



TOWN OF THOMPSON

Mill Sites Redevelopment
Advisory Committee

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REGULAR MEETING- MSRAC

Mill Sites Redevelopment Advisory Committee (MSRAC)

Friday- June 10, 2022 – 9:00 AM

Hybrid – Merrill Seney Community Room and Zoom

Zoom Recording:

https://us02web.zoom.us/rec/share/DMf7dBmbIt1q7XL2YS03C50we0h1J3Ff5LjNAfiUm_jPvHRPCk3dAmHr4nxsJA1.OV0XltUqPlbfJc7?startTime=1654866180000

Passcode: CeuG73^!

YouTube Recording:

https://www.youtube.com/watch?v=8yUC8f_9S8c

MINUTES

Members Attending: S. Lewis, Vice-Chair; K. Beausoleil; J. Hall; N. O'Leary Staff Attending: A. St. Onge, First Selectman; T. Penn-Gesek, Director of Planning & Development Others Attending: Y. Lin & K. Bloomquist, Freeman Companies; A. Nunes & J. Docekal, NC Incorporated AMN; L. Johnson, DPW; W. Bugden, ECLB; D. Poplawski, Building Committee

1. CALL TO ORDER – 9:02 a.m.
2. APPROVAL OF MINUTES: May 13, 2022 MSRAC Regular Meeting
O'Leary moves/Hall 2nd approval of the minutes – passes unanimously
3. CORRESPONDENCE - none
4. CITIZEN COMMENTS - none
5. COMMITTEE BUSINESS
 - a. Riverside Drive LOTCIP Sidewalk Project
 - i. Construction contract award update

The meeting, which includes representatives of Freeman Co (Contract Administration) and NC Incorporated AMN (Construction Contractor) serves as the pre-construction meeting. The Approval to Award Letter from CT DOT was formally received via email on 10 June 2022. The Notice to Proceed has been dated for 20 June. The performance period is 180 days from the date of the Notice to Proceed. Y. Lin reads from the pre-construction meeting agenda created by Freeman for the benefit of all attending. The parties named by Freeman for the project as

contacts are: A. St Onge, Municipal Chief Official; T. Penn-Gesek, Municipal Administrator; Y. Lin, Resident Engineer & Engineer of Record; K. Bloomquist, Inspector; A. Nunes – Contractor.

The arrangement for inspection requires clarification. When the contract with Freeman was signed, the inspection was presumed to be split 50-50 with the Town's DPW, but that was prior to the departure of the DPW Director. The First Selectman requests that Freeman take the full task for inspection. Freeman confirms that the LOTCIP award would cover those costs. A. Nunes shares a layout of the project schedule and describes the rough phasing. The timeframe indicated is between 20 June 22 – 28 Sept 22. It is discussed that CT DOT intends to come in to finish the paving of Rte 12 in August. Both NC Inc and Freeman indicate that is not a feasible timeframe. Freeman and the Town will have to communicate with the State to let them know that the paving must be delayed. It is likely that DOT will be able to do their work in October.

Freeman would like to know if there is a good area for storage of materials along the project area. The contractor indicates that their storage needs are mostly covered. They have made an arrangement with Northeast Sand and Gravel for some storage. There would be some capacity to store materials in the Town Hall parking lot.

Payments will be reviewed and made monthly. NC Inc will submit requests to Freeman, who will pass them to T. Penn-Gesek for local payouts via the Finance Office. There will be some coordination required for the ordering/payment for the granite curbing. It is possible that the bus shelter may not be deliverable within the 180 days. NC Inc mentions that there are no local State certified concrete suppliers. Freeman will inquire with CT DOT if they will accept the local supplier. NC Inc asserts that they have a high-quality product. J. Docekal briefly goes over the landscaping species list. There is an availability issue with one of the approved species. NC Inc will confer with Freeman's Landscape Architect regarding acceptable substitutes.

D. Poplawski asks what the plan is to accommodate for foot traffic to and from the school once the school year starts. The contractor says that any gravel will be graded and compacted daily for passability, and ramped over as needed. The project will start at the southern terminus at Route 200 and proceed north from there. T. Penn asks about the process to notify residents and businesses. Residents will be notified by letter. A. Nunes confirms that they will coordinate directly with any businesses to ensure that there is minimal disruption to their activity.

This portion of the meeting concludes with NC Inc AMN signing the agreement & notice to proceed with the First Selectman.

- b. Development of 630 Riverside Drive – coordination with ECLB, Wayne Bugden for development of marketing or grant concept plan

W. Bugden provides some refresher information on the origins and purpose of the ECLB. The land bank has been seeking a good "flagship" project to illustrate the value of the ECLB to communities. The Belding-Corticelli site has been identified as one of the best potential parcels for the land bank to assist with, due to its history with the Town and the State (grants received for environmental assessments), the relatively uncomplicated profile of the clean-up needs and its visibility and importance to the Town. A general discussion follows, to brainstorm possibilities for how the Town and the land bank might partner. There is some interest in the parcel from a developer & investor. T. Penn points out that creating redevelopment concepts will be helpful in communicating the Town's priorities to any potential purchasers.

W. Bugden suggests that the ECLB and the Town should communicate with DECD to explore possibilities for funding resources to enable the partnership and also to directly address the

property. Grant funds are likely available to facilitate the cleanup, and the Town has experience with those already. W. Bugden also mentions the creation of an incentive package by the Town related to the redevelopment of the parcel.

A. St Onge asks about the concepts for the end use at the gateway, and mentions examples such as a food market, garden center or second-floor residential. Other examples given by members: laundromat (with or without bar/café attached), bike repair shop, restaurants/cafes. The parcel has large portions which cannot be built, but which should incorporate public parks or other greenspace, bike/ped trails. D. Poplawski uses the example of first floor neighborhood commercial with 2nd floor residential as seen in Storrs redevelopment. T Penn points out that the Town has already created the tax incentive program to build multi-family housing, and therefore that would be a good reason for a developer to incorporate some residential into any plan for the site. After more general discussion, it is suggested that the First Selectman should contact the Town's attorney to explore the possibilities and limitations of partnership with the ECLB as relates to the parcel. W. Bugden will reach out to a colleague to inquire about RFPs that other communities have issued for redevelopment of key brownfield parcels, which Thompson could use as a template.

A. St Onge asks what the Town would be able to do with the private owner still in possession. The owner has indicated that he will "accommodate a sale or tax sale" of the property, which seems to indicate a willingness to cooperate with the Town in order to be disburdened of it. The ECLB could potentially take title through the town and initiate a foreclosure process with the cooperation of the current owner. The mechanics of that process would need to be understood, and would require advise from counsel. The First Selectman will arrange for a con call between the Town (First Selectman & Director of Planning & Development), ECLB (W. Bugden) and the Town attorney.

c. River Mill/ FEMA flood map appeal update

N. O'Leary asks about the status of the flood mapping revisions, specifically in the context of 630 Riverside. The impact of the proposed revisions on 630 appears to be minimal. The appeal letter for the mapping related to 929 Riverside has been submitted to FEMA. That appeal process is open for 90 days. FEMA will not commit to a timeframe to respond to the appeal. It may be necessary to go through State or Federal elected officials to obtain a more timely answer, at some point.

d. Blain Road Intersection paving – LID grant

No substantive updates on either a potential start date for the project or the work to be done by ECCD under the LID grant.

e. Other Committee business - none

6. MEMBER COMMENTS - none

7. ADJOURNMENT - 10:52 a.m.

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