



**Town of Cromwell
Redevelopment Agency**

**REGULAR MEETING
6:30 PM WEDNESDAY FEBRUARY 19, 2020
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. Tank Farm – Chevron cleanup
 - c. Access Rd to River Rd. from 99
 - d. 60 and 61 River Road RFQ/RFP
 - f. Town Wide map of Vacant Properties
6. **New Business:**
7. **Approval of Minutes:**
 - a. January 15, 2020
8. **Commissioner's Comments:**
9. **Adjourn**

RECEIVED FOR RECORD
Feb 12, 2020 02:21P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

To: Economic Development Commission
From: Stuart B. Popper, Economic Development Coordinator
Date: February 12, 2020
Re: Economic Development Coordinator Report for February 2020

1. Projects currently under Construction:

- The 125 room, Marriott Springhill Suites Hotel at 76 Berlin Road and
- The new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road (Covenant Village).

2. Projects recently Completed:

- The NIC 11,925 +/- square foot office and manufacturing building at 40 Commerce Drive.

3. New Businesses:

- The Crown Battery Manufacturing Company along with Rae Storage Battery Company has leased 14,000 +/- square foot of the 28,784 square foot warehouse/office building at 50 Sebeth Drive.

4. RFP for 60 and 61 River Road

- The Redevelopment Agency issued a Request for Qualifications and Proposals (RFQ and RFP) process; it was the objective of the Town of Cromwell to identify a preferred developer or development company to develop as a joint public partnership 60 River Road. The Redevelopment Agency has selected the preferred developer which the Town Council has approved. Town staff is currently negotiating a development agreement.

5. Applications Approved at the February 4, 2020 Planning and Zoning Commission Meeting:

- Application #20-06: Request for Site Plan Modification (add patio dining with liquor) at 35A Berlin Road. Joseph Moon is the Applicant and River Grace Plaza LLC is the Owner.
- Application #20-08: Request for Site Plan Modification (new signage) at 50 Sebeth Drive. Crown Battery Manufacturing Company is the Applicant and 50 Sebeth Drive LLC is the Owner.

6. Application Approved at the February 5, 2020 Inland Wetlands and Watercourses Agency Meeting:

- Application #20-02: Request to conduct regulated activities within the Upland Review Area at 43 Shadow Lane. John Hagel is the Applicant and Michael Lanteri is the Owner.



**TOWN OF CROMWELL
Redevelopment Agency
Regular Meeting
6:30 P.M. Wednesday, January 15, 2020
Room 222 Cromwell Town Hall**

MINUTES

Present: Chairman Joseph Fazekas, Robert Donohue, Paul Warena, Ann Halibozek, and Kevin Nolan.

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

1. Call to Order:

The meeting was called to order by Chairman Joseph Fazekas at 6:29 p.m.

Robert Donohue arrived at 6:32 p.m.

2. Roll Call:

The presence of the above members was noted.

3. Approval of Agenda:

Chairman Joseph Fazekas made a motion to approve the agenda; Seconded by Paul Warena.
All in favor. Motion passed.

4. Public Comments:

None.

5. Old Business:

Mr. Popper gave updates on the following items appearing on the agenda:

- a. Cromwell Landing – Pier/Walkway
 - Final stages with DEEP. Next steps are minor.
Hope to get a real permit by mid-winter.
- b. Tank Farm – Chevron cleanup
 - Demolition of the building will be the week of 1/20.
- c. Access Rd to River Rd. from 99
 - No update.
- d. 60 and 61 River Road RFQ/RFP
 - Will sit down next week to go over the next steps for development.
 - Chairman Joseph Fazekas asked if there will be a referendum, Mr. Popper states he will find out.
 - Ultimate decision on project will be up to the Town Council.

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Feb 05, 2020 03:01P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

- f. Town Wide map of Vacant Properties
 - Still gathering more information on the maps.
 - Hopes to bring maps to next meeting for discussion.

6. New Business:

- Red Lion
 - Shut down on 1/10 by the State. Future is unknown.
 - The Town will reach out to the Corporate office for the Red Lion as well as an investment group in FL in order to find a potential new tenant.
 - The Town hopes to have a job fair at the Town Hall for the former employees. Details are to come.
- New Marriott on Berlin Rd
 - Construction is moving along very quickly.
- New Town Garage
 - Construction is moving along at a slower pace.
- Starbucks
 - Construction will hold off until the Spring.
- Looking for tenants for the vacant spaces in the Shop Rite plaza.
- New ice cream shop on Main St was approved.

7. Approval of Minutes:

- a. November 20, 2019 – Joe Fazekas made a motion to approve the minutes; Seconded by Robert Donohue. *All in favor; motion passed.*

Ann Halibozek abstained.

8. Commissioner's Comments:

None.

- 9. Adjourn:** Joe Fazekas made a motion to adjourn the meeting; Seconded by Ann Halibozek. *All in favor; motion passed.* The meeting was adjourned at 6:57 p.m.

Respectfully Submitted,



April L. Armetta
Acting Clerk