



**Town of Cromwell
Redevelopment Agency**

**REGULAR MEETING
6:30 PM WEDNESDAY MARCH 18, 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. February 19, 2020
8. **Commissioner's Comments:**
9. **Adjourn**

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

1. New Businesses:

- Cut Republic Barbershop & Shave Company at 199 Shunpike Road
- Salerni Dojo Kyokushin Karate School at 199 Shunpike Road
- Superior Kitchen & Bath at 199 Shunpike Road
- Gaylord Healthcare at 50 Berlin Road

2. Projects currently under Construction:

- The 125 room, Marriott Springhill Suites Hotel at 76 Berlin Road
- The new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road (Covenant Village)
- Site Modifications to the 403,000 square foot warehouse at 120 County Line Drive
- Phase 1 Residential development at Arbor Meadows on Field Road

3. RFP for 60 and 61 River Road

- Town staff is currently negotiating a development agreement

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

- Application #20-17: Request for a Site Plan Modification to install building signs at the new Springhill Suites by Marriott at 76 Berlin Road. Arnco Sign Company is the Applicant and AVA Realty Cromwell LLP is the Owner
- Application #20-02: Request for a Use Permit for Travelers Championship Golf Tournament at 100 Golf Club Road. Greater Hartford Community Foundation Inc. is the Applicant; Tournament Players Club of Connecticut Inc. is the Owner

5. Applications pending before Planning and Zoning Commission:

- Application #20-03: Request for a Special Permit under Section 6.6 of the Zoning Regulations to create a Rear Lot at 43 Shadow Lane
- Application #20-04: Request for to create a Three Lot Resubdivision at 43 Shadow Lane
- Application # 20-10 Request to Amend the Zoning Map at 6 Piney Ridge (change the Zone District from Residence 15 to Commercial Billboard District)
- Application #20-16: Request for a Special Permit under Section 3.3.C of the Zoning Regulations to allow for a School for Training & Occupational Skills (Beauticians) at 28-1 Shunpike Road

**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY FEBRUARY 19, 2020
ROOM 222, CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Joseph Fazekas, Richard Nobile, Robert Donohue, Paul Warendas and Kevin Nolan

Absent: Ann Halibozek

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 Fazekas at 6:29 p.m.

2. Roll Call:

The presence of the above members was noted.

3. Approval of Agenda:

Richard Nobile made a motion to approve the agenda; seconded by Kevin Nolan.

All in favor, Motion passed

4. Public Comments:

None.

RECEIVED FOR RECORD
Feb 24, 2020 02:22P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT



5. Old Business:

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

- a. Cromwell Landing – Pier/Walkway
 - We have gotten the necessary permits from Connecticut Department of Energy and Environmental Protection (DEEP), we are waiting on the final letter. We hope to go out to bid in the Spring. The work could be done in the Fall during the low river season.
- b. Tank Farm – Chevron Cleanup
 - They had all their necessary permits from the Town, as well as DEEP.
 - The building has been demolished and clean up continues around the site. The foundation was left and eventually it will be removed. They will repair and reseed and the area of the pipeline R-O-W through the Cromwell Landing Park in the Spring.
- c. Access Rd to River Rd. from Main Street
 - Per the Agency's request I put in the budget a request of \$10,000 for professional services to continue study of a possible access road.
- d. 60 and 61 River Road RFQ/RFP
 - We are working on a contract with the preferred developer which will eventually be submitted to the Town Council.

- e. Town Wide map of Vacant Properties
 - No update.

6. New Business:

Mr. Popper discussed a number of topics under new business. He noted the Town is working with a party that is interested in bringing in a trailer kitchen to have a temporary restaurant from Memorial Day to Labor Day at the Kayak boat launch.

Mr. Popper said that the building at 120 County Line Drive has been leased and we expect site work interior work to start over the next few weeks. The building permit applications are currently being reviewed by the building officials and the fire marshal.

Mr. Popper said the work on the new Marriott Hotel at 74 Berlin Road is moving along. He noted that the work on Covenant Village is also progressing noting the good weather we have had for construction this year. Mr. Popper said that there are two model homes up at Arbor Meadows and the first sold house is under construction. They expect to construct 15 homes per year for a total of 75 new homes. He also noted that work is continuing on the new Ice Cream shop on Main Street.

Mr. Popper and the Agency members discussed the Redevelopment Budget specifically the \$10,000 request for the new access road to River Road from Main Street. The Agency members and Mr. Popper concluded that with the proposed development on the north end of River Road still pending this road study may not be necessary at this time.

Motion to remove the \$10,000 professional services for a River Road access study from the 2020-2021 budget made by Richard Nobile; Seconded by Paul Warena. *All in favor, motion passed.*

7. Approval of Minutes:

- a. January 15, 2020 - Motion made by Robert Donohue to approve the minutes; seconded by Kevin Nolan. *All in favor, motion passed.*

8. Commissioner's Comments:

None.

9. Adjourn

Motion made by Robert Donohue to adjourn; seconded by Richard Nobile.
All in favor, motion passed. Meeting adjourned at 6:59p.m.

Respectfully Submitted,



April Armetta
Commission Clerk