

MSRAC Brownfield Area-Wide Revitalization (BAR) Grant Subcommittee

Friday, March 8, 2019

Merrill Seney Community Room, Town Hall

Meeting Minutes

Meeting called to order at 9:35 a.m.

Present: J. Blanchette, J. Hall, C. Langlois, K. Beausoleil, N. O'Leary

Also: W. Bugden and S. Kellerman, CME

Recording Secretary: Renee Waldron

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2019 MAR -8 P 2:07

Renee Waldron
TOWN CLERK

Motion to accept minutes with the meeting date correction to January 11, 2019, and date correction to 1/7/2019 for item 3c was made by J. Hall and seconded by N. O'Leary. **Motion passes unanimously.**

Correspondence: None

Citizens Comments: None

BAR Grant Update: W. Bugden and S. Kellerman, CME See Attached
Community Development

BAR Grant Objectives

- i. resolve environmental misconceptions of 915 Riverside Drive
- ii. create a zoning overlay district for the Route 12 corridor through Grosvenordale and North Grosvenordale
- iii. assess traffic at dangerous intersections and determine means to increase safety
- iv. study alternatives to expand the heritage river walk/trail

River Mill Redevelopment, LLC (RMR)

- RMR is seeking to redevelop The River Mill with residential and commercial units
- 915 Riverside Drive – intended to be redeveloped concurrently – use may include light commercial (restaurant) and parking
- 948 Riverside Drive – potential overflow parking for mill tenants and for event parking space

W. Bugden reported that the 915 Riverside Drive property is remarkably clean and that ground water is not impacted. CME is just beginning the remaining three objectives of the grant. CME has reviewed the UCONN plan for the Main Street Loop and will coordinate with the students.

What Can/Should the Town Do Next?

How to make area more attractive to enhance redevelopment?

- Public transportation?
- Recreation?
- Activities/Events?
- Restaurants?
- Shopping?
- Other?

Complementary Properties?

- Outreach to Allies on the State, Regional and National Levels?
- Other Grants?

K. Beausoleil and J. Blanchette agreed to setup a meeting with J. Filchak, NECCOG, and CME to coordinate efforts on re-drafting planning and zoning regulations for the Route 12/131 corridor.

J. Blanchette will contact the CME Communications expert, to invite her and a colleague to the next meeting of the Economic Development Commission on March 20th.

Meeting Adjourned 10:30 a.m.

The River Mill

929 Riverside Drive, North Grosvenordale, CT

CT DECD Brownfield Assessment Grant Project Completion Overview

Thompson MSRAC Meeting
March 8, 2019



River Mill Brownfields Accomplishments

- \$218,000 Brownfield Assessment Grant – awarded to Town in 2016
- Completed Work (929 Riverside Dr) – Project Deliverables
 - Phase I Environmental Site Assessment
 - Phase II/Limited Phase III Environmental Investigation
 - Supplemental Subsurface Investigation
 - Pre-Demolition Hazardous Building Materials (HBMI) Inspection
- Completed Work (Accessory Properties) – Project Deliverables
 - Phase I Environmental Site Assessment – 915 Riverside Dr
 - Phase I Environmental Site Assessment – 948 Riverside Dr



Additional Accomplishments of the Brownfield Grant

Town of Thompson

- Solicited the interest of a developer to save and redevelopment the mill
- Held public informational meetings to rally community and state interest
- Ongoing MSRAC efforts to promote revitalization of Grosvenordale and North Grosvenordale
- Continued support by communicating with developer and attending meetings with CTDEEP, USEPA, CTDECD, SHPO
- Applied for and won a Brownfields Areswide Revitalization (BAR) Grant from CTDECD, which includes environmental, planning, and transportation studies which will add value to the River Mill and the entire area

CME Associates

- Coordinated meetings with Town, developer, CTDEEP, CTDECD, USEPA to show continued support for redevelopment of the River Mill and seek best approach to obtain closure under state and federal regulatory programs
- Obtained DECD's permission to perform Phase I ESA's on 915 and 948 Riverside Dr – adjacent properties valuable to the redevelopment of The River Mill
- Developed viable remedial alternatives under a number of scenarios



River Mill Redevelopment – Next Steps

Regulatory Program Approval

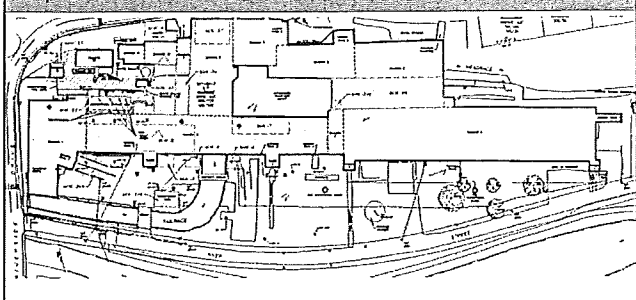
- Developer, River Mill Redevelopment, LLC, will enroll site in Abandoned Brownfield Cleanup (ABC) liability relief program – No off-site liability
- Will incorporate investigation and remediation of Rexnord establishment (defined in Property Transfer Act)
- Will jointly address EPA RCRA Corrective Action investigation and remediation
- LEP will verify site cleanup in 2020 – clearing the way for redevelopment

Anticipated Remediation Strategies

- Soil contamination - petroleum, heavy metals, and coal ash – limited soil excavation
- Engineered controls – examples include asphalt cap and/or clean fill to render contaminated soils environmentally isolated – must be accompanied by an environmental land use restriction (ELUR)
- Groundwater monitoring to demonstrate compliance
- Tailrace sediment – Possible sediment cleanup needed to address ecological risk



Remediation Areas - Proposed



Community Development

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 - Other?
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- **Outreach to Allies on the State, Regional and National Levels?**
- **Other Grants?**

