

**Town of Cromwell  
Redevelopment Agency**

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TOWN CLERK'S OFFICE  
CROMWELL, CONN.

*Jean Chelzior*  
TOWN CLERK

**REGULAR MEETING  
6:30 P.M. WEDNESDAY MAY 17, 2017  
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET  
AGENDA**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments
5. New Business:
  - a. Update on 60 and 61 River Road
6. Approval of Minutes:
  - a. April 19, 2017
7. Commissioner's Comments:
8. Adjourn



## Town of Cromwell Office of the Town Manager

Nathaniel White Building  
41 West St  
Cromwell, CT 06416

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Anthony J. Salvatore, Sr.  
Town Manager

Phone: (860) 632-3412  
Fax: (860) 632-3435

April 28, 2017

Kevin Nolan  
5 West Street Terrace  
Cromwell, CT 06416

Dear Mr. Nolan,

I am pleased that you agreed to accept my offer to fill a vacant term, which expires December 2017 and serve on Cromwell's Redevelopment Agency.

Congratulations, and thank you for serving the community in this way.

Thank you again. I am looking forward to working with you.

Sincerely,

Anthony J. Salvatore  
Town Manager

Copy: Joan Ahlquist, Town Clerk

**TOWN OF CROMWELL  
REDEVELOPMENT AGENCY  
REGULAR MEETING  
6:30 PM WEDNESDAY APRIL 19, 2017  
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET  
MINUTES AND RECORD OF VOTES**

**Present:** Chairman Joe Fazekas, Jennifer Donohue, Ann Halibozek, Richard Nobile and Paul Warena.

**Absent:**

**Also Present:** Director of Planning and Development Stuart Popper.

**1. Call to Order**

The meeting was called to order by Chairman Fazekas at 6:32 pm.

**2. Roll Call**

The presence of the above members was noted.

**3. Approval of Agenda**

A **motion** was made by Ann Halibozek to approve the agenda. Paul Warena **seconded** the motion. *All were in favor; the motion passed.*

**4. Public Comments**

NONE

**5. New Business:**

- a. Discussion of 60 and 61 River Road

Mr. Popper informed the Agency that the Memorandum of Understanding (MOU) between the Town of Cromwell and Joseph Vallone Architects & Development Studio, L.L.C. (the selected developer) was signed. The next step was to contact the property owners to the North to discuss the possible purchase of their properties before contacting the property owner to the South.

Mr. Warena asked if there was any opposition to the plan and Mr. Popper said no. Mr. Popper further stated that the development would be a joint public-private partnership and would include residential units, a possible marina and other services such as a boardwalk and accessible fishing pier. There was a brief discussion of the developer's other projects, the types of land use approvals the plan would require and associated

remediation of the area. Ms. Halibozek asked that steps be taken to replace or relocate the bat boxes in the area, as necessary.

**6. Approval of Minutes**

a. March 15, 2017

Ann Halibozek made a **motion** to approve the meeting minutes for March 15, 2017. Paul Warena **seconded** the motion. *All were in favor; the motion passed.*

**7. Commissioner's Comments:**

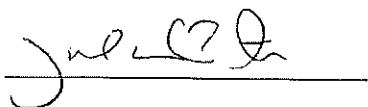
The Agency members and Mr. Popper discussed development projects at the Kmart Shopping Plaza, on Sebeth Road, and along County Line Drive, including the recent site plan approval for Two Men and a Truck, and River Road. Mr. Popper stated that he had recently submitted an application for a STEAP grant. There was also a brief discussion regarding the carwash on Route 372, which Mr. Popper stated was still moving forward. Mr. Popper stated that that the development project adjacent to Liberty Bank was no longer moving forward. Chairman Fazekas stated that the apartment complex lawsuit was moving towards judgment.

**8. Adjourn**

Ann Halibozek made a **motion** to adjourn the meeting. Paul Warena **seconded** the motion. *All were in favor; the motion passed.*

The meeting was **adjourned** at 7:02 pm.

Respectfully Submitted,



Julie C. Petrella  
Recording Clerk