

## REGULAR MEETING - BAR

Brownfield Area-Wide Revitalization (BAR) Grant Sub- Committee

Friday, September 11, 2020 – 9:10 AM

**Zoom recording:**

<https://us02web.zoom.us/rec/share/damKcw8rwqvl6s3i5b4FGQAAUjEcoa45EPTYnCGm4slQGMArpASEVil95GsspoGz.e7-Zx0jHv0u0ices?startTime=1599829224000>

**Or**

[https://www.youtube.com/channel/UCq67evhE3c5likFChLUv3bQ?view\\_as=subscriber](https://www.youtube.com/channel/UCq67evhE3c5likFChLUv3bQ?view_as=subscriber)

**Members Attending:** J. Blanchette, Chair; B. Davis; J. Hall; C. Langlois; S. Lewis

**Members Absent:** N. O’Leary; R. Waldron

**Others Attending:** K. Beausoleil, BoS; Wayne Bugden, Eastern CT Land Bank; M. Chinatti, Eastern CT Land Bank; T. Penn-Gesek, Dir. Planning & Development

## AGENDA

1. CALL TO ORDER – 9:19 a.m.
2. APPROVAL OF MINUTES
  - a. August 7, 2020 Special Meeting – Davis moves, Lewis 2nds to approve. There is one correction noted by J. Blanchette: in discussion of the Blain Road intersection project, the term “crosswalk” needs to replace “intersection” in one sentence. Motion is amended & seconded. Passes unanimously
3. CORRESPONDENCE – emails, to be discussed under Committee business
4. CITIZEN COMMENT - none
5. COMMITTEE BUSINESS

Davis moves & Lewis 2nds to move item “f” to be the first topic under this heading, to allow W. Bugden & M. Chinatti to speak regarding the Eastern Ct Landbank. The motion passes unanimously.

- a. LOTCIP Route 12 sidewalk project – design/ROW issue update, cross walk at Blain Rd  
J. Blanchette shares updates from Freeman Co: the possible problem with the R.O.W. in front of the convenience store was reviewed and resolved (it is not under private ownership). The committee also reviewed some additional drawings of parking options for the front of Mill Town Grille. Freeman Co provided 2 additional configurations, neither of which were favored by the Committee. S. Lewis sketched an additional alternative which moved some parking spaces to Rawson Avenue, forwarded following the meeting via email. B. Davis points out that DOT will have the final say on what is or is not permissible in that area, since both the current parking and both of Freeman Cos alternatives are in the state R.O.W. Once their comment is received, the proposal should be shared with the restaurant owner, in order to avoid surprising him with the loss of streetfront parking.
- b. Blain Road Intersection –  
J. Blanchette shares that Provost & Rovero confirmed that DOT has approved the plans presented. Work can begin by the local DPW whenever they are ready. DPW Director has confirmed that it will be the first project of the 2021 construction season, instead of the end of 2020 as originally proposed. Provost & Rovero has forwarded their survey information to Freeman Co to add to proposed crosswalk from the east side of Riverside to Blain. It was more logical

for the crosswalk to be added to that design, since Freeman was already proposing some crosswalks to DOT.

- c. John Gumpert liason – update/tax relief, rehabilitation area/zone  
There is no particular update from the developer, and the First Selectman is unavailable for further comment at this meeting. The Rehabilitation Area was voted by the BoS to conform to the footprint established by the PZC for the Downtown Mill Rehabilitation District in the regulations update. That update was voted on for approval at the August PZC meeting, with an effective date of 15 Sept.
- d. BAR grant – wayfinding project status  
CHA (formerly CME) has provided a partial draft of the final report, including the various survey results. K. Giansanti is expected to provide a completed report by the end of the month, including options for sign design with projected costs & funding sources. Final design renderings will be done once the logo design is forwarded to CHA by marketing firm Sullivan & LeShane, as part of their contract with EDC. Once the report is in hand, T. Penn-Gesek will turn around and use that in support of a grant application under the Community Connectivity Program/ConnDOT, seeking funding for first-round fabrication.
- e. Adoption of new Zoning regulations  
Addressed under “c”, above. Additional comments are shared to congratulate the PZC for completing such a complicated project, and to comment on the extent to which the public was invited to provide comment on the proposed changes.
- f. Other Committee Business  
M. Chinatti & W. Bugden introduce the ECLB to the committee. The ECLB has recently received their 501c3 status & additional certifications as a Land Bank by the State. This enables the non-profit to assist municipalities and/or private developers in returning brownfield properties to useful life. One option for towns is to allow the land bank to foreclose on tax delinquent properties, clean up the properties and sell them back to private ownership. The land bank is also able to apply for certain types of grants for environmental assessments or clean up. The ECLB is seeking a treasurer to serve on the BoD. Current members include M. Chinatti, W. Bugden, Daniel Blanchette, T. Penn-Gesek, Mary Calorio (Killingly), Delpha Very (Putnam), Tim Myjak (L.E.P.), Rene Tribert (CT SHPO), R. Roberts (pro bono counsel). The ECLB is at the point where they are considering first projects to take on, and has developed a score sheet to evaluate proposed sites. 630 Riverside is raised as a good candidate for consideration. Chair J. Blanchette & M. Chinatti will have a conversation following the meeting to discuss what the procedures would be to be considered for assistance by ECLB. The topic will be added to the October MSRAC agenda for follow up discussion, with the possible goal of recommending the property to the BoS for consideration. MSRAC may also attend the November meeting of the ECLB to talk about target projects.
- g. MEMBER COMMENTS  
B. Davis reiterates that the parking issue in front of Mill Town Grille is going to come down to what DOT will permit.  
T. Penn-Gesek requests that the MSRAC members dial in to the Selectmen’s meeting on 15 September, in support of the project to rehab the 65 Main property.
- h. ADJOURNMENT: 10:28 a.m.

Respectfully Submitted,

Tyra Penn-Gesek, Director of Planning & Development

