

**Town of Cromwell
Redevelopment Agency**

***Regular Meeting
6:00 PM Wednesday January 19, 2022
Room 222 Cromwell Town Hall 41 West Street
Meeting Minutes***

Present: Chairman Joe Fazekas, Richard Nobile, Paul Warenda, and Robert Donohue

Absent: Ann Halibozek

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

1. Call to Order:

Chairman Joe Fazekas called the meeting to order at 6:04 p.m.

2. Roll Call:

The presence of the above members was noted.

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Feb 01, 2022 09:34A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT *PL*

3. Approval of Agenda:

Richard Nobile made a motion to approve the amended agenda; seconded by Robert Donahue. *All in favor, motion passed.*

4. Public Comments:

No public comments were made.

5. Old Business:

a. Tank Farm – Chevron cleanup

Mr. Popper said work is almost done at the tank farm site. He noted that discussions continue between the DEEP, the clean-up company and the horse farm owners regarding the clean-up of their property. Mr. Waters said one of the horses at the farm passed away the week before last.

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 to discuss the RFQ/RFP in executive session.

6. New Business:

Mr. Popper said there is no news on the Lord Cromwell project. He explained that the developer has hired an engineer and we should see something in the late spring or early summer. Mr. Popper said they had mentioned they are looking at 260 multi-family units, 36

condos, and about 30,000 square feet of commercial space. He said there are several places for sale on the Berlin Road including the former dry cleaners, the Quality Inn, the land next to the Quality Inn, and the parcel next to the 1-91 south bound exit ramp that fronts on Sebethe Drive. Mr. Popper noted that the work on the Landon development on the former Nike Site is about complete and the project is about 90% leased.

Mr. Popper said the public hearing continues on the Shunpike Warehouse and it will continue to the Wednesday February 2nd Inland Wetlands and Watercourses Agency meeting at 7:00 pm. He explained that a peer review study has been done by a firm that was hired by the town and paid for by the developer. Mr. Popper said the peer review has been completed and it is available on the town web site.

He explained that we expect to see an application and plans for the Crossroads shopping center for the reconstruction of the building façade and the parking lot in the near future. He said Five Below is still under construction at the Shop Rite Center. Mr. Popper said the modifications to the Chicago Sam's should happen this spring with a nice outside patio, removal of the jersey barriers and new parking spaces facing the Five Below store. He said that the new residential subdivisions including the one on Hicksville Road and Woodside Road are moving along and there should be major construction at both in the spring.

7. Approval of Minutes:

a. December 15, 2021

Paul Warendt made a motion to approve the December 15, 2021 minutes; Seconded by Richard Nobile. Joe Fazekas abstained due to his absence. *All in favor, motion passed.*

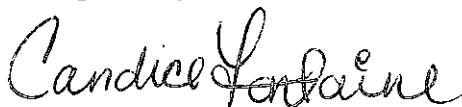
8. Commissioner's Comments:

Joe Fazekas said The Landon, the former Nike site currently has 92% leased and 84% physical occupancy.

9. Adjourn:

Robert Donahue made a motion to adjourn at 6:27PM; Seconded by Paul Warendt. *All in favor, motion passed.*

Respectfully submitted,



Candice Fontaine
Recording Clerk