



Town of Cromwell Redevelopment Agency

REGULAR MEETING
6:30 PM WEDNESDAY DECEMBER 19, 2018
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments
5. Old Business
 - a. Cromwell Landing -Pier/Walkway
 - b. 60 - 61 River Rd. – RFP Status
 - c. Tank Farm – Chevron cleanup
 - d. Access Rd to River Rd. from 99
6. New Business:
 - a. Approval of 2019 Meeting Calendar
7. Approval of Minutes:
 - a. October 17, 2018
8. Commissioner's Comments:
9. Adjourn

RECEIVED FOR RECORD
Dec 11, 2018 10:18A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

To: Economic Development Commission
From: Stuart B. Popper, Economic Development Coordinator
Date: December 5, 2018
Re: Economic Development Coordinator Report for December 2018

1. Projects Currently Under Construction:

- The new Shop Rite and Marshals stores at 45 Shunpike Road;
- The 403,000 square foot warehouse building at 120 County Line Drive;
- The new 43,000 square foot club house at the TPC at 1 Golf Club Road;
- The Arbor Meadows (phased development of 75 new single family homes) at 76 Field Road and
- The new 9,000 square foot Dollar General at 539 Main Street.

2. New Businesses to Open Soon:

- Café Luna and Joe's Filling Station restaurants at 35 Berlin Road;
- Mizzu Asian Bistro and Gyro Love restaurants at 136 Berlin Road.

3. Business Visitations:

- The business visitation program will resume in January 2019.

4. Planning and Zoning Commission December 18, 2018 Agenda includes:

- Application #18-62: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to permit a school for training in occupational skills (Connecticut School of Massage) at 45 Shunpike Road. HBN-CSC LLC C/O HB Nitkin Group is the Applicant and the Owner.
- Application # 18-80: Request for Site Plan Approval to construct a new 11,925 square foot office/manufacturing building at 40 Commerce Drive. RDB Properties, LLC is the Applicant and CG Holdings II LLC is the Owner.

5. Planning and Zoning Commission Applications Approved at the October 17, and November 8, 2018 Meetings:

- Application #18-59: Request for Site Plan Approval to construct a new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road. Covenant Home Inc., Covenant Village of Cromwell is the Applicant and the Owner.
- Application #18-63 Request to modify the Site Plan to construct new green houses and a loading dock addition at 419 Main Street. Cromwell Growers, Inc. is the Applicant and Cromwell Realty, LLC is the Owner.
- Application #18-67: Request for a Special Permit under Section 3.3.C.4 and 6.5 of the Zoning Regulations to permit a drive thru at the new Starbucks Coffee Shop 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.
- Application #18-68: Request for a Site Plan Approval to construct a Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell, LLC is the Applicant and the Owner.

Memo

To: Town Staff
From: Stuart B. Popper, Town Planner
Date: October 29, 2018
Re: Redevelopment Agency Meeting Dates for 2019

Please approve the following meeting dates at your next meeting on November 21, 2018. All meetings will be held on Wednesdays at 6:30 p.m.

January 16, 2019

February 20, 2019

March 20, 2019

April 17, 2019

May 15, 2019

June 19, 2019

July 17, 2019


August 21, 2019

September 18, 2019

October 16, 2019

November 20, 2019

December 18, 2019

RECEIVED FOR RECORD
Nov 05, 2018 11:15A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT 

**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY OCTOBER 17, 2018
ROOM 222, CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Joe Fazekas, Tom Tokarz, Richard Nobile, Ann Halibozek, Kevin Nolan, Paul Warendas, Jennifer Donohue

Absent:

Also Present: Director of Planning and Development Stuart Popper.

1. Call to Order

The meeting was called to order by Chairman Fazekas at 6:32 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

NONE

5. Old Business

a. Cromwell Landing – Pier/Walkway:

Mr. Popper said that the last environmental study the one on the mussels was being finished this week. He said they were hoping for a sign off from the DEEP soon so that we could complete the plans, prepare construction documents and put the project out to bid.

b. 60-61 River Road – RFP Status:

Mr. Popper said he has continued discussions with developers regarding the possible development of this area. He said after an analysis of the cost of acquiring the properties along

River Road from Wall Street to School Street and the cost of construction in the 100 Flood Zone along River Road the consensus was that the development of this area was not financially viable at this time.

c. Tank Farm = Chevron Cleanup:

Mr. Popper said that application before the Inland Wetlands and Watercourses Agency to install additional test wells in the wetlands west of the existing building was approved at the October 3, 2018 meeting.

d. Access Road to River Road from 99:

Mr. Popper said that the road had been designed, but there was no funding for construction at this time. He said that the Agency could request funding in their budget. Richard Nobile said that the installation of another means of access to River Road is imperative. He said the new road will make the area more appealing to developers and asked that funding be included in the next budget cycle.

6. New Business:

Mr. Popper explained that the Town Council had authorized the Town Manager to negotiate the purchase of 1 Community Field Road (the parking lot rented by the Town). He said the negotiations had been successful and the Council was going forward with the purchase of the property. The Agency members discussed the abutting property at 313 Main Street and noted that in the future the town should consider purchasing if it goes up for sale again.

Mr. Popper discussed with the Agency members the new EDC web site, the Middlesex Chamber of Commerce Connecticut Connections Business Expo on October 24, 2018, the business visitation on October 11, 2018, the new PZC applications and the recently approved PZC applications.

7. Approval of Minutes

a. September 26, 2018: Tom Tokarz made a motion to approve the meeting minutes; Seconded by Ann Halibozek. *All were in favor; the motion passed.*

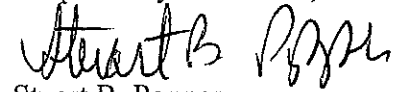
8. Commissioner's Comments:

The Agency members noted that the November 21, 2018 meeting is the day before Thanksgiving and advised Mr. Popper to cancel the meeting.

9. Adjourn

Tom Tokarz made a motion to adjourn the meeting; Seconded by Ann Halibozek. *All in favor; motion passed.* The meeting was adjourned at 6:49 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Stuart B. Popper". The signature is written in a cursive, slightly slanted style.

Stuart B. Popper

Director of Planning and Development