



**Town of Cromwell
Redevelopment Agency**

**REGULAR MEETING
6:30 PM WEDNESDAY FEBRUARY 20, 2019
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
AGENDA**

RECEIVED FOR RECORD
Feb 11, 2019 02:28P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

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
6. New Business:
7. Approval of Minutes:
 - a. January 16, 2019
8. Commissioner's Comments:
9. Adjourn

To: Economic Development Commission
From: Stuart B. Popper, Economic Development Coordinator
Date: February 13, 2019
Re: Economic Development Coordinator Report for January 2019

1. **Recently Opened Businesses:**
 - Café Luna and Joe's Filling Station restaurants at 35 Berlin Road;
 - Mizzu Asian Bistro & Hibachi and Gyro Love restaurants at 136 Berlin Road.
2. **Projects Expected to Begin Construction in the Spring of 2019:**
 - The new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road (Covenant Village);
 - The 125 room, Marriott Springhill Suites Hotel at 76 Berlin Road;
 - The new NIC 11,925 +/- square foot office and manufacturing building at 40 Commerce Drive (please note this is the last vacant lot on the street) and
 - The Starbucks at 136 Berlin Road.
3. **Business Visitations:**
 - The next business visitation is scheduled at 9:00 am on Wednesday February 20, 2019 at the Adel brook facility.
4. **Applications pending before the February 19, 2019 Planning and Zoning Commission Meeting:**
 - Application #19-03: Request for Site Plan approval for the construction of the loop road and the demolition of a portion of the existing D-Wing at Covenant Village of Cromwell at 52 Missionary Road. Covenant Home Inc. Covenant Village of Cromwell is the Applicant and the Owner.
5. **Applications acted upon at the January 15, 2019 and February 5, 2019 Planning and Zoning Commission Meetings:**
 - Issued a positive report on the Section 8-24 Mandatory Referral for the sale of a portion of 1 Community Field Road to the abutting property owner at 333 Main Street.
 - Issued a positive report on the Section 8-24 Mandatory Referral for the construction of the new Public Works/Cromwell Water Pollution Control Authority facility and the relocation of the Transfer Station at 100 County Line Drive.
 - Approved Application 19-05: Request to Renew Site Plan Approval for a commercial building at 560 Main Street. Salvatore & Salvatrice Petrella are the Applicants and the Owners.
 - Approved Application #18-84: Request for a Special Permit under Section 7.5.B.3 of the Zoning Regulations for consumption of alcoholic beverages on the premises of a hotel at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner.

RECEIVED FOR RECORD
Jan 17, 2019 02:36P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT



**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY JANUARY 16, 2019
ROOM 222, CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

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

Absent:

Also Present: Director of Planning and Development Stuart Popper, Robert Jahn, Town
Council Liaison Myron Johnson

1. Call to Order

The meeting was called to order by Chairman Fazekas at 6:29 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 Richard Nobile; Seconded by Paul Warendas. *All were in favor; the motion passed.* Ann Halibozek was not present for this vote.

4. Public Comments: None

5. Old Business

- a. Cromwell Landing – Pier/Walkway: Mr. Popper said that there are endangered freshwater mussels on site and they must be relocated prior to beginning construction. He said that a construction kickoff meeting will be scheduled shortly.
- b. 60-61 River Road – RFP Status: This project is not moving forward at this time and will be removed from future agendas.
- c. Tank Farm - Chevron Cleanup: There is some disagreement between the property owner and DEEP regarding the required level of cleanup. Mr. Popper said that the environmental company, Arcadis, was continuing with its testing.

- d. Access Road to River Road from 99: Funding for this will be included in next year's budget request.

Ann Halibozek arrived at 6:36 p.m.

- 6. **New Business:** The Town Council authorized the Town Manager to negotiate with the owner of 313 Main Street to possibly obtain a right of first refusal. The owner of 313 Main Street is asking to purchase a 2,955 square foot triangular piece from the Town to clear up an encroachment issue. Myron Johnson said that he submitted the Agency's resolution, but that only the topic of obtaining the right of first refusal was discussed by the Town Council and not the possibility of purchase. Mr. Johnson pointed out that the Town had the right of first refusal for the property as it concerned the previous owner, but did not act upon it. Mr. Popper said that the Status of 313 Main Street will be added to future agendas under Old Business.

Mr. Popper said that he would look into having Paul Warena, Jennifer Donohue, Kevin Nolan, and Richard Nobile reappointed to the Agency by the Town Manager and will have the Agency member list updated on the Town's website.

Myron Johnson presented sales information for 19 South Street, which is listed for \$100,000.00. He believes it is two combined lots, with frontage on Main Street. It is his opinion that the Town of Cromwell should purchase the property. Chairman Fazekas said that he would put together listing information regarding the property for the next meeting.

Mr. Popper reviewed his Economic Development Coordinator Report for January dated January 7, 2019. He noted several new businesses that had recently opened, permitted projects that were expected to begin construction, and recent approvals from Planning and Zoning. He also mentioned the ongoing construction at the TPC, at 120 County Line Drive, and ShopRite. He said that the request for tax abatement for Commerce Drive will be considered at the next Town Council meeting. There was a brief discussion regarding the Creative Arts District and Mr. Popper said he would try to bring information about it to the next meeting.

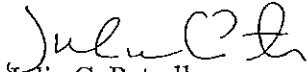
7. Approval of Minutes

- a. December 19, 2018: Tom Tokarz made a motion to approve the meeting minutes; Paul Warena seconded the motion. *All were in favor; the motion passed.* Jennifer Donohue and Kevin Nolan abstained from voting.

- 8. **Commissioner's Comments:** Mr. Popper noted that the Town Council had recently approved the relocation of the Public Works Garage and Sewer Building from 1 Community Field Road. Tom Tokarz said that the Commission should look into the use of the remaining site as an agenda item to be added to New Business at future meetings.

9. **Adjourn:** Ann Halibozek made a motion to adjourn the meeting; Seconded by Paul Warena. *All in favor; motion passed.* The meeting was adjourned at 7:01 pm.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk