

**REGULAR MEETING**

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TOWN OF THOMPSON, CT.

2018 JAN 16 A 10:57

Mill Sites Redevelopment Advisory Committee (MSRAC)  
Friday, January 12, 2018 – 9:00AM  
Merrill Seney Community Room  
Thompson Town Hall

*Conrad Walden*  
TOWN CLERK

**MINUTES**

PRESENT: S. Lewis  
N. O’Leary  
J. Hall

ALSO PRESENT: M. A. Chinatti, Director of Planning & Development  
S. Donohoe, Property Owner Liaison  
W. Bugden, CME Engineers  
S. Kellerson, CME Engineers  
A. St. Onge

ABSENT: J. Blanchette, Chairman  
B. Davis

1. CALL TO ORDER

Acting Chair S. Lewis called the meeting to order at 9:02AM.

2. APPROVAL OF MINUTES

a. December 8, 2017

**(M/S/C Hall/O’Leary)** to approve the minutes as presented. Carried unanimously.

3. CORRESPONDENCE (sent via email only)

a. December 13, 2017 Resignation Letter from Ray Faucher

**(M/S/C O’Leary/Hall)** to accept the resignation of Ray Faucher with regrets. Carried unanimously.

b. 630 Riverside Drive UCONN Final Project Report Proposal

Members briefly discussed the final document. M. A. Chinatti noted that B. Davis relayed his hope that the Report would not be available as a formal, town-endorsed document as there were numerous errors (typos, etc.) in the document and it was not well thought out. W. Bugden agreed

that it is not an “official” document and added that, he would be more than willing to talk to anyone who has any questions/wishes clarification upon reading it.

- c. December 22, 2017 Letter to W. Bugden, CME Engineering, from P. Folino, Eagle Environmental, re HBMI Damage Caused
- d. 12-26-17 Email from J. Gumpert to MA Chinatti re 929 Riverside Dr. - Project Update (see item 5.b.ii, below)
- e. 12-27-17 Email from W. Bugden to MA Chinatti re 929 Riverside Dr. – Grant/Work/Remaining Funds
- f. 2018 Meeting Schedule
- g. 12-28-17 Email from J. Blanchette to S. Lewis/CC MA Chinatti re January Meeting

Members briefly discussed/reviewed items c – g.

#### 4. CITIZEN COMMENTS

- A. St. Onge, 139 Riverside Drive, stated she wants to be better informed, and that she had the opportunity to visit the Loray Mills redevelopment. She stated that the development was everything the developer said it was, and that the apartments are all occupied. She did note that parking sometimes was an issue, particularly when public events were going on at the site; attendees would take up all of the parking spaces, leaving none/minimal for residents. She stated she took lots of photographs of the development and would forward them to this Committee.

#### B. COMMITTEE BUSINESS

- a. 630 Riverside Drive – Status Update

S. Donohoe stated that the property owner has not yet finalized an agreement with the realtor, but that he hoped it would be addressed within the next week and would update the Committee at its February meeting.

- b. 929 Riverside Dr.

- i. W. Bugden, CME Engineers, Brownfield Grant – Update

W. Bugden noted that S. Kellerson performed an additional two (2) days of soil testing and did groundwater testing last Wednesday. He stated they have the data and are working on compiling the information. He noted that contamination is generally located 12’ – 14’ down, with the exception of the southern end where it is a bit shallower. He stated four (4) groundwater monitoring wells were sampled and that, with that and the other data collected they should have a good understanding of the site conditions. He stated they need

another day in the field to wrap up some survey work. He stated CME's focus is on the areas not investigated by GZA. He stated that the goal is to delineate the soil contamination in 3 dimensions so all data gaps are filled in. He stated CME wants to make sure the contamination won't migrate as it's at the water table. He noted this will also give prospective buyer(s)/developer(s) all the remedial options. He continued, stating the goal is to eventually "merge" CME's/GZA's (Rexnord's) information to make sure there are no gaps.

S. Kellerson stated that GZA has been more than consistent when it comes to sharing their information.

ii. Redevelopment Status Update

M. A. Chinatti stated that redevelopment efforts are moving forward and that preliminary meetings are scheduled for the following week with municipal/state officials.

C. MEMBER COMMENTS

S. Lewis asked about the repairs to the damage Eagle caused and when Eagle would be making those repairs, to which S. Donohoe responded that an assessment will be done/repairs will be made after he meets with J. Gumpert, the developer, next week. S. Donohoe noted that he would have a better view of what would need fixing following that meeting since, if a wall (that Eagle had damaged) would be taken down as part of the redevelopment, it made no sense to have it repaired. S. Donohoe stated an update would be provided at the next meeting.

W. Bugden stated that Eagle's President indicated the firm will do whatever is necessary, and is just waiting to get "marching orders" to take care of it.

S. Lewis asked if the Committee wanted to consider adding members at this time, noting that it (the Committee) might want to discuss that. It was determined that this would be an agenda item for the February meeting.

S. Donohoe asked where the Eagle report stands, to which W. Bugden stated they are working on it now. He noted they are pretty far along on it and CME expects the final document within the next few weeks.

D. ADJOURNMENT – With no further business, the Committee adjourned at 9:30AM.

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