

**Town of Cromwell
Redevelopment Agency**

**REGULAR MEETING
6:30 PM WEDNESDAY NOVEMBER 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
 - d. 60 and 61 River Road RFQ/RFP
 - f. Town Wide map of Vacant Properties
6. New Business:
7. Approval of Minutes:
 - a. October 16, 2019
8. Commissioner's Comments:
9. Adjourn

Memo

To: Joan Ahlquist, Town Clerk
From: Stuart B. Popper, Town Planner
Date: October 21, 2019
Re: Redevelopment Agency Meeting Dates for 2020

The following meeting dates were approved by the Redevelopment Agency at their meeting on October 16, 2019. All meetings will be held on Wednesdays at 6:30 p.m.

January 15, 2020

February 19, 2020

March 18, 2020

April 15, 2020

May 20, 2020

June 17, 2020

July 15, 2020

August 19, 2020

September 16, 2020

October 21, 2020

November 18, 2020

December 16, 2020

To: Economic Development Commission

From: Stuart B. Popper, Economic Development Coordinator

Date: November 18, 2019

Re: Economic Development Coordinator Report for November 2019

1. Projects currently under Construction:

- The NIC 11,925 +/- square foot office and manufacturing building at 40 Commerce Drive;
- The 125 room, Marriott Springhill Suites Hotel at 76 Berlin Road and
- The new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road (Covenant Village).


2. RFP for 60 and 61 River Road

- The Redevelopment Agency issued a Request for Qualifications and Proposals (RFQ and RFP) process; it is the objective of the Town of Cromwell to identify a preferred developer or development company to develop as a joint public partnership for 60 River Road. The Redevelopment Agency has selected the preferred developer and forwarded the recommendation to the Town Council.

3. Application Approved at the November 7, 2019 Planning and Zoning Commission Meetings:

- Approved Application #19-48: Site Plan Modification to add a new wall sign for a Beauty Salon at 328 Main Street. Cailyn Musinski is the Applicant and Mario J. and Maria S Almeida are the Owners.
- Approved Application #19-55: Request for Site Plan Modification for the Starbucks Coffee Shop at 136 Berlin Road. TNO Cromwell LLC is the Applicant and the Owner.
- Approved with conditions the Proposed Settlement for “JPG Partners, LLC v. Cromwell Planning & Zoning Commission LND HHD CV18-6091023-S” involving Application #17-22: Center Point Apartments 186 Court Street. JPG Partners, LLC is the Applicant and Estate of Helen Ewald is the Owner.

**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY OCTOBER 16, 2019
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES**

RECEIVED FOR RECORD
Oct 21, 2019 08:52A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT 

Present, Ann Halibozek, Robert Donohue, Paul Warendra and Kevin Nolan.

Also Present: Director of Planning and Development Stuart Popper.

Absent: Chairman Joseph Fazekas and Richard Nobile

1. Call to Order:

The meeting was called to order by Ann Halibozek at 6:30 p.m.

2. Roll Call:

The presence of the above members was noted.

3. Approval of Agenda:

Stuart Popper asked to amend the agenda to include under new business item a. Approval of the 2020 meeting calendar. Paul Warendra made a motion to approve the amended agenda; Seconded by Kevin Nolan. *All in favor; motion passed.*

4. Public Comments: None.

5. Old Business:

a. Cromwell Landing- Pier/Walkway:

Mr. Popper said that the plans for Cromwell Landing are completed and have been submitted to the Connecticut Department of Energy and Environment, (DEEP) for review. Mr. Popper said we met with DEEP staff on Friday October 4, 2019 to discuss the plans. He said that DEEP staff has raised some concerns regarding the placement of structures in the floodplain. Mr. Popper said the Town's Consultant is addressing all of the DEEP's concerns and we should have approval in the near future.

b. Tank Farm:

Mr. Popper discussed the Tank Farm on River Road and the continuing efforts to clean up the site. He explained that they are currently working on either side of River Road across from the remaining building. Mr. Popper said that eventually the area under the road itself will be cleaned up over the next few months

c. Access Rd. to River Rd. from 99:

Mr. Popper said there was no new information on the access road at this time.

d. 60 and 61 River Road RFQ/RFP:

Mr. Popper said that at the September meeting the Redevelopment Agency set up the RFQ/RFP interview panel. He explained that the interviews had been scheduled for Thursday October 17, 2019 at 7:00 pm but the developer was unable to make that time. Mr. Popper said that the interview has been rescheduled to Tuesday October 22, 2019 at 5:30 pm.

e. Town Wide map of Vacant Properties:

Mr. Popper said that he is still working on collecting data for the map.

6. New Business:

a. Approval of the 2020 Meeting Calendar

Mr. Popper reviewed the dates on the 2020 meeting schedule. Robert Donohue, made a motion to approve the 2020 meeting calendar; Seconded by Paul Warena. *All in favor; motion passed.*

Mr. Popper said that Advanced Window Systems has moved into 14 Alcap Ridge occupying about 21,000 square feet of space. He said that this leaves about 9,000 square feet of office space remaining at the site. Mr. Popper said that the Leaf Filter Company (Gutter guards) has rented about 9,700 +/- square foot office and warehouse at 104 Sebeth Drive.

He noted that Fed Ex will be opening a kiosk store in Walmart's store at 161 Berlin Road. Mr. Popper said that the Vanity Hair Salon has opened at 199 Shunpike Road and that Bombshell Beauty Salon will be opening at 326 Main Street. He noted that construction continues on the new Marriott Hotel on Berlin Road and the new development at Covenant Village.

7. Approval of Minutes:

- a. September 18, 2019- Robert Donohue, made a motion to approve the minutes; Seconded by Paul Warena. *All in favor; motion passed.*

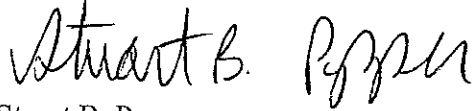
8. Commissioner's Comments:

There were no comments.

9. Adjourn:

Kevin Nolan made a motion to adjourn the meeting; Seconded by Ann Halibozek. *All in favor; motion passed.* The meeting was adjourned at 6:52 p.m.

Respectfully Submitted,

A handwritten signature in black ink that reads "Stuart B. Popper". The signature is written in a cursive, slightly slanted style.

Stuart B. Popper
Acting Clerk