

## **SPECIAL MEETING - BAR**

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

Friday, May 8, 2020 – 9:10 AM

Remote – Zoom meeting

<https://us02web.zoom.us/rec/share/3Yt1Brjt9G1IaKvn4n7EUY0zHY68aaa8g3ce-ZZnxn7d9tZKbbmRgBV3ihOnyZ4>

Password: 7m+6vBa3

### **Minutes**

**Attending: J. Blanchette, Chair; B. Davis; J. Hall; C. Langlois; S. Lewis; N. O’Leary (enters 9:09 a.m.); R. Waldron. K. Beausoleil, Selectman; T. Penn-Gesek, Director of Planning & Development**

### **AGENDA**

1. CALL TO ORDER – 9:09 a.m.
2. APPROVAL OF MINUTES
  - a. April 8, 2020 Special Meeting – Hall moves, Langlois 2nds. Motion passes unanimously.
3. CORRESPONDENCE – see Committee business
4. CITIZEN COMMENTS
5. COMMITTEE BUSINESS
  - a. LOTCIP Route 12 sidewalk project – Rawson Ave to Route 200
    - i. Consultant Award  
BoS did vote to award the contract to Freeman Companies as recommended by this committee. Bid was adjusted to come within our budget (\$75k). Survey crew is scheduled to start work as of Saturday 9 May (note from Penn-Gesek: crew was seen on that date near the Rte 12/Rte 200 intersection)
    - ii. NECCOG LOTCIP application status – NECCOG Director has signed LOTCIP application & J. Larkin of NECCOG has forwarded to ConnDOT for review to approve. Timeframe is assumed to be 6-8 months prior to receipt of any letter to approve. Funding will be released as it is available following that commitment. Blanchette & Penn-Gesek will follow up periodically with NECCOG for status updates.

- b. Blain road intersection design update – First invoice was received from Provost & Rovero & submitted for payment (roughly 75% of total contract). D. Held of Provost & Rovero is presumed to have sent his plan over to ConnDOT for review following email approval from Blanchette/St. Onge/Penn-Gesek. Penn-Gesek will follow up prior to June meeting to confirm.
- c. John Gumpert liason – update/tax relief  
Following receipt of a proposal by J. Gumpert for structured tax relief, First Selectman St. Onge forwarded that request to town counsel. Atty M. Collins responded with a memorandum identifying some statutory obstacles to accepting the proposal as presented. Allowable time frame for the structured relief was one issue (20 years proposed, but that is outside the maximums allowed by CT law). B. Davis suggests forwarding that memo to J. Gumpert. Penn-Gesek & St. Onge have discussed the memo, and the First Selectman has asked Halloran & Sage to draw up an alternate proposal that fits the statutory requirements while still approximating the developer's requests. Penn-Gesek has asked that counsel also advise whether adjustments can be made in the zoning regulations to create the recommended Rehabilitation District in Atty Collins memo. Also asked if adopting a Blight Ordinance would fulfill some of those requirements. K. Beausoleil is requesting a copy of the original request from the developer, so that the BoS can discuss it in greater depth, possibly in executive session. Penn-Gesek will forward. The general consensus of the committee is that they are in favor of negotiating an acceptable relief package for the developer within the statutory requirements. Chair comment: this agenda item will move to MSRAC portion of the monthly meeting)
- d. Other Committee Business
  - i. Wayfinding project – project team call will take place on 11 May to discuss the draft online public presentation provided by K. Giansanti/CME. Waldron and Penn-Gesek both have critiques of the flow and the content of the presentation as drafted.
  - ii. Pop-up Village: final presentation slides & report have been received from the UConn student team for the Riverside Park seasonal retail village. Relevant to the BAR Grant committee because Freeman Co. was asked to hold one meeting with the student team, but that will no longer be required. Blanchette points out that Freeman can substitute attendance at another meeting.
  - iii. R. Waldron mentions that the new community garden is underway and ready to be planted. Penn-Gesek has started working on a grant application to hire a consultant to help develop the master plan for the entire 65 Main parcel

(garden/rehab of house for small business center/development of adjacent acreage for public food forest). Looking for in-kind partners to help meet the 1:1 match for that funding requirement. Interlocking projects are relevant to the BAR Grant as the site is located within the target area.

- iv. Nips for Holiday Cheer – Waldron provides a synopsis of the first collection day on 2 May. Looking for funding partners to continue to subsidize the buyback program. 28,395 nips were collected in the month of April (30 39-gallon bags). N. O’Leary confirms she has heard from more people who are continuing collections in the month of May. Estimating a need for \$2500-\$3000/month to continue the program.

6. MEMBER COMMENTS – none additional

7. ADJOURNMENT

Respectfully Submitted,

Tyra Penn-Gesek, Director of Planning & Development