



TOWN of

THOMPSON

MILL SITES REDEVELOPMENT ADVISORY COMMITTEE

RECEIVED
TOWN OF THOMPSON, CT.

2017 FEB 17 A 9:00

Tunde Paradise
TOWN Page 1 of 5 / ASSA

Mill Sites Redevelopment Advisory Committee (MSRAC)

Friday, Feb 10 2017 – 9:00am

Merrill Seney Community Room Thompson Town Hall

REGULAR MEETING

MINUTES

- PRESENT: J. Blanchette, Chairperson, N. Oleary, J. Hall, R. Faucher, B. Davis, S. Lewis
- ABSENT: M.A. Chinatti, Director of Planning & Development
- ALSO PRESENT: S. Donohoe, Property Owner Liaison, W. Bugden, CME Associates, Tyra Penn-Jesek(sp?), resident

1. CALL TO ORDER

- J. Blanchette called meeting to order at 9:03 am.

2. APPROVAL OF MINUTES

- Jan 13, 2017 Regular Meeting
(M/S/C Oleary/Hall) with change as noted: #5. Community Business: change "intermittent" to "intermediate". Approved unanimously.
- Jan 25, 2017 Regular Meeting
 - **(M/S/C Davis/O'leary). Approved unanimously.**

3. CORRESPONDENCE

- None

4. CITIZEN COMMENTS

- Tyra Penn-Gesek, 28 Blain Road, volunteered to join the committee. The Committee's consensus was unanimous approval.

MUNICIPAL BUILDING

815 RIVERSIDE DRIVE, P.O. Box 899 NO. GROSVENORDALE, CONNECTICUT 06255

TELEPHONE (860) 923-9475 x130 • FAX (860) 923-9897



TOWN of

THOMPSON

MILL SITES REDEVELOPMENT ADVISORY COMMITTEE

Page 2 of 5

5. COMMITTEE BUSINESS

a. 630 Riverside Drive Project

i. Update - W. Bugden, CME Associates

W. Bugden stated that Draft reports were reviewed in Nov 2016 and await approval for Final.

a. **SEDIMENT Report** reveals overall very good news.

b. **STRUCTURAL Report** outlines 5 areas needing repair. B. Davis asked if repairs should be stone or concrete. W. Bugden stated that each area requires specific analysis as to the best solution for the redevelopment planned.

B. Davis asked if any of the 5 areas are critical. W. Bugden reported that 2 of the areas have contaminated soil behind the wall, so they pose a risk of soil potentially washing into the river if the wall fails. He added that leaching of contaminants through the walls does not pose a significant risk.

c. **RAP/REDEVELOPMENT Report** provides a menu of options with recommendations.

W. Bugden reviewed site map to show where and how coal was delivered and so where the coal ash residue exists on site. Recommendations on east area include creating an Environmental Protection Area or digging out residue right up to the existing wall. On the island the coal ash could be left behind as the area is considered "inaccessible". On the west side the recommendations include creation of "Land Use Restriction" with a soil cap separation (TBD layer of soil above). See report for full details on recommendations.

The Ballfield and wetlands area (part of original 2010 Report) show no evidence of dumping. B. Dais asked if wetlands were filled to create the ballfield. W. Bugden replied no. At one time a trolley track went through this area, but there are no environmental issues from that.

MUNICIPAL BUILDING

815 RIVERSIDE DRIVE, P.O. Box 899 NO. GROSVENORDALE, CONNECTICUT 06255

TELEPHONE (860) 923-9475 x130 • FAX (860) 923-9897



TOWN of
THOMPSON

MILL SITES REDEVELOPMENT ADVISORY COMMITTEE

Page 3 of 5

J. Blanchette reminded Committee of the upcoming 2/21 Update at the Selectman's Meeting and suggested that all the positive aspects from the study be highlighted. The study really revealed that most of this large site is absolutely fine.

W. Bugden said going into the study of any mill site the discovery of a "drum dump" was a potential scare, but CME never encounter evidence of such. Lead contamination is another potential danger going into a study. And although some lead contamination was found on the site, it does not exceed the current standards.

J. Blanchette asked if, now that study has isolated areas of concern, can the Committee begin to address its original charge: To improve the appearance of the site? W. Bugden replied that more consideration/discussion of this is necessary and should include current owner.

N. O'Leary asked S. Donohoe if he had any thoughts after reading the reports. S. Donohoe replied that he has not yet seen the report, as it is not yet "public". J. Blanchette stated that the Phase I, II, III, Structural, and Sedimentation reports are essentially all complete, but the remediation portion is still a draft. The Committee would like to share the information with S. Donohoe, but J. Blachette suggested checking with M.A. Chinatti for her final comments on the report and thoughts before sharing.

N. O'Leary asked S. Donohoe if he has any plans regarding beautification. He requested that the topic be place on the agenda for the next regular meeting. Chairman to coordinate.

R. Faucher asked if Owner had any resources. S. Donohoe said that it was mentioned that town equipment/operators could potentially be used for the first sweep of the heavy growth and thereafter could be mowed by owner's resources. Committee thought idea could be reviewed at the Selectman's Meeting Update.

d. Survey

W. Bugden reviewed the Draft Plan. No new information.

MUNICIPAL BUILDING

815 RIVERSIDE DRIVE, P.O. Box 899 NO. GROSVENORDALE, CONNECTICUT 06255

TELEPHONE (860) 923-9475 x130 • FAX (860) 923-9897



TOWN of

THOMPSON

MILL SITES REDEVELOPMENT ADVISORY COMMITTEE

Page 4 of 5

Current Flood Plain Zone C (500 year flood zone) and B (100 year flood zone) need to be relocated.

W. Bugden reviewed options for asking FEMA to revise current Flood Plain Zones: Letter of Map Amendment vs. Letter of Map Revision.

J. Blanchette suggested revisions to survey plan: Plan Title: Existing Conditions Plan, show source of wetlands, and LOMA requested area to be removed from Flood zone A-7.

(M/S/C Hall/O'Leary) to make above final revisions to the Survey. Carried unanimously. W. Bugden to finalize Survey Plan and send Autocad version to M.A. Chinatti. **Carried unanimously.**

(M/S/C Faucer/O'Leary) to finalize RAP/Redevelopment Report, pending comments from M.A. Chinatti. **Carried unanimously.**

b. 929 Riverside Drive Project Update – W. Bugden, CME Assoc.

- i. **Update:** W. Bugden reported that testing/data collection continues. Ground source radar to continue as weather/snow allows. Focus currently on SW corner (smokestack, Loading dock, inside building).
- ii. **Public Meeting:** J. Hall commended the turn-out and input from the recent Public meeting and asked if there should be another meeting to continue the positive interest?

S. Donohoe reported that he has no update on the potential developer. They are still currently doing their due diligence. The property is under contract, pending contingent.

Development vs. demolition. They have so far spent considerable money to study options. He will notify the committee of the developer's plan.

Committee discussed being aware of redevelopment effort and Town Approval process, so that they can make residents aware of opportunities for input/feedback.

MUNICIPAL BUILDING

815 RIVERSIDE DRIVE, P.O. Box 899 NO. GROSVENORDALE, CONNECTICUT 06255

TELEPHONE (860) 923-9475 x130 • FAX (860) 923-9897



TOWN of
THOMPSON

MILL SITES REDEVELOPMENT ADVISORY COMMITTEE

Page 5 of 5

W. Bugden stated that developers sometimes call him and he would like to pass on leads. One currently is looking for property in Eastern CT. The Committee agreed that he should forward ANY leads to M.A. Chinatti and S. Donohoe.

c. Other Business

- Next regular meeting: **March 10;**
- Reminder: 2/21 Board of Selectman's Meeting and 630 Riverside Drive Brownfield Grant – final public informational meeting/project complete. M.A. Chinatti to email meeting location to Committee members, when confirmed.

6. ADJOURNMENT

- **(M/S/C Hall/Davis) to adjourn at 10:30am. Carried unanimously.**

Respectfully Submitted,

Steve Lewis, MSRAC Member

MUNICIPAL BUILDING

815 RIVERSIDE DRIVE, P.O. Box 899 NO. GROSVENORDALE, CONNECTICUT 06255

TELEPHONE (860) 923-9475 x130 • FAX (860) 923-9897