

**Town of Cromwell
Redevelopment Agency**

***Regular Meeting
6:00 PM Wednesday April 21, 2021
Room 222 Cromwell Town Hall 41 West Street
Meeting Minutes***

Present: Chairman Joe Fazekas, Ann Halibozek, Richard Nobile, Paul Warenda and Bob Donohue

Absent: None

Also, Present: Director of Planning and Development Stuart Popper, Town Council Liaison Steve Fortenbach, Town Council Liaison Al Waters

1. Call to Order

Chairman Joe Fazekas called the meeting to order at 6:01 p.m.

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JoAnn Doyle
TOWN CLERK
CROMWELL, CT

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

Motion made by Richard Nobile to approve the Agenda; seconded by Ann Halibozek. *All in favor, motion passed.*

4. Public Comments

None

5. Old Business

a. Cromwell Landing - Pier/Walkway

Mr. Popper reports that Cromwell Landing is moving along. He said the landscaping is almost done but still waiting on some final things such as painting the crosswalk and finishing on the stone dust trail.

b. Tank Farm - Chevron cleanup

Mr. Popper said there are negotiations with the horse farm property owner regarding doing cleanup on her property, removing the existing barn, doing cleanup under the barn, and replacing the barn. He said soil testing continues to try to determine how much dirt will need to be removed.

c. 60 and 61 River Road RFQ/RFP

Mr. Popper said the negotiations did not work out with the Summit Group who were the preferred developer for 60 and 61 River Road. He said discussions continue with the Summit Group and some interested parties regarding 60 and 61 River Road. Mr. Popper said a major issue is for any developer is the fact that the property is within the hundred-year flood zone and that is going to be quite a cost differential for any building. He said a good example of this would be the Boathouse in Hartford. Basically, the first floor is designed to flood and dining and everything else is located on the second floor. Mr. Popper said the first floor is literally

unusable. He suggested entertaining other ideas as developing the area of 60/61 River Road has strict limitations and is economically unfeasible.

The Commission members discussed the idea of moving the location of Frisbee Park to 60/61 River Road and using the current Frisbee Park location for commercial and residential development. Mr. Popper would need to speak with the Town Council about this idea.

Chairman Joseph Fazekas asked the Commission if they would like to make a motion to have Mr. Popper approach the Town Council to gauge sentiment about the relocation of Frisbee Park to 60/61 River Road.

Paul Warenda made a motion to approve Mr. Popper presenting this idea to the Town Council at their next meeting. Seconded by Ann Halibozek. *All in favor, motion passed.*

6. New Business:

Mr. Popper reported that Mr. Orlando Cardona will be opening a retail business selling plants at the corner at 50 Mystique Lane. Mr. Cardona's daughters are also opening a hair salon in an addition that was built adjacent to the residential structure at 153 West Street.

He said Cromwell restaurants are planning to do outside dining again and the previous year's permits are being renewed.

7. Approval of Minutes:

a. March 17, 2021

Bob Donohue made a motion to approve the minutes of March 17, 2021. Seconded by Richard Nobile. *All in favor, motion passed. (Paul Warenda abstained as he was absent.)*

8. Commissioner's Comments:

Paul Warenda inquired about the opening date for Cromwell Landing Park. Mr. Popper replied that technically it is still closed, although with the nice weather people have been down there, no official date has been determined.

9. Adjourn

Motion made by Ann Halibozek to adjourn at 6:31 PM; Seconded by Paul Warenda. *All in favor, motion passed.*

Respectfully submitted,

 ^{SBP}

Michelle Armetta

Recording Clerk