall Street. The owners indicated their interest in selling the properties. The Town Council authorized the Town Manager to pursue the possible purchase of the properties, per the Redevelopment Agency's recommendation.

Mr. Popper said he had some inquiries regarding interest in a mix of condominium/hotel services and was also discussing proposals for solely residential development. He said he was meeting with a local developer to discuss the potential for multifamily

development. He said that the hope was to acquire a four-acre parcel at about ten units/acre density. It was not feasible to develop the town's parcel on its own.

- c. **Tank Farm:** Mr. Popper said that Chevron had obtained a permit from Inland Wetlands to work on the parking lot between the building and the town road as that was within 200 feet of the Connecticut River. Chevron was still negotiating with the property owner regarding the required level of remediation.
- d. **Access Road to River Road:** Mr. Popper said that no additional funding was allocated for this topic this year. The project was being worked on in house by the Town Engineer.

**6. New Business:**

Mr. Popper provided an update regarding recent activity in front of Planning and Zoning and the Wetlands and Watercourses Agency. He said that Planning and Zoning had approved a zoning regulation amendment to allow for a commercial building height of 55 feet in the Highway Business Zone. This would now allow a 4 story hotel. He said that he expected an application for a 4 story building to be submitted shortly.

He said that the owner of the Quality Inn had submitted an application to Wetlands for the purposes of eventually subdividing and selling the lot. The plans showed a hotel on the site, but that was only for demonstration purposes to show that a commercial building could fit on the site.

There was also a Wetlands application for the property at Cromwell Commons between the Baci Grill and Burger King. The applicant wanted to use a portion of the detention basin, as well as a portion of the Burger King parking lot, to construct a building. The applicant's plan would address the storm drainage issues in that area.

There was a brief discussion regarding some other development in town: that a new Japanese restaurant at the former Oyama location would be requesting a liquor permit, that Barb's Pizza was relocating to the Kmart plaza and requesting a liquor permit, that the Nike Site wetlands application was approved and they would be heard at Planning and Zoning on August 21, 2018, that no tenant had been announced for the former Kmart garden center, that the former Citizens Bank was available for sale or lease, that the Coles Road Brewery was being located at 14 Alcap Ridge, and that Café Luna had received Planning and Zoning approval for a liquor permit at the former Franco's Restaurant.

Mr. Popper said that the clubhouse at the TPC had been removed and that grading work was being done and the foundation was in. He said that the Field Road project was beginning its first phase in July with an anticipated fifteen houses being built per year for 75 total. He said that the warehouse at County Line Drive had not announced a tenant yet. They were waiting on their OSTA permit and their building permit, which were expected to both be issued shortly. Mr. Popper said that County Line Drive was not being widened, but a turning lane was being added by Route 3.

**7. Approval of Minutes**

a. June 20, 2018: Ann Halibozek made a motion to approve the meeting minutes; Paul Warenda seconded the motion. *All were in favor; the motion passed.* (Joe Fazekas, Richard Nobile and Tom Tokarz abstained).

**8. Commissioner's Comments:**

Chairman Fazekas complimented the garden being grown in between Asia Grocers and the Liberty Bank on Main Street.

**9. Adjourn**

Richard Nobile made a motion to adjourn the meeting; Seconded by Paul Warenda. *All in favor; motion passed.*

The meeting was adjourned at 6:55 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