



TOWN OF THOMPSON

Board of Selectmen

SELECTMEN'S SPECIAL MEETING

Public Hearing – Downtown Mill Rehabilitation District

Thursday, July 23, 2020 Via ZOOM Online Meeting Portal

Minutes

I. At 7:00 PM. First Selectman Amy St Onge called the Special Meeting/Public Hearing to order. She reviewed the procedure for public participation in the meeting via Zoom.

Attendance: First Selectman A. St Onge; Selectmen Ken Beausoleil and Susanne Witkowski.

Others: Town Attorney Ken Slater, Janet Blanchette (Chair, MSRAC), Tyra Penn-Gesek (Town Planner), Members of Boards/Commissions, Members of the Public, Recording Secretary Dotti Durst.

A.St Onge: this Hearing is to review the proposal to create a Downtown Mill Rehabilitation District; she read the enabling Connecticut General Statute 12-65e, with the standards set forth in designating the area of the proposed District, as presented in 12-65c. She referenced a memo of confirmation from Attorney Michael Collins, a member of Town Attorney Ken Slater's firm, stating that the terms and specifications are in order. She then read into the record an overview of the proposed Thompson Resolution which would create the District, allowing for tax deferrals during rehabilitation of a structure that will be developed for multi-family housing use within the designated perimeter, and the subsequent tax resumption process and timing. The Resolution is attached; the Map is on the town website.

II. Citizens' Comments: Janet Blanchette, Chair, Mill Site Rehabilitation Advisory Committee - encouraged the establishment of the Rehabilitation District, which is mostly located along the RT 12 corridor, where water and sewer service is already in place, facilitating the creation of multi-family housing. She identified several advantages to Thompson of this District, including the competitive edge Thompson might enjoy as other developers look for locations in Eastern Connecticut.

III. Question and Answers:

K. Beausoleil- Thompson's origins were on Main Street; he advocated for extending the perimeter of the proposed District to include that area, which is adjacent to RT 12. Attorney Slater- yes, the perimeter can be modified. The Planning and Zoning Commission created the proposed District perimeter plan and, if established thusly, a CGS 8-24 Municipal request for modification could be implemented. The Zoning map was displayed so the fact that the two areas abut could be seen. Attorney Slater clarified that a Zone are not necessarily identical to a District, which could be created by the Resolution which is being considered; they are separate documents. T. Penn-Gesek clarified that the Planning and Zoning Commission has recently revised the Zoning Map, and has identified the Main Street area, which does have public sewer and water, as a separate zone. After discussion, both S. Witkowski and A. St Onge concur that Main Street, which already has some multi-family units and public water and sewer services, should be included within the Rehabilitation District.

IV. Adjourn:

Motion A. St Onge seconded by S. Witkowski to adjourn at 7:16 PM carried unanimously.

To hear the meeting in its entirety, click on the link below, or copy/paste it into your Search bar.

https://us02web.zoom.us/rec/share/7slZf5aqxmRjb7eW7lyDeackLqTAaaa82yId_aJYzx_v_THz8spCOWWAMQdSCHiBy Password: 8YAR*pz^

Respectfully submitted by Dorothy Durst, Recording Secretary *Dorothy Durst*

These minutes have not yet been approved by the Board of Selectmen. Please refer to next month's meeting minutes for approval of and/or amendments to these minutes.

Resolution Establishing a Rehabilitation Area and Criteria to Determine Eligibility for Deferral of Increased Assessment Attributable to Rehabilitation or New Construction

IT IS HEREBY RESOLVED BY THE THOMPSON BOARD OF SELECTMEN AS FOLLOWS:

WHEREAS, Connecticut General Statutes Section 12-65c, et seq. authorizes any municipality to adopt a resolution designating an area of such municipality that contains one or more properties that are deteriorated, deteriorating, substandard or detrimental to the safety, health, welfare or general economic well-being of the community as a Rehabilitation Area and to establish criteria for eligibility of real property within the area so designated for deferral, as provided by Connecticut General Statutes Section 12-65e, of any increased assessment attributable to rehabilitation or new construction; and

WHEREAS, there is an area in the Town of Thompson, more particularly described on the map entitled "Downtown Mill Rehabilitation District, Thompson, Connecticut" on file for inspection at the Office of the Town Clerk, which contains one or more properties that fall within the category of properties addressed by the statutory process that authorizes the designation of such an area as a Rehabilitation Area; and

WHEREAS, as a matter of public policy, the Town of Thompson seeks to encourage the full use of real property located in the town, and to encourage the rehabilitation of unused or underused property and the construction of new structures including multifamily rental housing; and

WHEREAS, it is recognized that when a property is rehabilitated or improved by new construction, the assessed value may increase because of the investments made in the property and that may deter investment in some cases; and

WHEREAS, the establishment of the a Rehabilitation Area would authorize the Town of Thompson to enter into an agreement to fix the assessment of property during the period of rehabilitation or construction, and to defer any increase in assessment attributable to such rehabilitation or construction in accordance with the Connecticut General Statutes provided the property meets the criteria for eligibility.

NOW, BE IT RESOLVED, the Board of Selectmen for the Town of Thompson does hereby designate the area described on the map entitled "Downtown Mill Rehabilitation District, Thompson, Connecticut" on file for inspection at the Office of the Town Clerk as the Downtown Mill Rehabilitation Area pursuant to Connecticut General Statutes Section 12-65c, et seq., and be it further

RESOLVED, that the following criteria are established to determine eligibility for real property in the Downtown Mill Rehabilitation Area to qualify for an agreement to fix taxes during the period of rehabilitation or construction and to defer any increase in assessment attributable to such rehabilitation or construction pursuant to Connecticut General Statutes Section 12-65e:

The owner of any real property seeking such an agreement must agree to rehabilitate such property or construct new multifamily rental housing or cooperative housing on such property.

Prior to the start of construction or rehabilitation the property must:

- Be undeveloped; or
- Have building(s) that have been vacant for a period of no less than two (2) years; or
- Have building(s) that do not comply with the State Building Code.

The completed rehabilitation or construction project must:

- Be compatible with the Town of Thompson plan of development; and
- Comply with all town subdivision and zoning regulations; and
- Comply with all State of Connecticut building and health codes; and
- Comply with all town housing code requirements; and
- A minimum of \$50,000 has been invested in the improvements.

I, Renee Waldron, Town Clerk, certify that this is a true and correct copy of a resolution duly adopted by the Town of Thompson at a meeting of its Board of Selectmen duly convened on Tuesday, July 21, 2020 and which has not been rescinded or modified in any way whatsoever and is at present in full force and effect.