

## REGULAR MEETING - BAR

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

Friday, April 12, 2019 – 9:20 AM

Merrill Seney Community Room

Thompson Town Hall

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*Corey Under*  
TOWN CLERK

### Minutes

#### 1. CALL TO ORDER

Meeting was called to order by Chairperson Blanchette at 9:08 a.m.

#### 2. APPROVAL OF MINUTES

##### a. March 8, 2019 Regular Meeting

O'Leary moved and Hall seconded to approve the minutes as presented.

The motion carried unanimously

#### 3. CORRESPONDENCE

##### a. Worcester Telegram Mill fire article 3-30-19

Concerns were raised because of recent serious fires in area mills. Bugden of CME mentioned that many area mills have had fires, and that there is added concern when structures are vacant or mostly vacant, and may be difficult to fully secure. CME has been in contact with developer Gumpert from RMR regarding security. The developer confirmed that he has spoken with his local property manager about the issue. Specific actions to increase security by the property manager were unknown at the time of the meeting.

##### b. Waldron suggested having First Selectman solicit a response plan from the North Grosvenordale fire chief for a potential fire at the mill.

#### 4. CITIZEN COMMENTS

##### a. Waldron reminded the committee of the planned follow up to the Branding Implementation meeting from February. The next event is scheduled for 5 June 2019 at the library. All Thompson board, committee and commission members, staff and selected other residents will be invited to attend an interactive problem-solving game play session.

##### b. Hall mentioned that Pomfret is actively promoting their NECCOG assisted branding process in their local press, and suggested that Thompson could be more aggressive in doing so as well.

#### 5. COMMITTEE BUSINESS

##### a. CME BAR Grant task updates

##### i. Traffic/parking/pedestrian study

- Bugden confirmed that the targeted intersections from the BAR grant are currently being worked on by UConn engineering seniors. A report from the students is anticipated soon.

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ii. Zoning regulations revisions

- Chairperson Blanchette suggested a meeting between CME (Bugden/Guzkowski), Blanchette, Langlois and Planner Penn-Gesek be scheduled to review the most recent iteration of the proposed rewrite. CME will continue to work on a draft of an overlay district for the River Mill, while NECCOG refines the regulations as a whole.
- Langlois confirmed that the next scheduled meeting to review the rewrites is Monday 15 April.
- It is believed that the intent is to present the final iteration of the rewrite for public workshopping prior to a public hearing and a final vote by P&Z to adopt.

iii. Community Outreach – video and EDC 3-20-19 meeting with web site designer

- CME Marketing & PR Specialist Morander showed a promotional video for the River Mill, which is to be added to the Thompson website, as well as any appropriate social media sites.
- Bugden mentioned that RMR also has promotional videos and documentary-style videos on their own site, for past projects. The documentary videos interview people positively impacted by those prior mill redevelopments, and were found to be very compelling.
- Town Clerk Waldron will provide access to Morander to add the CME content as soon as is feasible, possibly following the meeting.
- Waldron raised the idea of formalizing a signage program, and that such a program might tie into the community outreach portion of the BAR grant. Chairperson Blanchette pointed out that the uses of the funds have already been established; but she did suggest that any leftover funds might be used for signage. Morander may be able to provide graphic design for a unified signage program. Blanchette will contact Delpha Very in Putnam for information on their prior signs program. EDC will also be asked to add discussion of a signs program to their agenda for 17 April.
- Penn-Gesek was asked to research how to get historic district signs from the Parks Service

iv. Rexnor BERA update – DEEP/EPA

- Bugden provided an update: Rexnor's most recent requirement was to complete an ecological impact study for the French River. This has been submitted to EPA, and the assessment of that study is ongoing.
- Because RMR's plans are time-sensitive, the developer is planning a call today with GZA, the consultant for Rexnor, to negotiate a solution to expedite the process. It is believed that RMR is going to take on some or all of the burden of remediation from Rexnor. CME has been requested to provide a technical report on ecological risks from the River Mill to the headrace, for review by the EPA.
- Waldron requested clarification of the timeframe once cleanup of the site starts. CME confirms that a standard timeframe of one year is usually used, to allow for any seasonal changes in site conditions. CME is waiting for the greenlight from RMR to take the next step.

v. River Mill Development (RMR) development progress

- CME receives regular communication from RMR and their attorneys. CMA, RMR and EPA are to meet on or around 9 May (date was not confirmed at the time of this meeting). The First Selectman, Planner and Chairperson are expected to attend in support.
- Bugden commented that town support from Thompson has been positively influential at state agency meetings thus far.

b. Other

- Chairperson gave copies of an article she wrote for the monthly Selectmen's update re: the ongoing work of the MSRAC/BAR Grant committee
- Chairperson recently attended a meeting of The Last Green Valley (TLGV). She believes there may be grant funds available specifically for programs related to the French River. Chairperson Blanchette will follow up with Judy Rondo for more information.
- Langlois mentioned that she has spoken to E. Thomson about persistent pollution of the French River. There is conflict as to what can be done that will solve the problem while conforming with DEEP guidelines. O'Leary mentioned that the last major cleanup effort was about 10 years ago, and did include planting anchor species to try to reduce erosion. The problem may be persistent despite any efforts to clean the site, as debris is constantly running downriver and getting caught in fallen trees.
- Bugden mentioned that Thompson's track record of success with the Brownfield/BAR grants could play positively in seeking future grants for riverside reclamation and cleanup in the corridor area.

6. MEMBER COMMENTS

None

7. ADJOURNMENT

The meeting was adjourned at 10:16 a.m.

Respectfully Submitted,

Tyra Penn-Gesek, Director of Planning and Development