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**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY OCTOBER 17, 2018
ROOM 222, CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

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

Absent:

Also Present: Director of Planning and Development Stuart Popper.

1. Call to Order

The meeting was called to order by Chairman Fazekas at 6:32 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 Warendas; 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 last environmental study the one on the mussels was being finished this week. He said they were hoping for a sign off from the DEEP soon so that we could complete the plans, prepare construction documents and put the project out to bid.

b. 60-61 River Road – RFP Status:

Mr. Popper said he has continued discussions with developers regarding the possible development of this area. He said after an analysis of the cost of acquiring the properties along

River Road from Wall Street to School Street and the cost of construction in the 100 Flood Zone along River Road the consensus was that the development of this area was not financially viable at this time.

c. Tank Farm = Chevron Cleanup:

Mr. Popper said that application before the Inland Wetlands and Watercourses Agency to install additional test wells in the wetlands west of the existing building was approved at the October 3, 2018 meeting.

d. Access Road to River Road from 99:

Mr. Popper said that the road had been designed, but there was no funding for construction at this time. He said that the Agency could request funding in their budget. Richard Nobile said that the installation of another means of access to River Road is imperative. He said the new road will make the area more appealing to developers and asked that funding be included in the next budget cycle.

6. New Business:

Mr. Popper explained that the Town Council had authorized the Town Manager to negotiate the purchase of 1 Community Field Road (the parking lot rented by the Town). He said the negotiations had been successful and the Council was going forward with the purchase of the property. The Agency members discussed the abutting property at 313 Main Street and noted that in the future the town should consider purchasing if it goes up for sale again.

Mr. Popper discussed with the Agency members the new EDC web site, the Middlesex Chamber of Commerce Connecticut Connections Business Expo on October 24, 2018, the business visitation on October 11, 2018, the new PZC applications and the recently approved PZC applications.

7. Approval of Minutes

a. September 26, 2018: Tom Tokarz made a motion to approve the meeting minutes; Seconded by Ann Halibozek. *All were in favor; the motion passed.*

8. Commissioner's Comments:

The Agency members noted that the November 21, 2018 meeting is the day before Thanksgiving and advised Mr. Popper to cancel the meeting.

9. Adjourn

Tom Tokarz made a motion to adjourn the meeting; Seconded by Ann Halibozek. *All in favor; motion passed.* The meeting was adjourned at 6:49 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Stuart B. Popper". The signature is fluid and cursive, with the first name "Stuart" being more prominent than the last name "Popper".

Stuart B. Popper

Director of Planning and Development