




**Town of Cromwell  
Redevelopment Agency**

**REGULAR MEETING  
6:30 PM WEDNESDAY MAY 15, 2019  
ROOM 219 CROMWELL TOWN HALL 41 WEST STREET  
AGENDA**

RECEIVED FOR RECORD  
May 10, 2019 01:25P  
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
  - d. 60 River Road RFP
  - f. Town Wide map of Vacant Properties
6. **New Business:**
7. **Approval of Minutes:**
  - a. April 17, 2019
8. **Commissioner's Comments:**
9. **Adjourn**

**TOWN OF CROMWELL  
REDEVELOPMENT AGENCY  
REGULAR MEETING  
6:30 PM WEDNESDAY APRIL 17, 2019  
ROOM 222, CROMWELL TOWN HALL, 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

RECEIVED FOR RECORD  
Apr 29, 2019 08:43A  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT 

**Present:** Chairman Joseph Fazekas, Thomas Tokarz, Ann Halibozek, Paul Warena, Richard Nobile, Kevin Nolan

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

**Absent:** Jennifer Donohue, Richard Duffy

**1. Call to Order**

The meeting was called to order by Chairman Joseph 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 with the amendment to replace *5.f. Town Wide map of Vacant Properties* with *5.e. Town Wide map of Vacant Properties* was made by Ann Halibozek; Seconded by Paul Warena. *All were in favor; the motion passed.*

**4. Public Comments: None**

**5. Old Business**

a. Cromwell Landing- Pier/Walkway: Mr. Popper shared a near final map of the Cromwell Landing project. He pointed out two existing accessways, new parking, an existing and an additional trail, and the fishing pier. A future phase should include a floating dock. There was a discussion regarding a railing around the perimeter of the fishing area. Paul Warena asked about the timeframe for the onset of construction. Mr. Popper advised that the project is set to begin at the end of the summer, when the river is low. Current projects include the railing, the pier, and the path. Future projects include a gazebo, a floating pier, and other items as funding allows. The current design and structure utilize existing permits. Funds are limited to \$290 000 from a STEEP grant.

b. Tank Farm -- Chevron Cleanup: Mr. Popper advised that the agreement between the property owners and Chevron is not finalized, and there is no new news. The parties are

discussing the level of cleanup and the status of the building. Arcadis continues to work on their study and repair proposal.

c. Access Rd to River Rd from 99: Tom Tokarz asked about appropriation for the access road. Mr. Popper advised that funds have been denied by Town Council. Richard Nobile asked for the reason for this denial, and Mr. Popper advised that he plans to ask Town Council. Town Council Liaison Myron Johnson added comments in favor of a nature/walking path 1700 ft long with access from Route 99 to the Connecticut River. Mr. Nobile discussed the question of expanding South Street to make a viable access road. There was a request for clarification on funding to which Mr. Popper advised that funding was likely taken out of the budget before it went to Town Council. Mr. Nobile requested to go on record regarding commercial development near River Road. He believes that the town must have accessibility to support the development at the river. Al Waters commented that interested parties were turned off by the need for flood insurance.

d. 60 River Rd RFP: Mr. Popper submitted a memorandum with the recommendation to Town Council for a mixed use commercial and recreational public/private partnership for River Road.

e. Town-Wide Map of Vacant Properties: Mr. Popper said that a town map was developed in 2014 by an engineer and the sewer department looking at land parcels for future town garage, and that the sewer department provided its files. Mr. Popper advised that he will possibly have the map for the next meeting.

## **6. New Business**

Mr. Popper referenced his Economic Development Coordinator Report for April 2019.

Paul Warena asked how the new Shop Rite compares with other Shop Rites. Mr. Popper said that the closest store is in Orange, CT near Route I-95. There was a discussion regarding the fact that Price Rite is owned by corporate Shop Rite. The target opening is May 12th. Richard Nobile asked about any plans to renovate the roads. Mr. Popper commented that OSTA oversees this subject. Mr. Nobile expressed his disagreement with the recommendation for traffic flow.

Joseph Fazekas asked about pad sites. Mr. Popper answered that there are two pad sites left in the town.

There was a discussion on the residential homes adjacent to the Marriott which are on the highway business zone.

Mr. Popper explained the approval of the Starbucks modification, and the relocation of the transfer station.

A public hearing for the Knights of Columbus application is continued to May 9, 2019.

A tour of the new TPC renovation is postponed as the builders are trying to deliver the project one month early.

**7. Approval of minutes:**

a. March 20, 2019:

There was an request to change *Tom Tokarz* to *Ann Halibozek* in Section 5d of the March 20, 2019 minutes. Paul Warena made a motion to approve the minutes as amended; Seconded by Kevin Nolan. *All were in favor; the motion passed.*

**8. Commissioner's Comments:** Ann Halibozek commented that the crematorium is suing DEEP after a permit was denied. Paul Warena asked Mr. Popper to confirm plans to look into Town Council's denial of funding for access to River Road.

**9. Adjourn:** Tom Tokarz made a motion to adjourn the meeting; Seconded by Ann Halibozek. *All were in favor; the motion passed.* The meeting was adjourned at 7:14 p.m.

Respectfully Submitted,

*Rachel E. Novak*

Rachel E. Novak  
Recording Clerk