



# TOWN OF THOMPSON

## Planning & Development

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### REGULAR MEETING – BAR

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

Friday, January 8, 2021 – 9:20 AM

VIA ZOOM

Recording: <https://us02web.zoom.us/rec/share/xY-Pi153P6XQdl43AuLeF1Y0savErhfxAAmxDHaTxRF6i5cLxEKeBqhZnDt2Fs.Oln7jZGEfqG4q27f>  
Passcode: sQK%9Lie

Members Attending: J. Blanchette – Chair, B. Davis, J. Hall, S. Lewis, N. O’Leary, R. Waldron  
Others Attending: K. Beausoleil, BoS; Y. Lin, Freeman Companies LLC; T. Penn-Gesek, Director of Planning & Development; A. St Onge, BoS

### MINUTES

#### 1. CALL TO ORDER – 9:25 a.m.

#### 2. APPROVAL OF MINUTES

a. November 13, 2020 Regular Meeting

B. Davis moves; N. O’Leary 2nds approval of the minutes. Passes unanimously

#### 3. CORRESPONDENCE

a. 12/23/20 CTDOT Commitment to fund letter

b. 12/29/20 Press Release (announcing the ConnDOT award)

T. Penn-Gesek offers to upload the press release to the MSRAC webpage. R. Waldron will upload to the town homepage.

#### 4. CITIZEN COMMENTS - none

#### 5. COMMITTEE BUSINESS

a. LOTCIP Route 12 sidewalk project

i. Design

1. Rawson Ave intersection configuration plus lease plans

The committee reviews the most recent drawing provided by Freeman. Parking spaces in front of Milltown Grille in the State ROW have been eliminated with spaces added on Rawson Avenue at an angle that allows improved access for delivery trucks across a mountable curb. The mountable curb is included to provide visual definition of the intersection at Rawson. S. Lewis does wonder if it would be clear to drivers that the curb is mountable to turn into the Rawson Ave spaces. S. Lewis also wonders if the bituminous curbing for the concrete seating area is durable enough for potential strikes by trucks backing in. Concrete or granite is preferred. Blanchette comments that ConnDOT had called out that a lease agreement would be required for any parking in the State ROW. She suggests that the Rawson Ave spaces may have to move another 2’ back from the Route 12 intersection to get completely out of the State ROW. B. Davis comments that the town should add No Parking signs in the breakdown lane in

front the restaurant and also north of the Rawson intersection, to keep the area clear for trucks to back in. Whatever final version of the plan is approved, the property owners will be encouraged to add pavement markings and signage for their on-site parking.

2. Drainage Issue near Thatcher road brought up by Marla Butts, wetlands agent  
There are clogged drainage structures at Thatcher Rd, and the resulting flow comes out on Riverside Drive in a way that submerges the sidewalk and floods across the northbound travel lane. Blanchette asks Y. Lin if there is something that can be added to the project to correct the problem. Lin states that if the issue is one of debris obstruction then clearing the clog can be added to the SOW for the construction contract. Possibly the catch basin can be corrected. More substantive repairs would be beyond the scope & budget of the project. DPW Director has commented that debris accumulating on the grated structure also blocks proper drainage flow. Y. Lin will visit the site again to observe the area. Blanchette will keep Wetlands Agent updated as it develops.

3. Landscaping plans

Y. Lin confirms that the landscaping elements are included for the Rawson Ave terminus and the Town Hall campus. Blanchette asks if there would be any \$\$ left in the contract to add landscaping at the Blain Road intersection. That is outside Freeman's project area. The timeline for Blain Rd improvements by DPW are assumed to be Spring 2021. T. Penn-Gesek comments that the Garden By the River volunteers may be available to provide assistance in planting that area.

4. Plan completion for Town review

Blanchette asks when the 90% plans will be available (recording volume is low, response is not audible). Blanchette asks Lin if Freeman will be submitting to District 2 for review prior to filing for encroachment permit. General timeline is Feb for 90% plan, ITB April/May. Open bids June, Construction July/Aug 2021. B Davis asks what the requirement may be for PZC. The role for PZC is unclear, there is no assumed requirement for the project to go before them, but it is advisable to bring it to the commission for the 22 Feb meeting, for any input they may have. Blanchette therefore asks Lin if mid-Feb is an acceptable timeframe to produce the 90% plan/Lin says it is.

ii. Permits/Timing

1. Environmental Screening Review
2. CT DOT Permit Need determination
3. CT DOT Encroachment Permit
4. Wetlands Commission (by Town)
5. P & Z (by Town)
6. Others?

iii. Bidding/Construction  
Schedule

Addressed under #4 above

2. Contract Administration funding source

Blanchette asks what the assumed costs would be for the administration of the project, and where would those funds come from. Lin refers to the breakdown of costs in the Commitment to Fund letter. The line item included for construction contingencies is assumed to be eligible to use for that purpose. Costs of contract administration would likely exceed the threshold at which it would have to go to bid on a separate RFP. The Town will not have the resources to administer the project itself.

3. Notify abutters

General discussion of a strategy to notify abutters. Once construction is scheduled, a letter to all property owners in the project letter will be sent by the Town. It is also suggested

that a public information session be scheduled. Best timeframe is the last week of Feb, tentatively Weds 24 Feb. Format will be some kind of zoom presentation, to be shared later via Town website & social media. Possibly inquire at WINY for some time on the mid-morning news show.

iv. Additional parking spaces in Swanson Park

J Blanchette sketched up a proposed layout for 5 angled spaces on the northwest boundary of Swanson park. The committee generally finds it favorable. Parallel parking lines are also suggested as a way to minimize any requirements for new pavement. This project would be undertaken by the town DPW, and is not directly a part of the sidewalk repair, although it is related in its purpose.

b. John Gumpert liason/River Mill site plan submission status

A. ST Onge & T Penn-Gesek had a call with Gumpert in late 2020. The developer is in process of securing his funding from HUD and other sources. A ST Onge is still waiting for his proposal regarding any tax abatements or assessment reductions. The Development Office provided an additional letter of support to be used in his submissions for funding. J. Gumpert and P. Elkow came into the November PZC meeting to present their preliminary concept for feedback, and were very positively received.

c. Future grants?

Tabled to future meeting

d. Other Committee Business

B. Davis had sent an image of painted traffic calming stripes on a local road in Princeton, MA, suggesting that it could also be useful to consider for Thompson. T. Penn-Gesek has already forwarded the image to the NPS partners for the Train Wreck Park project, as a potential addition to that plan.

5. MEMBER COMMENTS

None additional

6. ADJOURNMENT – 10:36 a.m.

Respectfully submitted,  
Tyra Penn-Gesek  
Director of Planning & Development