

MSRAC Regular Meeting – October 13, 2017

Merrill Senev Community Room Thompson Town Hall, small conference room

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TOWN OF THOMPSON, CT.

**MINUTES**

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*Linda Paradise*  
ASST. TOWN CLERK

**Present:** J Blanchette, Chairman  
J. Hall  
S. Lewis  
N. O'Leary

**Absent:** B. Davis  
R. Faucher

**Also Present:** K. Beausoleil

**1. Call To Order** – J. Blanchette called the meeting to order at 9:05 AM

**2. Approval of Minutes**

- a. June 90, 2017 Regular Meeting - Approved (M/S/C Lewis/O'Leary), carried unanimously
- b. September 25, 2017 Special Meeting – Approved (M/S/C Hall/O'Leary) carried unanimously

**3. Correspondence - none**

**4. Citizens Comments – None**

**5. Committee Business**

**a. 929 Riverside Drive**

- Janet placed the two colored J. Gumpert development plans from the September special meeting on the table for all to view.
- Norma asked if anyone had a concern about the remote parking location on the Gumpert plan. Ken mentioned that the location highlighted on the aerial wasn't part of the mill property but another 10.9 acres across Route 12 was. Ken pointed out that the parking lot near the old Jim's Hardware could be potentially utilized with a bridge or tunnel to the site. Janet mentioned that perhaps an enclosed pedestrian bridge over Route 12 to an upper floor of the mill could be built.
- Members spoke about the positive news and good reception of the proposed Gumpert redevelopment plan at the special meeting.
- Ken mentioned that he or Mary Ann would be contacting J. Gumpert to inquire about the status of the development agreement deal with South End Reclaimed.
- Ken mentioned that DECD re-affirmed that the brownfield project could move forward without the Town being responsible for reimbursing the state for the cost. He stated the Mary Ann had contacted CME to request that they resume their work.

- Ken said that J. Gumpert had mentioned in a staff meeting that an initial 2 phase project would begin with 50 apartments being built in each phase.
- Ken said that another developer very recently reached out to him regarding the mill and perhaps two developers could work together on the project.
- Ken stated that the bell tower open window had been boarded up.
- Ken described 4 UCONN student projects:
  - Revitalize Main Street: sidewalks, signs, lights, etc.
  - Old TEEG bldg. structural analysis
  - Langer Pond Dam
  - Pocket Park on 1 acre parcel on Rearden Road
- Ken mentioned that an interested party had purchased the coal storage building at the Three Rows via the Town auction process. It could be developed in the future.
- Steve asked what the dimensions labeled "VALUE A", VALUE B", etc. meant on the Gumpert colored site plan.
- Steve asked for copies of the two 11" x 17" Gumpert plans from the September special meeting. Jo Ann would like a copy too. Consensus was to ask Mary Ann to help make this possible. Both Janet and Steve can print them out if they can received them digitally. Perhaps the pdfs could be sent individually to reduce their size? If not, can the Town provide hard copies? Ken said maybe Mary Ann has extra copies available already.

**b. 630 Riverside Drive**

- Janet asked Norma if Shawn had contacted her to walk the site. She said no.
- No one was aware of any other progress or news on this property
- Janet noticed when reviewed the packet, immediately prior to the meeting, that Bernie Davis didn't seem to be on the email distribution this month and she will mention it to Mary Ann.

**6. Adjournment** – discussion being ended, J. Blanchette adjourned the meeting at 9:45

Respectfully Submitted,

Janet Blanchette, Chairman