

REGULAR MEETING

Belding-Corticelli Improvement Committee (BCIC)
Friday, October 9, 2015 – 9:00AM
Merrill Seney Community Room – Thompson Town Hall

MINUTES

PRESENT: J. Blanchette, Chairman
S. Lewis
R. Faucher
B. Davis
J. Hall
N. O'Leary

1. CALL TO ORDER – The meeting was called to order by Chairman Blanchette at 9:00 AM.

2. APPROVAL OF MINUTES

a. August 14, 2015 Regular Meeting

(M/S/C Hall/Davis) to approve the minutes as presented. Carried unanimously.

3. COMMITTEE BUSINESS

a. Wayne Bugden, CME Associates, Inc. re Project Approach Discussion

Mr. Bugden stated that the Town's comments re CME's draft contract had been received, the contract had been revised to incorporate most comments, and he anticipated the revised document would be forwarded to M. Chinatti that afternoon.

He discussed work involved with the project, indicating the company's goal of having Phase I and Phase II work completed by the first of the year (2016).

Chairman Blanchette noted that portions of the property are within the 100-year flood plain and determination of the actual flood plain limits are a critical part of the project.

Mr. Bugden agreed w/Chairman Blanchette, and noted that one of the deliverables would be an A-2 survey of the property which would call out the areas of concern as well as the flood plain limits. He noted that potential for flooding and that the property is within an aquifer protection area would need to be considered, noting that there are a lot of factors to be considered and that area(s) initially found to be optimal for development may end up not being so because of flood plain.

Discussion ensued regarding scheduling of the Kick Off Meeting. It was agreed that a final date could not be scheduled/advertised until the Town/CME contract was finalized, but that a tentative meeting date/time was scheduled for Wednesday, November 5, 2015 at 7:00 PM. The meeting will be held either at the Town Hall or the Library. M. Chinatti will finalize coordination and advertising of the meeting.

Chairman Blanchette asked what would be done re redevelopment efforts upon completion of the project, to which M. Chinatti responded that she would be preparing a marketing brochure to attract potential developers, and that brochure would be publicized and shared with numerous entities involved with property development, including but not limited to real estate firms and CT DECD, and also uploaded to the Town's website.

4. CORRESPONDENCE – NONE

5. CITIZEN COMMENTS - NONE

6. MUNICIPAL DEPARTMENTS – UPDATES

- a. M. Chinatti stated that the Quaddick Rd. Bridge project is on the October Inland Wetlands Commission agenda for action, and also should be acted on by DEEP Fisheries and DEEP Wildlife within the next two weeks. Subsequent to that, Francisco Fadul, CT DOT, would review/give final approval for plans (preliminary approval given September 2015), after which the project could be put out to bid, with an anticipated completion date of Spring 2016. P. Lenky stated that, once the project gets started, it should take approximately two weeks to complete.

M. Chinatti continued, stating that the 929 Riverside Drive Brownfield Grant is moving forward, that the Town's attorney has reviewed documents required by the State and provided those documents for signature by the Selectmen. After municipal signing, they will be forwarded to the State for final execution/preparation of

the closing binder and, following the Town's receipt of its copy of the fully executed Town/State contract the Town's pre-qualified consultants would be solicited for proposals.

She stated that Dollar General has begun clearing in preparation for construction, noting that a permit cannot be issued until the approved mylars are signed by the Chairman of the Planning and Zoning Commission and filed in the Town Clerk's office.

She noted that Dunkin' Donuts is working on finalizing required site line easements.

She noted that 926 Riverside Drive (the old Quinn's Shirt Shop) is on the Planning and Zoning Commission's agenda for Special Permit to establish retail on the first floor, with 12 condo/apartment units on the upper floors.

7. ADJOURNMENT

(M/S/C Davis/Lewis) to adjourn at 10:17 AM.

Respectfully Submitted,
M. A. Chinatti, Director of Planning & Development