



**Town of Cromwell
Redevelopment Agency**

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Oct 11, 2018 03:49P
JOAN AHLQUIST
TOWN CLERK *JA*
CROMWELL, CT

**REGULAR MEETING
6:30 PM WEDNESDAY OCTOBER 17, 2018
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. 60 - 61 River Rd. – RFP Status
 - c. Tank Farm – Chevron cleanup
 - d. Access Rd to River Rd. from 99
6. New Business:
7. Approval of Minutes:
 - a. September 26, 2018
8. Commissioner's Comments:
9. Adjourn

To: Redevelopment Agency
From: Stuart B. Popper, Director of Planning and Development
Date: October 12, 2018
Re: Economic Development Coordinator Report for October 2018

1. **Cromwell Economic Development Commission Website**
 - The new Cromwell Economic Development Commission web site is up and running on the Town of Cromwell web site. The page contains a listing of all the businesses in Town by category. More information will be added in the future.
2. **Middlesex Chamber of Commerce**
 - The Middlesex Chamber of Commerce Connecticut Connections Business Expo will be on Wednesday October 24, 2018. We are looking for volunteers to help operate our trade show booth.
3. **Business Visitation**
 - We have a business visitation scheduled at 9:00 am on Wednesday October 17, 2018 at 14 Alcap Ridge.
4. **New Planning and Zoning Commission Applications:**
 - Application #18-59: Request for Site Plan Approval to construct a new access drive, 54 living units and dining, recreation and other facilities at 52 Missionary Road. Covenant Home Inc., Covenant Village of Cromwell is the Applicant and the Owner.
 - Application #18-62: Request for a Special Permit under Section 3.3.C.4 of the Zoning Regulations to permit a school for training in occupational skills at 45 Shunpike Road.
 - Application #18-63 Request to modify the Site Plan to construct new green houses and a loading dock addition at 419 Main Street. Cromwell Growers, Inc. is the Applicant and Cromwell Realty, LLC is the Owner.
5. **Planning and Zoning Commission Approvals at the October 3, 2018 Meeting:**
 - Application #18-58: Request to modify the Site Plan to install a new sign at 35 A Berlin Road for Joe's Filling Station. Joseph G. Moon is the Applicant and River Grace Plaza LLC is the Owner.
 - Application #18-61: Request for a Site Plan approval for the façade and signage at the new Marshall's Store at 45 Shunpike Road. Taylor Associates - Architects is the Applicant and HB Nitkin Group is the Owner is the Owner.

RECEIVED FOR RECORD
Sep 28, 2018 01:44P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
SPECIAL MEETING
6:30 PM WEDNESDAY SEPTEMBER 26, 2018
ROOM 222, CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Joe Fazekas, Tom Tokarz, Richard Nobile, Ann Halibozek, Kevin Nolan, Paul Warendt, Jennifer Donohue

Absent:

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

1. Call to Order

The meeting was called to order by Chairman Fazekas at 6:31 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 Richard Nobile; Seconded by Ann Halibozek. *All were in favor; the motion passed.*

4. Public Comments

NONE

5. Old Business

a. Cromwell Landing – Pier/Walkway:

Mr. Popper said that the environmental study on the dragonfly was done and they were finishing the studies on the mussel and eelgrass. He said they were hoping for a sign off from the DEEP shortly so that they could wrap up plans and put the construction project out to bid.

b. 60-61 River Road – RFP Status

Mr. Popper said that he has had a number of conversations with various developers regarding the possible development of this area. The consensus was that, to make the project economically feasible, the development would need to consist of all the land from Wall Street to School Street, about 4.89 acres, and would need to contain approximately 20 units per acre or about 100 units total. Because there would not be any development on the first floor because of the flood plain, the buildings would need to be five stories. The form of ownership had not been decided, but this would be a multifamily project. Mr. Popper wanted to know if the Agency would support a project of that size, extent, and density. He said that the plan would be to sell a developer the land side parcel, while retaining the park portion along the river, and enter into a joint private-public venture for the use of the river side for a dock and seasonal restaurant. The project would require a zone change.

There was a brief discussion regarding what type of recommendation Mr. Popper was looking to obtain and what the Town Council would do in regards to such a recommendation. Mr. Popper said that he needed to know what was viable before continuing to have these conversations with developers. Chairman Fazekas was in support of negotiating a deal for the sale of the town's parcel and having a developer do the groundwork in assembling parcels and obtaining a zone change.

Jennifer Donohue said she believed it was a good idea, and Ann Halibozek was supportive of the idea, but wanted to see a conceptual design. Tom Tokarz asked about the height restrictions and Mr. Popper said that a developer would have to seek a zoning regulation change. Chairman Fazekas said that this would be a project similar in scope as the Nike Site. Richard Nobile and Paul Warena commented that the past development efforts give them a sense of what needs to be done to make the redevelopment work and which property owners may be interested in selling. Each commission member voiced his or her support of the general scope of the project.

c. Tank Farm = Chevron Cleanup

Mr. Popper said that the project would be in front of the Wetlands Agency next week. They are going into the inland area, west of the existing building, to install some test wells. Once they finished their analyses, they will then make recommendations for cleanup. They will be using small drilling rigs to install the monitoring wells. They are continuing to discuss the level of cleanup required.

d. Access Road to River Road from 99:

Mr. Popper said that the road had been designed, but there was no funding for construction at this time. He said that the Agency could request funding in their budget. Tom Tokarz said that the road is needed, for safety reasons, if upwards of 90 units are planned. Richard Nobile agreed that the installation of a road would make the area more appealing to developers and asked that funding be included in the next budget cycle.

6. New Business:

Mr. Popper said that business visits were starting up again in October. He mentioned several recently approved applications: the Nike Site development, the marijuana dispensary, the zoning amendment to increase commercial building heights, and the new hotel planned for next to Liberty Bank on Route 372. He said that construction was continuing at ShopRite and that Marshal's and the Connecticut School of Massage were also moving into the plaza. Mr. Popper said that Covenant Village planned to build 54 new units, an accessway from West Street, and a "Main Street" type area on their campus.

He said that a new Dollar General would be under construction shortly for Main Street and that a greenhouse expansion and new loading dock facility were planned by Cromwell Growers. The Field Road project was beginning construction and the TPC Clubhouse was under construction, with the steel being installed. Mr. Popper said that the application for the new Starbucks would be in front of Planning and Zoning soon, with the detention basin between the Baci Grill and Burger King being relocated and a shared parking proposed.

7. Approval of Minutes

a. July 25, 2018: Paul Warendt made a motion to approve the meeting minutes; Kevin Nolan seconded the motion. *All were in favor; the motion passed.*

8. Commissioner's Comments:

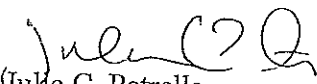
Tom Tokarz asked about the renewal date of the Plan of Conservation and Development and was told that it was 2022. Mr. Popper said that he would ask for funding in next year's budget.

Paul Warendt said that he wanted to prioritize the development of River Road and to put funding for that in the budget, as it would increase the area's appeal for developers. Richard Nobile agreed with Paul Warendt.

9. Adjourn

Tom Tokarz made a motion to adjourn the meeting; Seconded by Ann Halibozek. *All in favor; motion passed.* The meeting was adjourned at 7:01 pm.

Respectfully Submitted;


Julie C. Petrella
Recording Clerk