



TOWN OF THOMPSON

Mill Sites Redevelopment
Advisory Committee (MSRAC)

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REGULAR MEETING- MSRAC

Mill Sites Redevelopment Advisory Committee (MSRAC)

Friday- August 12, 2022 – 9:00 AM

Hybrid – Merrill Seney Community Room and Zoom

View Meeting on Zoom:

<https://us02web.zoom.us/rec/share/bt2wwr8lznuyLtyclqoYgyYo0hsJSMO2lMQv0lQinInboWnnNtHCn0mT4s8wtNpi.ddtaDoiG96lMaFxc?startTime=1660309434000>

Passcode: PS+0QBR!

View Meeting on YouTube: <https://www.youtube.com/watch?v=y4P7pNlSvC>

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

Staff Attending: T. Penn-Gesek, A. St Onge

Minutes

1. CALL TO ORDER – 9:03 a.m.

2. APPROVAL OF MINUTES: June 10, 2022 MSRAC Regular Meeting

S. Lewis Moves/N.O'Leary 2nds to accept the minutes. Passes unanimously with the Chair abstaining (absent from the June meeting)

3. CORRESPONDENCE - None

4. CITIZEN COMMENTS

John Rice mentions that there has been local coverage of work being done in Webster by the same developer of the 929 Riverside mill. The work in MA is proceeding quickly, and he wonders if there is any way to push the pace on the Thompson project.

5. COMMITTEE BUSINESS

a. Riverside Drive LOTCIP Sidewalk Project

i. Construction update

ii. Schedule

iii. Change Orders/Questions?

Kevin Bloomquist of Freeman Companies provides a progress report on the project thus far. Work is approaching 25% complete. Concerns have been raised about the area around the school being completed and made safe in time for the start of school on 24 August. All indications are that the work will be past that point by 24 August, but Kevin suggests that the contractor should make a plan for extra safety cones or other measures to make sure any gaps are clearly flagged. The project remains on-schedule to meet the needs of the CT DOT mill & pave schedule for that section of Route 12.

One change order has been discussed & submitted, to address a gap between the sidewalks and a stretch of retaining wall on the southern portion of the project, near Circuit Court. T. Penn, Kevin and Jessica Doeckal of NC Inc met to look at the area and discuss solutions. The chosen fix is to fill in with soil, 2-3 inch stone and selected perennials from the landscaping species list.

- b. Blain Road Intersection paving
 - i. Construction update
 - ii. LID grant

J. Blanchette, J. Doeckal, T. Penn and A. St Onge met on 4 August to look at the project area and discuss some revisions to the plan provided by Provost & Rovero, in order to accommodate later work to be done by ECCD under the separate LID grant. NC Inc will provide a project estimate for approval based on the plans in hand and the revisions compiled by J. Blanchette. A St Onge also points out that a section of guiderail will need to be extended on the south side of the intersection. Barring something unexpected in the estimate, the Town plans to contract with NC Inc to complete the Blain Rd project, in order to take advantage of their presence on the sidewalk project.

There has been little update from ECCD regarding their schedule to do the LID project on the north side of the intersection, due to CT DEEP being understaffed. It may take another few months before their contract is executed. It may be more practical to have NC provide the planting, and advise ECCD to shift their scope of work to another of the proposed LID initiatives in the district. T. Penn will follow up again with ECCD/CT DEEP to try to firm up a plan.

- c. Development of 630 Riverside Drive

An offer to buy the property has been made, but as of this meeting there is no word as to whether that offer, or any follow-up offer, has been accepted. If that private sale does not go through, there is another development company very interested in the property. If both offers fall through, the Town will pursue an alternate strategy to get the parcel developed. T Penn has submitted a project proposal for a UConn senior student team to do some conceptual designs for greenspace and LID on the site, to support a master concept plan that MSRAC and the ECLB may develop for the Town. That plan would either be used to support any development by one of the current interested buyers, or to include in an RFP to solicit a developer.

- d. River Mill/ FEMA flood map appeal update

The FEMA appeals period has closed, but the agency is unable to provide any time estimate for when they will make their decisions. It is recommended that T. Penn follow up with Blumenthal/Courtney/Murphy to try to expedite that process. The FEMA issue is not the holdup on the start of the brownfield cleanup. That grant remains unsigned because the current owner is balking at signing a required negative pledge agreement. One last revision to the negative pledge has been sent to him. If that does not return a favorable result, the Town will pursue a different strategy to enable to grant to move forward.

- e. Main Street Reconstruction – future LOTCIP grant?

The Town has published an RFP for the engineering/design of sidewalk and road renovations for Main St. The goal is to pursue a similar strategy to that which enabled the Riverside Drive sidewalks to receive LOTCIP funding. Freeman Co did a site-walk of Main St earlier in the week. In their estimation, the project would be feasible inside the \$3,000,000 cap for LOTCIP grants.

- f. Other Committee business

T. Penn informs the Committee that on 10 Aug the Tourtellotte Trust voted unanimously to authorize up to \$20k to be used from the Trust fund for soft-costs (engineering/design) related to the renovation

of 65 Main. The construction is to be funded by the Congressional award of \$240 confirmed earlier in the year. Prior to the meeting, T. Penn was working on an RFP for an engineering/architecture consultant with Brian Santos (Building Committee). She requests that the MSRAC members attend a special joint meeting of BoE, BoF, BoS, which is necessary to clear the last step of authorizing those funds. The special meeting is scheduled for Wed 28 Sept at 7 p.m.

6. MEMBER COMMENTS

S. Lewis asks for follow up on an item from the previous meeting minutes, regarding a con-call between the First Selectman, the Director of Planning & Development and the Town Attorney and options for working with the ECLB to promote the redevelopment of 630 Riverside. That call did take place, and the Town has a pair of strategic options if no private offer is accepted by the owner.

7. ADJOURNMENT - 9:45 a.m.

Respectfully Submitted,
Tyra Penn-Gesek, Director of Planning & Development