

**Town of Cromwell
Redevelopment Agency**

**REGULAR MEETING
6:30 PM WEDNESDAY JANUARY 16, 2019
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:**
7. **Approval of Minutes:**
 - a. December 19, 2018
8. **Commissioner's Comments:**
9. **Adjourn**

RECEIVED FOR RECORD
Jan 08, 2019 09:31A
JDAN AHLQUIST
TOWN CLERK
CROMWELL, CT

To: Redevelopment Agency
From: Stuart B. Popper, Economic Development Coordinator
Date: January 7, 2019
Re: Economic Development Coordinator Report for January 2019

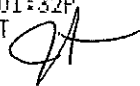
1. **New Businesses Opened in December of 2018:**
 - Café Luna and Joe's Filling Station restaurants at 35 Berlin Road;
 - Mizzu Asian Bistro & Hibachi and Gyro Love restaurants at 136 Berlin Road.

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 business visitation program will resume in January 2019.

4. **Applications Approved at the December 18, 2018 Planning and Zoning Commission Meeting:**
 - Application # 18-77: Request for Site Plan Modification to Replace the Existing TPC Scoreboard adjacent to the new Clubhouse at 1 Golf Club Road. PGA Tour Design and Construction Services, Inc. is the Applicant and TPC of Connecticut Inc. is the Owner.
 - Application # 18-79: Request for Site Plan Modification to construct a new online grocery pickup area in the parking lot at 161 Berlin Road. Perry M. Petrillo Architects, P.C. is the Applicant and Infinity Cromwell Prop. LTD. Partner is the Owner.
 - Application # 18-80: Request for Site Plan Approval to construct new 11,925 +/- square foot building at 40 Commerce Drive. RDB Properties, LLC is the Applicant and CG Holdings II LLC is the Owner.
 - Application #09-16: Request for a reduction in the Bond amounts at Northwood Estates. Northwood of Cromwell LLC is the Applicant and the Owner.
 - Issued a positive report on the Section 8-24 Mandatory Referral for Acquisition of Property at 15R Christian Hill Road.
 - Application #18-62: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to permit the Cortiva Institute to operate a school for training in occupational skills at 45 Shunpike Road. HBN-CSC LLC C/O HB Nitkin Group is the Applicant and the Owner.

Memo

RECEIVED FOR RECORD
Jan 07, 2019 01:32P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT 

To: Joan Ahlquist, Town Clerk
From: Stuart B. Popper, Town Planner
Date: January 7, 2019
Re: Redevelopment Agency Meeting Dates for 2019

The following meeting dates for 2019 were approved by the Redevelopment Agency at their meeting on December 19, 2018.

January 16, 2019 Special Meeting

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
Jan 07, 2019 08:46A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT 

**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY DECEMBER 19, 2018
ROOM 222, CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Joe Fazekas, Tom Tokarz, Richard Nobile, Ann Halibozek, Paul Warena

Absent: Kevin Nolan, Jennifer Donohue

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

1. Call to Order

The meeting was called to order by Chairman Fazekas at 6:30 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 Warena; Seconded by Richard Nobile. *All were in favor; the motion passed.*

4. Public Comments

Myron Johnson said that the Town Council had recently approved a Creative Arts District, to run from Valor Memorial Green to Route 9. Mr. Johnson was asking if this framework was right for Cromwell. A short discussion followed, with members of the Commission reviewing the Mission Statement, examples of uses of the District, and related information regarding the promotion of fine arts.

Mr. Johnson also suggested two properties that he thought should be acquired by the Town, 313 Main Street and 19 South Street. Mr. Popper said that he had contacted the owner of 313 Main Street to discuss obtaining the right of first refusal for the property and was awaiting a meeting with him. Mr. Johnson said there was a budget surplus that could be used for funding.

Chairman Fazekas said that the Commission should obtain more information on the properties before their next meeting. There was some other discussion related to the

possible acquisition of properties between Wall Street and River Road. Mr. Popper reviewed the economic concerns and density issues that previous developers had cited as it related to the development of multifamily housing in that area.

Richard Nobile said that the development of the river area and downtown should be considered jointly.

Richard Nobile made a motion to recommend to the Town Council that they explore obtaining a right of first refusal or purchase of 313 Main Street; Seconded by Paul Warena. Tom Tokarz said that the Commission doesn't know why the Town Council passed on the piece previously. Richard Nobile said that this piece, along with the adjacent one, could be refurbished and would be sufficient in size to support a building and parking lot. In favor: Chairman Joe Fazekas, Richard Nobile, Ann Halibozek, Paul Warena. Opposed: Tom Tokarz. *Motion passed.*

5. Old Business

- a. Cromwell Landing – Pier/Walkway: Mr. Popper said that the report was finished and submitted to DEEP and they were now waiting on their response. The environmental impact was assessed as minimal by the town's consultant and they were waiting on the State's response, which was anticipated for January.
- b. 60-61 River Road – RFP Status: No update.
- c. Tank Farm - Chevron Cleanup: The cleanup continues and Chevron's consultant had recently obtained a wetlands permit for additional testing. Mr. Popper said that the final analysis and recommendations regarding remediation should be forthcoming
- d. Access Road to River Road from 99: Mr. Popper said that he continues to submit the recommendation, as well as the reconstruction of South Street as an alternative, and there will be more discussion during the budget process.

6. New Business:

- a. Approval of 2019 Meeting Calendar - Richard Nobile made a motion to approve the 2019 Meeting Calendar; Seconded by Tom Tokarz. *All were in favor; motion passed.*

Mr. Popper referenced the EDC Report dated December 5, 2018, and reviewed a number of projects under construction and mentioned several new businesses. He also mentioned several projects that had been recently approved by Planning and Zoning. Richard Nobile asked about a possible zone change along Main Street in the vicinity of the new Dollar General. Mr. Popper said that would be reviewed during the update of the Plan of Conservation and Development. Mr. Popper said that the Town had received a grant to install sidewalks along Main Street from Gere Street to Sunset Drive and to fill in spots

along Gere Street to Washington Road. He also provided an update on the Covenant Village project, including their new entranceway, roadway, residential uses, and dining and recreational facilities. He said that OSTA had approved the roadway improvements without requiring a signal.

7. Approval of Minutes

a. October 17, 2018: Tom Tokarz made a motion to approve the meeting minutes; Paul Warena seconded the motion. *All were in favor; the motion passed.*

8. Commissioner's Comments: Ann Halibozek complimented the new entrance at County Line Drive.

9. Adjourn: Ann Halibozek made a motion to adjourn the meeting; Seconded by Richard Nobile. *All in favor; motion passed.* The meeting was adjourned at 7:11 pm.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk