



# TOWN OF THOMPSON

Mill Sites Redevelopment  
Advisory Committee (MSRAC)

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## Regular MEETING- MSRAC

### Mill Sites Redevelopment Advisory Committee (MSRAC)

Friday – December 8, 2023 – 9:00 AM

Hybrid – Merrill Seney Community Room and Zoom

#### Minutes

Zoom recording: <https://us02web.zoom.us/rec/share/koB67vpbrHwiCl-OnnIDQU7-IDqgmav9QvXnVBBEYEtIPi-ZoDoVq6VlKS9L4lkj.uAOXPQsAOM5Bq2F?startTime=1702044332000>

Passcode: zMuUGh3@

YouTube recording: <https://www.youtube.com/watch?v=upcGDN5RPc4>

Members Attending: J. Blanchette – Chair, B. Davis, J. Hall, N. O’Leary, R. Waldron

Staff Attending: T. Penn-Gesek – Director of Planning & Development

**1. CALL TO ORDER** – 9:05 a.m.

#### **2. APPROVAL OF MINUTES: October 13, 2023 Regular Meeting**

**B. Davis moves/J. Hall 2nds** approval of the minutes with one correction: to change the word “stairwell” to “tower” in the description of the collapsed structure at 630 Riverside Drive. Passes unanimously with the correction.

**3. CORRESPONDENCE** - none

**4. CITIZEN COMMENTS** – no citizens in attendance

#### **5. COMMITTEE BUSINESS**

##### **a. CT DEDC Community Investment Fund grant application**

The Round 3 application was unsuccessful, but DECD provided an executive summary of their review. A Round 4 application has been prepared and will be submitted for the 15 December deadline. The proposed project is substantively the same, and is requesting the same amount of funding (roughly \$3.8-million). Updates involved expanding some responses based on DECD feedback and demonstrating the progress with neighborhood renovations (65 Main and Superior Bakery). Award announcements for Round 4 will be made in late March. There will be 8 rounds of CIF, and then the program will be discontinued.

##### **b. Blain Road Intersection**

The project is essentially complete. The planting of the rain garden on the north shoulder will be done by ECCD under their own grant. B. Davis mentions the need for line-striping, and that he has spoken to the First Selectman about DPW having that done in the spring. Pavement painting is done by an outside contractor, so Blain Rd would have to be bundled with other planned striping projects. There is no specific plan for planting the south shoulder, but it may be practical to ask DPW to seed the area with grass as an interim measure.

##### **c. 65 Main Street workshops**

The next workshop is scheduled for Weds 20 Dec, 6-8 p.m. at the Library. Wayne Weiseman of the Permaculture Project will be coming out from Illinois to facilitate a 2-hour session on the permaculture

design for the adjacent parcel. RSVPs are requested from the MSRAC members. The two prior workshops were very well received, and the planning game provided useful information for the project moving forward. Priorities identified in the planning game will inform the remaining workshop sessions, and the summary of the event, along with an abbreviated session attended by TMHS students, was included as supporting documentation for the CIF grant.

d. Ongoing Committee business

**a. River Mill**

The BoS moved the assignment of the tax lien to the developer to Town Meeting on Monday 18 Dec. MSRAC members are encouraged to attend. The tax abatement agreement was pushed out to the 19 Dec BoS meeting, at the request of one of the Selectmen. The grant documents are still not finalized, but T. Penn had a con-call with DECD's attorney and the developer's attorney, and things are still moving forward. If the current owner has not signed all required documents by the end of the year, then T. Penn will discuss alternative strategies with DECD.

**b. 630 Riverside Dr**

There have been a pair of inquiries about 630. W. Bugden of the ECLB has arranged a meeting with A. St Onge and T Penn and one potentially interested developer, on the afternoon of 21 Dec.

**c. Main Street Reconstruction**

Covered under item 5a

**d. Swanson Park**

Covered under 5a

**e. Other/New Committee Business**

No additional committee business

**6. MEMBER COMMENTS** - none

**7. ADJOURNMENT** - 9:30 a.m.

Respectfully Submitted,

Tyra Penn-Gesek, Director of Planning & Development