



TOWN OF THOMPSON

Mill Sites Redevelopment
Advisory Committee (MSRAC)

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Regular MEETING- MSRAC

Mill Sites Redevelopment Advisory Committee (MSRAC)

Friday – January 13, 2023 – 9:00 AM

Hybrid – Merrill Seney Community Room and Zoom

Topic: MSRAC regular meeting

Time: Jan 13, 2023 09:00 AM Eastern Time (US and Canada)

Zoom Recording:

https://us02web.zoom.us/rec/share/AAGOsJdC88k7iHBgdQSpqLhYKwFg6lOpsw4bbkMZl86ajlPs_gdS6HmRMXZpNPpT.vkGYIUJHoGBfBHe8?startTime=1673618583000

Passcode: z0.Rpe=4

YouTube Recording: <https://www.youtube.com/watch?v=O68OWn2eZts>

Members Attending: J. Blanchette – Chair, K. Beausoleil, B. Davis, J. Hall, S. Lewis, N. O’Leary

Staff/Others Attending: T. Penn-Gesek – Director of Planning & Development, A. St Onge – First Selectman

Minutes

1. CALL TO ORDER: 9:00 a.m.

2. APPROVAL OF MINUTES: December 9, 2022 MSRAC Regular Meeting

J. Hall requests a correction to a typo in R. Chapman’s name. **S. Lewis** moves to approve the minutes with that correction. **K. Beausoleil** seconds. **Unanimously approved.**

3. CORRESPONDENCE – none

4. CITIZEN COMMENTS - none

5. COMMITTEE BUSINESS

J. Blanchette suggests that going forward meeting duration be kept to roughly an hour whenever possible. To that end, she will create shorter agendas, leaving off items if there are no expected substantive updates for discussion in the given month (e.g. the Blain Rd intersection or redevelopment of 630 Riverside). The committee members agree.

a. Riverside Drive LOTCIP Sidewalk Project

Update email from Y. Lin at Freeman Co: no construction during the winter. Rawson Ave revised parking concept has been accepted by the traffic unit at DOT and has been forwarded to the ROW unit. **T. Penn-Gesek** had a follow-up phone conversation with V. Staroverov at DOT to try to get more information about the potential cost of the lease to the property owner. It is ROW’s policy not to share that information while it is being negotiated. The process is anticipated to take a few months. The timeframe does complicate the conclusion of the LOTCIP grant somewhat, in that the Town cannot request the full revision to the plan until it is known whether the property owner will accept the list. The revised concept plan is shared onscreen for the members online, showing the proposed two parking spaces, one handicapped and one standard space.

b. Main Street Reconstruction

Y. Lin has also provided an update on the status of the engineering and design of the Main St reconstruction project. Survey is completed and testing is expected during the week of 16 Jan e anticipates having the preliminary plan prepared by 31 Jan. **K. Beausoleil** asks if the project S.O.W. includes the extension of the sidewalk up Riverside Drive to where it ends in front of the former church on Rte 12. The current S.O.W. only includes the road and sidewalk on Main St itself. **K. Beausoleil** feels that it is logical to extend the project scope to include that section of sidewalk, since it is in similarly poor condition as the connecting Main

St sidewalk. That would involve a change order and additional costs. **T. Penn-Gesek** will follow up with Y. Lin to find out what the additional cost would be. **A. St Onge** confirms that the existing contract amount is for \$99k. K. Beausoleil also brings up coordination with the WPCA to confirm whether there is any work planned on the sewer system for the district. J. Blanchette points out that revision of the scope may add months to the project.

On a related topic, **T. Penn-Gesek** informs the committee that EDC is proposing a marketing campaign featuring the redevelopment of Main Street as their main project & budget request for FY23-24. She requests the support of the MSRAC members at the point when the budget meetings become open for public comment.

c. Updated MSRAC web site page

i. “What we Do” description

ii. Members – Bernie missing, Ryan Cournoyer alternate member, Ken alternate

B. Davis made most of the requested updates to the MSRAC page on the Town website. The corrections to the membership have not been made yet, because there is an additional step that a site admin has to take, to add those individuals into the master list.

J. Blanchette will email R. Waldron to request that she do so.

d. Additional street lights on util poles over new sidewalk

At the prior meeting, **J. Blanchette, R. Cournoyer, N. O’Leary and T. Penn-Gesek** took the information from the sidewalk in late November and marked a copy of the site plan to indicate where the committee would propose to the BoS to add or relocate new fixtures. **J. Blanchette** has created a written list from that exercise and asks what the next step would be. **K. Beausoleil and A. St Onge** both concur that it is the BoS that are the arbiters of that decision. T. Penn-Gesek asks whether the metering agreement with the Fort Hill biodigester was ever established to offset the costs of lighting for the municipality. She will follow up with K. Orr and her engineer to try to get that agreement formalized.

e. Swanson Park - possible T-Mobile Placemaking grant - \$50,000 shovel ready project

A. St Onge reached out to the commander of the American Legion post, and the response was enthusiastic. The commander will share the idea with the post membership. Y. Lin did share the partial CAD drawing that was done of the park as part of the sidewalk project. **J. Blanchette** has volunteered her firm to complete the survey and generate a full existing conditions plan. Input will be solicited from the Legion and the VFW prior to developing a final plan. Representatives from both posts will be invited to come to the March MSRAC meeting, and also to a site walk in the spring.

f. River Mill

DECD has said that the final contract documents from the State for the Brownfield grant should be returned “soon.” Work related to the grant may begin as soon as all documents are fully signed by the Town and the State.

g. 65 Main Street

The architect has returned a presentation copy of the elevation plan and preliminary drawing of the proposed renovations. 50% construction docs are anticipated by the end of January. Haz mat testing was done on 5 Jan by Fuss & O’Neill. Money from the Federal renovation grant is already in hand, waiting on completion of the construction documents in order to go to bid for a construction contractor. Final contract is still pending on the second Federal grant, for the programming aspect. That contract is anticipated by the end of January as well. Reno and programming workshop should run concurrently.

h. Other Committee business

Blain Rd intersection – K. Beausoleil asks if **J. Blanchette** has met with Chief Sharpe to look at potential issues with the fire dept drawing water from the river at that point. That meeting has not happened yet. NC Inc is working on the construction estimate, which should be returned soon.

6. MEMBER COMMENTS – none additional

7. ADJOURNMENT: 9:50 a.m.

Respectfully Submitted,

Tyra Penn-Gesek, Director of Planning & Development