

**Town of Cromwell
Redevelopment Agency**

***Regular Meeting
6:00 PM Wednesday November 17, 2021
Room 222 Cromwell Town Hall 41 West Street
Meeting Minutes***

Present: Chairman Joe Fazekas, Ann Halibozek, Richard Nobile, Paul Warendas, and Robert Donohue

Absent: No one was absent

Also, Present: Director of Planning and Development Stuart Popper, and Al Waters (Liason)

1. Call to Order

Chairman Joe Fazekas called the meeting to order at 6:00 p.m.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

Mr. Popper asked that the agenda be amended to add approval of the 2022 meeting dates. Motion made by Richard Nobile to approve the amended agenda; seconded by Paul Warendas. *All in favor, motion passed.*

4. Public Comments

No public comments were made.

5. Old Business

a. Tank Farm - Chevron cleanup

Mr. Popper said that he had a conversation with a representative from Arcadis (the firm cleaning up the site) today. He explained that they have continue to have conversations with the horse farm owners in regards to cleaning up the area around and under the barn. Mr. Popper said that this could involve removing the barn and cleaning up the surrounding area and building a new bar. He said the rest of the site is pretty cleaned up and the good news is they are talking and getting closer to finishing up.

b. 60 and 61 River Road RFQ/RFP

Mr. Popper said there is no new news on the 60 and 61 River Road RFQ/RFP. He said he plans on going back to the town council in 2022.

6. New Business:

a. Approval of 2022 Meeting dates

Ann Halibozek made a motion to approve the 2022 meeting dates; Seconded by Richard Nobile. *All in favor, motion passed.*

Mr. Popper said the owners of the Crossroads Shopping Center will be renovating the exterior facade of the center and resurfacing and rearranging the parking lot.

Mr. Nobile mentioned the area north of the Crossroads Shopping Center and the activity going on there. Mr. Popper said the pipe under the highway is being excavated because the channel has been overflowing over the years in the area closest to Shunpike Road. He noted that the owner of Crossroads Shopping Center did some cutting in the area near where the State is working on the pipe and channel and we are working with him to clean up the mess he made while cutting.

Mr. Popper said work continues at the Nike site and that Country Squire Road is almost finished. Mr. Popper said the following are new applications received by the Planning and Zoning Commission in November:

Application #21-31: Request for Site Plan Modification at 60 Hicksville Road to allow for construction of parking spaces. Adelbrook, Inc is the Applicant and the Owner.

Application #21-32: Request to Create an 8 lot Subdivision at 20 Woodside Road. Reed Builders is the Applicant and Constance J. Scheu is the Owner.

Application #21-33: Request for a Special Permit to create a Rear Lot at 20 Woodside Road. Reed Builders is the Applicant and Constance J. Scheu is the Owner.

Mr. Popper said the outside dining for Chicago Sam's was approved by the PZC at their November 4, 2021 meeting and the new 61,000 square foot Simoniz Facility at 70 Commerce Drive was approved by the PZC at their November 16, 2021 meeting. He said he had met with Pat Snow, and it appears he will be selling the Court Street property.

Mr. Popper said 15 Christian Hill Road was sold to the new owners of the Red Lion Inn. He said the new owners will be making an informal presentation to the PZC about their ideas for the redevelopment of the site on December 7th at 7:00PM.

Mr. Popper said there was a Public Hearing for the proposed warehouse on Geer Street at

Inland Wetlands and Watercourses on meeting November 3rd. He there was a large crowd with approximately 75 people in the council chambers and another 25 to 50 people downstairs in the lobby watching the hearing on a monitor. Mr. Popper said about 15 people spoke in opposition and we expect a letter of concern from the Town of Rocky Hill Inland Wetlands Agency. He said the public hearing was continued on December 1st.

Mr. Popper said that Arbor Meadows is continuing to build and sell houses. He said they have completed Phase I and are currently on the second phase.

7. Approval of Minutes:

a. October 20, 2021

Motion made by Ann Halibozek to approve the minutes of October 20, 2021; Seconded by Richard Nobile. *All in favor, motion passed.*

8. Commissioner's Comments:

Ann Halibozek said that there was very friendly turkey in the town. She said one point the turkey was over by Spring Hill Marriott and there was a landscape crew over there. She said one of the landscapers took his leaf blower and blew it at the turkey and the turkey died. Joe Fazekas said the Landen is about 84% occupied noting physical occupancy is 58.75% and leased occupancy is 83.13%. He said, hopefully by springtime it will be 100% occupied and then there will be a ribbon cutting ceremony.

9. Adjourn:

Motion made by Paul Warendt to adjourn at 6:40 PM; Seconded by Richard Nobile. *All in favor, motion passed.*

Respectfully submitted,

Candice Fontaine
Recording Clerk