

RECEIVED
TOWN OF THOMPSON, CT.

2017 DEC 11 P 3:07
Genie Waldron
TOWN CLERK

REGULAR MEETING

Mill Sites Redevelopment Advisory Committee (MSRAC)
Friday, December 8, 2017 – 9:00AM
Merrill Seney Community Room
Thompson Town Hall

MINUTES

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

ABSENT: R. Faucher

ALSO PRESENT: S. Donohoe, Property Owner's Liaison, K. Beausoleil, First Selectman, M. A. Chinatti, Director of Planning & Development, W. Bugden, CME Engineers, S. Kellerson, CME Engineers, Members of the Public

1. CALL TO ORDER

Chairman Blanchette called the meeting to order at 9:00AM. A quorum was present.

W. Bugden introduced S. Kellerson to members.

2. APPROVAL OF MINUTES

a. November 9, 2017 Regular Meeting

(M/S/C Lewis/O'Leary) to approve the minutes as presented. Carried unanimously.

3. CORRESPONDENCE - NONE

4. CITIZEN COMMENTS

J. B. Lenky, Brickyard Rd., stated he is interested to see the mill move forward and is glad this Committee was put together to pursue

redevelopment instead of seeing it torn down. He stated he'd rather see it being redeveloped, and from what he's seen of the plans it's a good concept. He stated this would be a very good situation for at least seven (7) years' work for local contractors, etc. He stated his concern re service area access, noting that tractor trailer maneuverability would be challenging, and that should be addressed.

5. COMMITTEE BUSINESS

a. 630 Riverside Dr. – Status Update

S. Donohoe, representing the property owner, stated that the owner is working with Colliers, and it is hoped that a contract will be signed shortly for the firm to market the property for 6-mos. – 1 yr. He stated that there were a couple of inquiries on the property; however, due to the potential costs associated with necessary environmental clean-up, the parties did not move forward. He stated that an interested party told him they'd spoken with a Town representative, presumably M. A. Chinatti, who told the party that, should the property again be used industrially, the new building must maintain the same footprint as the previous building, and asked what that means. M. A. Chinatti clarified that, should a developer wish to use the site industrially again whatever is constructed would be required to maintain the exact same footprint/height as what was previously there as the property is no longer zoned industrial, or the ZBA would need to approve a variance/variances.

S. Donohoe scheduled time to walk the site with N. O'Leary following adjournment of this meeting.

b. 929 Riverside Dr.

i. W. Bugden, CME Engineers, Brownfield Grant Work Update

W. Bugden stated he just returned from a national brownfield conference which finished up December 6. He stated the conference was attended by approximately 2,500 people and a lot of the sessions he attended were about all of the things this Committee has been doing, such as fostering local interest, leveraging grants, getting all the different stakeholders together, etc., and that the single most important thing is having a core group of persistent and inspired people and, if that core group does not exist, efforts won't succeed. He reiterated that he hasn't seen in any other town the level of commitment exhibited by the Town of Thompson; he then praised the Committee and Town for its level of commitment. He then stated his hope to talk about the River Mill project at the next national conference, noting that sessions he attended this year had what 929 has. He continued, stating he "wanted to do cheerleading and give Kudos" re what has been

accomplished to date and that it is a pleasure working with the Committee. He continued, stating S. Kellarson has been doing most of the work, and turned the floor over to him.

S. Kellarson briefed the Committee about where CME is in the process. He also advised that work for the boiler room could not go forward as that room was closed off due to a lot of asbestos on the floor.

W. Bugden and S. Kellarson then reviewed progress as shown on the plan they use as their "working document", noting that blue areas shown on the plan are where GZA has investigated and that they talked with Chris Frey, GZA, who stated GZA has done a baseline ecological risk assessment and has taken samples. S. Kellarson then indicated CME anticipates to have its work completed before the end of winter/early spring, depending on the river.

W. Bugden stated chromium was found, from plating, in the soil sediment and groundwater. He stated that determining whether the levels discovered could be problematic for the biota in the stream and river is part of GZA's work under the Property Transfer Act.

B. Davis asked whether materials could make their way down the stream, to which W. Bugden responded probably not; he then noted that is GZA's "big hang-up".

S. Kellarson stated that CME did preliminary soil borings CME concentrated on the southern courtyard area as the remainder of the area is within GZA's purview. He stated they've done a lot of work and are finding petroleum base chemicals around the water table. He continued, stating that delineation is preliminary and more work is needed to determine the actual extent. He stated CME hasn't found much in the way of contaminants, and they haven't been detecting any volatile organic compounds (VOCs) so those shouldn't pose any issues.

W. Bugden stated finding no VOCs is a key thing as that's one thing that would raise questions with potential developers. He continued, noting that finding none of that across the site is a really great thing.

S. Kellarson stated CME has a few days of work left on-site, and then reviewed remaining work with the Committee.

W. Bugden stated he thought CME would be finishing up by the end of the year, but because they did discover more contamination and had difficulties doing drilling they hope to have a draft report ready by the

end of January. S. Kellerson noted the report may not be ready until mid-February. W. Bugden continued, stating that the news is good and nothing has changed, noting they haven't found anything that would scare away anyone from a development standpoint. He stated the HBM survey, once done, will provide pretty solid costs. He stated that when the report is done he will provide the Committee with something that will be helpful to anyone interested in developing the property.

S. Kellerson noted that there were "issues" with the manner in which Eagle Environmental conducted its sampling for hazardous building materials, but that the matter has been addressed.

S. Donohoe reiterated what S. Kellerson discussed re Eagle Environmental, and he stated that he contacted due to those issues, that they came right out and addressed it with the subcontractor and dealt with them, and they tried to solve the issue; he stated he couldn't have been more happy with CME/the way they handled things, and that he was "less happy" with Eagle.

W. Bugden stated CME has never had problems with Eagle before and they'd always been extremely careful; he stated he didn't understand how the issue at 929 happened. He continued, stating it's distressing to hear and that Eagle usually tries to be as careful as possible. He again apologized for the destruction, reiterating it was a totally avoidable thing and he didn't have a good answer as to why they "messed up."

S. Donohoe stated S. Kellerson could not have been more clear on how to handle things going forward, as more testing needed to be done. He stated, as an example, Eagle took light fixtures down to get to the ballast(s) and did not replace the fixtures. He noted that when CME got involved they were total professionals.

K. Beausoleil asked how CME deals with the damage, as Eagle is CME's subcontractor, to which W. Bugden responded he hasn't had a chance to talk with them yet. he stated he wants to take some pictures of the damage, and noted this is more than just one isolated incident and that their professional was sloppy. He stated CME would be holding Eagle accountable.

S. Donohoe stated that will be worked out, and noted that some areas when the site is redeveloped may be demoed so he would not make them fix everything because some areas will be addressed during the rehab. He stated Eagle damaged approximately 100 different locations, and that CME was professional and he couldn't be more

clear on that. He stated Eagle was not overseen every minute but that will now change.

W. Bugden stated CME has never had to “babysit” Eagle before. He stated that HBMs is what Eagle does – pre-demo and pre-renovation surveys, and 929 is the latter, which Eagle was made aware of.

S. Donohoe noted that one of Eagle’s representatives called their assignment a pre-renovation survey. He then talked about additional damage done by Eagle. He continued, stating that Eagle would be looking at the work as two reports – ground monitoring and HBM. He then asked when the HBM work would be done, to which W. Bugden stated he couldn’t speak for Eagle but that he would try to find out the ETA later this date, and that he assumed Eagle has its data and they just need to put the report together.

Chairman Blanchette costs of HB renovation/reports might be time-critical and encouraged CME to be expeditious, to which W. Bugden stated it would be.

W. Bugden stated he’d contacted GZA to find out where they are and need to “stitch everything together.” He stated one thing, because of the nature of the ecological risks, studies were very – even regulators don’t know how to regulate and can let these things drag on and on. He stated this is a high priority project now in Hartford and that everyone in Hartford is on board and would try to leverage that and work with everyone on this team to push DEEP to move faster than they normally would. He stated everyone can work together to have the State’s environmental people act, noting that it’s definitely a “squeaky wheel getting the grease scenario”. He continued, noting that even if the State regulatory process dragged on it shouldn’t affect the construction and it wouldn’t impact risk for anybody on the property. He stated this may be problematic for someone trying to seek conventional financing, noting that the goal, however, is to make sure everything is included in final reports and nothing is omitted that “might come back and bite us.”

Chairman Blanchette asked if any work has yet been done on the structural component, to which W. Bugden stated it had not. He stated CME wants to bring in its structural engineer to talk about what makes sense for the project, and that if there’s a redevelopment plan that plan would without a doubt demo a portion of the building that portion wouldn’t need to be included in the structural analysis. He stated he/the structural engineer would like to talk with the Committee about what it would like to have done, and the perspective developers as well, so the analysis can focus on specific areas.

M. A. Chinatti noted that J. Gumpert wants to meet with State officials/entities and CME after his contract with M. Harmon/Riverside Drive Acquisitions is fully executed, to which W. Bugden stated that with feedback from J. Gumpert CME can then figure out the scope, put it in writing, and figure out what the budget implications will be.

W. Bugden then discussed the options for the underground soil contamination.

ii. Redevelopment Status Update - NONE

6. MEMBER COMMENTS - NONE

7. ADJOURNMENT

With no further Business, Chairman Blanchette adjourned the meeting at 9:52AM.

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