

**Town of Cromwell
Redevelopment Agency**

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JoAnn Doyle
TOWN CLERK
CROMWELL, CT 

***Regular Meeting
6:00 PM Wednesday April 20, 2022
Room 222 Cromwell Town Hall 41 West Street
Meeting Minutes***

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

Absent: Nobody was absent.

Also, Present: Director of Planning and Development Stuart Popper, Paula Luna (Town Council) Al Waters (Town Council Liaison) arrived at 6:13pm.

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:

Ann Halibozek made a motion to approve the agenda; seconded by Paul Warenda. *All in favor, motion passed.*

4. Public Comments:

No public comments were made.

5. Old Business:

a. Tank Farm – Chevron cleanup

Mr. Popper said DEEP and the cleanup company are still negotiating with the abutting horse farm owners on River Road to reach an agreement to clean up that property.

b. 60 and 61 River Road RFQ/RFP

Mr. Popper said he expects he will be talking to the Town Council in June regarding the 60 and 61 River Road RFQ/RFP.

6. New Business:

Mr. Popper said at the Planning and Zoning Commission (PZC) meeting last night the Commission approved the proposed facade improvements for the Cross Roads shopping center at 34 Shunpike Road. He said the improvements include a new façade, pediments and new colors with a landscaped planter along the building façade. Mr. Popper said the Commission also approved the new 25,000 square foot Burlington Store at the Shop Rite shopping center next to the Marshalls store. He said the store is expected to open around

Thanksgiving. Mr. Popper said the Commission also approved the signage for new smoke shop, which is replacing the Cigar World smoke shop. He said the new Five Below store is open and looks great and we are very happy about the great job Nitkin is doing in improving the center.

Mr. Popper said the Town Council had approved the retail sale of adult use cannabis and related cannabis products within the Highway Business Zone District and cultivation of cannabis within the Industrial Zone and directed the PZC to prepare appropriate zoning regulations. He said staff prepared the proposed regulations and the PZC has been holding public hearings on the proposed regulations. Mr. Popper said the PZC will hold a public hearing on the proposed zone change from Highway Business Zone District to Mixed Use Zone District for the former Red Lion site at 100 Berlin Road starting on Thursday, May 5th. He showed pictures of the proposed buildings and the conceptual site plan. Mr. Popper said the plans call for about 260 multi-family units, 20 condos, and about 31,000 square feet of commercial space and a restaurant.

Mr. Popper said the revised warehouse application responding to the peer review comments will likely be submitted to the Inland Wetlands and Watercourses Agency (IWWA) on Wednesday, May 4th meetings.

Mr. Popper said work has started on two new subdivisions the one on Woodside Road and the other on West Street and Hicksville Road. He said work continues at Arbor Meadows subdivision. Mr. Popper noted that the TPC is moving forward and will be open to full capacity this year. He said the town has taken over the Farmer's market from Heather and Jeff Polke and the Community Garden will be opening in May.

The Agency members, the Town Council liaison's and Mr. Popper discussed the status of various projects around town.

7. Approval of Minutes:

a. March 16, 2022

Richard Nobile made a motion to approve the March 16, 2022 minutes; Seconded
Seconded by Ann Halibozek. *All in favor, motion passed.*

8. Commissioner's Comments:

Ann Halibozek said the house at 37 Coles Road was foreclosed and her neighbor is going to tear it down and rebuild it. She said the neighborhood is thrilled.

9. Adjourn:

Robert Donohue made a motion to adjourn at 6:25PM; Seconded by Paul Warendia
All in favor, motion passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Candice Fontaine".

Candice Fontaine

Recording Clerk