

**TOWN OF CROMWELL  
REDEVELOPMENT AGENCY  
REGULAR MEETING**

RECEIVED FOR RECORD  
Jan 07:2019 08:46A  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT



**6:30 PM WEDNESDAY DECEMBER 19, 2018**

**ROOM 222, CROMWELL TOWN HALL 41 WEST STREET**

**MINUTES AND RECORD OF VOTES**

**Present:** Chairman Joe Fazekas, Tom Tokarz, Richard Nobile, Ann Halibozek, Paul Warendas

**Absent:** Kevin Nolan, Jennifer Donohue

**Also Present:** Director of Planning and Development Stuart Popper, Town Council Member Myron Johnson, Robert Jahn, Jay Polke

**1. Call to Order**

The meeting was called to order by Chairman Fazekas 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 Warendas; Seconded by Richard Nobile. *All were in favor; the motion passed.*

**4. Public Comments**

Myron Johnson said that the Town Council had recently approved a Creative Arts District, to run from Valor Memorial Green to Route 9. Mr. Johnson was asking if this framework was right for Cromwell. A short discussion followed, with members of the Commission reviewing the Mission Statement, examples of uses of the District, and related information regarding the promotion of fine arts.

Mr. Johnson also suggested two properties that he thought should be acquired by the Town, 313 Main Street and 19 South Street. Mr. Popper said that he had contacted the owner of 313 Main Street to discuss obtaining the right of first refusal for the property and was awaiting a meeting with him. Mr. Johnson said there was a budget surplus that could be used for funding.

Chairman Fazekas said that the Commission should obtain more information on the properties before their next meeting. There was some other discussion related to the

possible acquisition of properties between Wall Street and River Road. Mr. Popper reviewed the economic concerns and density issues that previous developers had cited as it related to the development of multifamily housing in that area.

Richard Nobile said that the development of the river area and downtown should be considered jointly.

Richard Nobile made a motion to recommend to the Town Council that they explore obtaining a right of first refusal or purchase of 313 Main Street; Seconded by Paul Warena. Tom Tokarz said that the Commission doesn't know why the Town Council passed on the piece previously. Richard Nobile said that this piece, along with the adjacent one, could be refurbished and would be sufficient in size to support a building and parking lot. In favor: Chairman Joe Fazekas, Richard Nobile, Ann Halibozek, Paul Warena. Opposed: Tom Tokarz. *Motion passed.*

## **5. Old Business**

- a. Cromwell Landing – Pier/Walkway: Mr. Popper said that the report was finished and submitted to DEEP and they were now waiting on their response. The environmental impact was assessed as minimal by the town's consultant and they were waiting on the State's response, which was anticipated for January.
- b. 60-61 River Road – RFP Status: No update.
- c. Tank Farm - Chevron Cleanup: The cleanup continues and Chevron's consultant had recently obtained a wetlands permit for additional testing. Mr. Popper said that the final analysis and recommendations regarding remediation should be forthcoming
- d. Access Road to River Road from 99: Mr. Popper said that he continues to submit the recommendation, as well as the reconstruction of South Street as an alternative, and there will be more discussion during the budget process.

## **6. New Business:**

- a. Approval of 2019 Meeting Calendar - Richard Nobile made a motion to approve the 2019 Meeting Calendar; Seconded by Tom Tokarz. *All were in favor; motion passed.*

Mr. Popper referenced the EDC Report dated December 5, 2018, and reviewed a number of projects under construction and mentioned several new businesses. He also mentioned several projects that had been recently approved by Planning and Zoning. Richard Nobile asked about a possible zone change along Main Street in the vicinity of the new Dollar General. Mr. Popper said that would be reviewed during the update of the Plan of Conservation and Development. Mr. Popper said that the Town had received a grant to install sidewalks along Main Street from Gere Street to Sunset Drive and to fill in spots

along Gere Street to Washington Road. He also provided an update on the Covenant Village project, including their new entranceway, roadway, residential uses, and dining and recreational facilities. He said that OSTA had approved the roadway improvements without requiring a signal.

**7. Approval of Minutes**

a. October 17, 2018: Tom Tokarz made a motion to approve the meeting minutes; Paul Warendt seconded the motion. *All were in favor; the motion passed.*

**8. Commissioner's Comments:** Ann Halibozek complimented the new entrance at County Line Drive.

**9. Adjourn:** Ann Halibozek made a motion to adjourn the meeting; Seconded by Richard Nobile. *All in favor; motion passed.* The meeting was adjourned at 7:11 pm.

Respectfully Submitted,



Julie C. Petrella  
Recording Clerk