

REGULAR MEETING - BAR

Brownfield Area-Wide Revitalization (BAR) Grant Sub- Committee
Friday, November 13, 2020 – 9:20 AM

VIA ZOOM

https://us02web.zoom.us/rec/share/7u8YDiScQPU9wGNzoKspen-FDpG1YmpKgTL4VUt_nw4VRGBh5BkhazKSoxbs--Aj.T7EbGo5YGa6GTdiU?startTime=1605276237000

AGENDA

1. CALL TO ORDER – 9:11 a.m.
2. APPROVAL OF MINUTES
 - a. October 9, 2020 Regular Meeting – none available
3. CORRESPONDENCE - none
4. CITIZEN COMMENTS - none
5. COMMITTEE BUSINESS
 - a. John Gumpert liason – live update on River Mill
J. Gumpert updates: submitting pre-concept package to lender describing the first phase. Hopes to have that submitted early in the week of 16 Nov, with feedback from the lender by the end of the year. Phases 1-3 are mapped out and will be submitted for zoning review to P&Z. Anticipated to go to P&Z by the end of November. Lending environment is a little slow due to COVID. Developer believes that a signed agreement for cleanup with Rexnor is close. Cleanup anticipated for 2021. While that is ongoing, design for phase one of construction will be done. LOTCIP Route 12 sidewalk project. B. Davis asks whether rentals will be possible in 2023. C. Langlois asks when physical work will commence (cleaning property, removing trees growing from roof) J. Gumpert points out that the mill is active with tenants in place, and more coming in. There is some roof repair happening. Major structural work on the building cannot commence until all permits are in place. P. Elkow clarifies that the remediation planned for 2021 will involve construction equipment on the ground to clean tailrace etc. J. Blanchette suggests adding project signs to show plans & potential activity. R. Waldron asks how we (the Town) can help in promoting the activity on the site. J. Gumpert replies that there is a local property manager and real estate representative & can provide their contact information. He also confirms that there will be more engagement from the community as the project advances. J. Blanchette asks about the level of review required from P&Z. T. Penn-Gesek confirms that the zoning regs for the downtown mill district were written with adaptive reuse in mind, and that most potential uses would require commission review only (no public hearing). T. Penn-Gesek will email all interested commission members when it comes up on the agenda for P&Z.
 - i. Freeman design update – live
Y. Lin from Freeman shared updated plans on the Rawson intersection, Blain intersection and school exit driveway.

Adjustments were made based on comments from ConnDOT and prior feedback from MSRAC. Comments on the updated drawings included concerns about delivery truck turnaround at Rawson, location of crosswalk at Blain (needs to move to the north side of Blain). J. Blanchette & Y. Lin discuss timetable for “90%” plans to present to IWC and PZC. Rough timeline expects to see those for January presentation to those committees.

ii. LOTCIP funding update

Informal email confirmation has been received that ConnDOT is working on the letter of commitment to fund. The letter itself has not yet been received

iii. letter sent to property owner at Rawson Avenue

J. Blanchette sent letter & sample plans to building owner. The owners have requested a meeting on Mon 23 Nov at 9 a.m. on site to review their concerns. Specifically, they want to know how to resolve delivery truck access

b. BAR grant – wayfinding project status

Project is nearly complete. Stylesheets from the Marketing & Branding contract by Sullivan & LeShane have been forwarded to K. Giansanti at CHA to add to her final report. The work by CHA was used to support a grant application under the ConnDOT Community Connectivity program. Notification of award is anticipated 6-8 weeks from submission (late Nov-mid Dec).

c. Other Committee Business

B. Davis moves, J. Hall 2nds to approve 2021 meeting schedule

Passes unanimously

T. Penn-Gesek shares that the Train Wreck Park design workshop was successful and well-attended. Of interest to MSRAC in that the end result of that project will involve some wayfinding and bike/ped transit improvements.

R. Waldron and L. Munshower are working on some stylesheets to present to BoS for formal acceptance of the municipal branding package. It was hoped they would be ready for the BoS meeting on 17 Nov, but they will have to wait a little longer.

6. MEMBER COMMENTS

B. Davis raised concerns about strategy regarding the ECLB and 630 Riverside.

7. ADJOURNMENT -10:26 a.m.

Respectfully Submitted,

Tyra Penn-Gesek, Director of Planning & Development