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Linda Paradise
TOWN CLERK ASST

REGULAR MEETING

Mill Sites Redevelopment Advisory Committee (MSRAC)
Friday, September 14, 2018 – 9:00AM
Merrill Seney Community Room
Thompson Town Hall

MINUTES

PRESENT: J. Blanchette, Chairman
S. Lewis, Vice-Chairman
J. Hall
N. O'Leary

ALSO PRESENT: K. Beausoleil, First Selectman
M. A. Chinatti, Director of Planning & Development
W. Bugden, CME Associates
S. Donohoe, Owner's Liaison
P. Lange

ABSENT: B. Davis

1. CALL TO ORDER

Chairman Blanchette called the meeting to order at 9:03AM.

2. APPROVAL OF MINUTES

a. June 8, 2018 Regular Meeting

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

Carried unanimously.

3. CORRESPONDENCE - NONE

4. CITIZEN COMMENTS - NONE

5. COMMITTEE BUSINESS

a. Brownfield Area-Wide Redevelopment (BAR) Grant – Update

M. A. Chinatti provided an update on the status, noting that DECD approved the request to contract w/CME Associates.

W. Bugden distributed copies of the Scope of Work for the project. J. Blanchette noted the benefit of the work being billed on a per-hour basis as opposed to lump-sum.

W. Bugden stated he would like to have time at the next meeting to talk with the Committee and get its input about Scope items other than the 915 Phase II, and work out a priority order for the tasks within the allotted funds to “get the biggest bang for the buck” and also determine most important items so they will get addressed first. He stated he would like to have CME’s planners and traffic folks come to that meeting as well to talk about what the Town wants. He noted that the intent was to have a discussion on some of the things outlined in the SOW and figure out how it fits with other things going on in the Town, and noted it may be an opportunity to be more robust with community input.

J. Blanchette confirmed that CME will attend the October meeting – W. Bugden, planners and traffic consultants for the purpose of an open discussion on how to prioritize tasks to meet the Town’s goals and needs.

K. Beausoleil stated he’s been pushing CT DoT and legislators to move on Buckley Hill/Rt. 12 intersection and what needs to be done with that intersection. He stated DoT is in the process of studying that area now. K. Beausoleil will forward his DoT contact’s (Ethan “something”) information to W. Bugden. Re Rt. 200/12 and Blain Rd./12 intersections, K. Beausoleil stated DoT instructed him to “get something to them” and they’d either approve or deny the proposal.

W. Bugden asked if any other DoT work was being done in the area, for example, River St./Rt. 12, to which K. Beausoleil stated next year they plan on paving that strip.

K. Beausoleil noted that DoT has revised Main Street’s designation and it is now considered a Collector Street, which opens up different funding streams to upgrade Main Street. He continued, stating he is working with Jim Larkin, NECCOG, and told W. Bugden to reach out to J. Larkin, noting that he (Larkin) did do a traffic count as well.

b. 630 Riverside Dr. Update

P. Lange, realtor for the property, stated he is actively marketing it on commercial websites. He stated he has had interest in the property but has not had anyone walk it to date. He stated there have been three (3) inquiries – one local that’s continuing, which has a relationship with a small hotel firm. He stated they have been talking about that and those who run the hotel are supposed to come and look at it. He stated there

was also a company out of New York looking at the property, noting the firm specifically looks for old mill/brownfield sites, but that he hasn't heard back from them. In response to his question whether anyone knew when the mill shut down, M. A. Chinatti stated it was her belief it closed in 1986. P. Lange then asked how much truck traffic was going in and out of that mill when it was in operation, to which S. Donohoe stated they had a large truck area which was eight (8) truck doors, and that most truck traffic today uses Rt. 200. In response to J. Hall's question whether proximity to the highway is included in the ad, P. Lange stated it is, and that the ad specifies ½ mile. He noted he hasn't had a list of people interested, but that's not only so for this site, that it applies to other sites he represents as well.

P. Lange asked if the rail access would be impacted by the environmental concerns, noting that he sees industrial as opposed to commercial though it is not an industrially zoned property. W. Bugden responded that he could not answer the question re whether contamination have an effect on use of the rail. S. Donohoe stated the rail is on the opposite side of the river and major "hot spots" aren't on that side. K. Beausoleil stated there is nothing stopping anyone from putting another bridge right on the property to eliminate the need to go over the Blain Rd. bridge.

P. Lange stated he's also had mostly retail. He asked if there are any funds available to go in and cut the brush down, noting that would be helpful. W. Bugden noted the brush "covers up some of the ugly." P. Lange stated the property would show better if the brush were cut. J. Blanchette stated she was sure the owner could cut down the vegetation, noting that use of Town personnel and Town funds is potentially contentious. She stated the owner should address the issue if he wants to sell his property, noting that he should take care of the brush and vegetation. S. Donohoe stated he would not speak for the owner but that he would ask. P. Lang stated he does have enough information about the conditions of the site/challenges/etc., and that he would forward the marketing literature. J. Blanchette continued, stating that especially since the Town got \$200K in grant funds to put into the property, it seems the owner could get a brush hog to cut the vegetation down. K. Beausoleil stated that outside the property, on Park Street, the Town will take care of, and he has been pushing DoT to come in and do Route 12. He stated they (DoT) hasn't done much this year to date. J. Blanchette stated it sounds like the State's working it's way up Rt. 12, and K. Beausoelil stated he would talk with the Public Works Director to take care of Park Street. S. Donohoe stated he would check with the owner to see what he says about doing the inside. P. Lange stated he would also, in addition to online marketing, do a series of post card mailings. J. Blanchette stated if there are specific questions he has about that intersection, CME's traffic experts will be in attendance to answer them.

- c. 929 Riverside Dr. Update – W. Bugden, CME Associates
 - i. Proposed work re remaining \$218,000 grant funds – Supplemental Soil Investigations/Revised RAP scope

M. A. Chinatti noted the additional work proposal was signed and returned to CME on August 10.

W. Bugden brought up moving the 40' container currently on-site so samples could be taken from beneath it, as samples around its perimeter revealed contamination and, if sampling is not done under the container, that would leave a data gap in the final report. K. Beausoleil noted that money saved by using the Town crew as opposed to hiring a contractor could be put into the additional grant work. W. Bugden noted that it would be a substantial data gap if the area could not be sampled, as not testing could substantially raise clean-up cost estimates, and that hiring a contractor would be extremely costly and use up a lot of the grant funds and make it hard to finish up the scope, and opined that it might be better not having that work done. W. Bugden to provide K. Beausoleil w/estimate of cost to hire/move the container; K. Beausoleil will review with Public Works Director. W. Bugden noted the Town/State contract must be reviewed to see if it would allow the work to be done by the highway crew.

- ii. Committee Discussion: CEN (Connecticut Education Network) Quote re Connecting Library/92 Riverside Drive to Broadband

J. Blanchette stated having broadband run to the site would be important to the development. M. A. Chinatti then explained that the largest cost would be the initial installation and then a monthly fee, which would vary depending on the band width selected. She stated there are no grants for such a project. J. Blanchette stated if that is something important to the development it should be brought to the developer.

- iii. Other Updates

J. Blanchette noted the next Selectman's Update is being prepared and, if members agree, she would report on the completion of the P.I. I/II/III studies for the River Mill and the Remedial Action Plan, and work associated with the BAR Grant. S. Lewis suggested include the potential for citizen's input as part of that grant. K. Beausoleil stated it is anticipated the Update would be out sometime in November.

K. Beausoleil briefed the Committee on the September 11, 2018 meeting at DEEP. J. Blanchette provided background re the meeting's purpose, noting attendees hoped to come closer to agreement on what needs to be done to close out the environmental concerns. K. Beausoleil noted all attendees seemed to be on the same page re how to figure out how to tie it all together. He stated J. Gumpert was there and he's very committed to seeing this project through. He noted that, following the meeting, J. Gumpert stated that he will replace a portion of the chain link fence between River Street and the river that is damaged. W. Bugden stated that rules and regulations, federal and state, become convoluted at times, even though there may be the desire on the part of regulators to give concrete answers, they still need to "dig a little deeper", noting EPA is in charge of the RCRA portion, DEEP is in charge of the Property Transfer portion, and Sanitary Dash did not own the site, or occupy all of the site, so it (Sanitary Dash) believes its responsibility ends at the limits of the area of the site it formerly occupied. W. Bugden stated J. Gumpert's attorney will be working on how to figure out how to get closure for the whole property. W. Bugden noted another major unknown, being the status of the tailrace, and he noted that report has still not been provided by GZA. He stated the overall tone is that everyone wants the project to go forward and, hopefully, regulations don't impact the process. He noted three (3) representatives from DECD were in attendance – D. Kooris, B. Chandy and DECD's new environmentalist, adding that they were there for no other reason but to show support. He finished by stating everyone is very positive about it.

6. MEMBER COMMENTS - NONE

7. ADJOURNMENT – With no further business, J. Blanchette adjourned the meeting at 9:55AM.

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