



**Town of Cromwell
Redevelopment Agency**

**REGULAR MEETING
6:30 PM WEDNESDAY MARCH 20, 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. Tank Farm – Chevron cleanup
 - c. Access Rd to River Rd. from 99
6. **New Business:**
7. **Approval of Minutes:**
 - a. February 20, 2019
8. **Commissioner's Comments:**
9. **Adjourn**

To: Economic Development Commission
From: Stuart B. Popper, Economic Development Coordinator
Date: March 6, 2019
Re: Economic Development Coordinator Report for March 2019

1. Ground Breakings and Grand Openings

- Covenant Village of Cromwell at 52 Missionary Road ground breaking event on Thursday February 21, 2019.
- Gyro Love Restaurant at 136 Berlin Road grand opening event on Wednesday February 27, 2019.

2. Business Visitations:

- We had a great business visitation at 9:00 am on Wednesday February 20, 2019 at the Adel brook facility.
- We will be scheduling another visitation for the third week of March.

3. 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 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.

4. Applications approved at the March 5, 2019 Planning and Zoning Commission Meetings:

- Application #19-04: Request for a Special Permit under Section 5.3.B.2 of the Zoning Regulations to install new electronic price signs at the Mobile Station at 176 West Street. Ready Imaging, Inc. is the Applicant and Global Montello Goup Corp is the Owner.
- Application #19-06: 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 the March 19, 2019 Planning and Zoning Commission Meeting:

- Application #19-02: Request for Site Plan Approval for a new Restaurant at 200 West Street. Linh D. Trong and Linda Duong are the Applicants and the Owners.
- Application #19-07: Request to Amend Section 7.5.B.1 of the Zoning Regulations Location Requirements and Limitations to permit the sale of beer at a retail outlet exceeding 50,000 square feet.
- Application #19-11: Request for a Site Plan Modification to modify the approved parking layout at 76 Berlin Road. AVA Group is the Applicant and Cobblestone Associates, LLC is the Owner

**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY FEBRUARY 20, 2019
ROOM 222, CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Tom Tokarz, Jennifer Donohue, Ann Halibozek, Paul Warend

Absent: Chairman Joe Fazekas

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

1. Call to Order

The meeting was called to order by Ann Halibozek at 6:33 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 Tom Tokarz; Seconded by Paul Warend. *All were in favor; the motion passed.*

4. Public Comments

Myron Johnson made an inquiry regarding the town budget, specifically pertaining to the roadway study which spans from Main Street to River Road. Mr. Popper stated that this item is in the budget request. Mr. Johnson suggests the idea of drawing up of a map of the town revealing any properties available for possible redevelopment. There was also a brief discussion regarding the owners of the Tank Farm and the parcel on River Road.

Jay Polk arrived at 6:41.

5. Old Business

a. Cromwell Landing- Pier/Walkway: Mr. Popper said that there are endangered freshwater mussels on site which will be relocated prior to rebuilding the sea wall. The final project design will go under review in the next month, approximately. \$30,000 of budget monies have gone to design and environmental usage for DEEP; \$290,000 remain. Reconstruction of the sea wall represents the bulk of the project's cost. The plan is to use some of the existing stone on the property in part of the redesign of the sea wall

to defray costs. The project is awaiting final design and construction numbers. Bidding and work is to be done around August 2019, when the river is at its lowest. The entire design is to be handicap-accessible, and promises to be the only handicapped fishing pier on the river south of East Hartford. There was a brief discussion about the possibility of boats being permitted to dock at the new landing in the future. Mr. Popper advised that this action would require additional permits.

b. Tank Farm – Chevron Cleanup: The environmental company Arcadis has started with additional testing. The cleanup plan is to be finalized, and negotiations will be made with the property owner regarding the extent of the cleanup.

c. Access Rd to River Rd from 99: This project is part of the current budget. *See attached copy of Mr. Popper's report regarding new businesses opened and ongoing construction.*

6. New Business

The new building in construction at the TPC is slated to be completed before June 1, 2019.

Construction at the Shop Rite and Marshall's projects are both on track.

Covenant Village received approval to build a loop road which will eventually connect all around the property. Construction is scheduled to start in the spring.

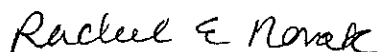
Ann Halibozek revisited Myron Johnson's idea regarding a town map. Mr. Popper said he would add this it as an action item.

7. Approval of minutes:

a. January 16, 2019: Tom Tokarz made a motion to approve the meeting minutes; Paul Warendra seconded the motion. *All were in favor; the motion passed.*

8. Adjourn: Tom Tokarz made a motion to adjourn the meeting; Seconded by Paul Warendra. *All were in favor; the motion passed.* The meeting was adjourned at 7:02 p.m.

Respectfully Submitted,



Rachel E. Novak

Recording Clerk