



# TOWN OF THOMPSON

Mill Sites Redevelopment  
Advisory Committee (MSRAC)

815 Riverside Drive  
P.O. Box 899  
North Grosvenordale, CT 06255  
PHONE: 860-923-9475  
E-MAIL: [planner@thompsonct.org](mailto:planner@thompsonct.org)  
[www.thompsonct.org](http://www.thompsonct.org)

## Regular MEETING- MSRAC

### Mill Sites Redevelopment Advisory Committee (MSRAC)

Friday – October 13, 2023 – 9:00 AM

Hybrid – Merrill Seney Community Room and Zoom

## MINUTES

**Zoom Recording:** [https://us02web.zoom.us/rec/share/\\_Yb2RL03AGNcqbaDX53Sj-25RQPQP3NE6nUnXkF48w4hfhk-9Ner8oivftUS0xi.S1bjiaXESmMjR6OK?startTime=1697202066000](https://us02web.zoom.us/rec/share/_Yb2RL03AGNcqbaDX53Sj-25RQPQP3NE6nUnXkF48w4hfhk-9Ner8oivftUS0xi.S1bjiaXESmMjR6OK?startTime=1697202066000)

Passcode: \*d?u7fp!

**YouTube Recording:** [https://www.youtube.com/watch?v=HHOGmDv\\_gjs](https://www.youtube.com/watch?v=HHOGmDv_gjs)

**MEMBERS ATTENDING:** S. Lewis – Vice-Chair, R. Cournoyer, B. Davis, J. Hall, N. O’Leary (enters at 9:08)

**STAFF ATTENDING:** Tyra Penn-Gesek, Director of Planning & Development

**1. CALL TO ORDER-** 9:00 a.m.

**2. APPROVAL OF MINUTES:** September 8, 2023 Regular Meeting

**B. Davis moves, R. Cournoyer seconds approval of the minutes – passes unanimously**

**3. CORRESPONDENCE** - none

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

## **5. COMMITTEE BUSINESS**

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

The Round 3 CIF grant application was not awarded. **T. Penn-Gesek** has received the executive summary from the program administrator and has a call scheduled for Monday 16 Oct to discuss it. The executive summaries are provided to applicants to help them improve their applications for future submission. Round 4 opens in October, and T. Penn-Gesek will submit the improved application. J. Guskowski will assist T. Penn-Gesek with amending that draft, as part of his contract deliverables under the 65 Main planning grant. Awards for Round 4 are expected to be announced in March of 2024.

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

Work is ongoing. The committee members are unanimously pleased with the work thus far. Members agree that the intersection is already safer with the new configuration.

**c. Vote on 2024 meeting dates: If the second Friday of the months is still good these dates would be:** 1/5, 2/9, 3/8, 4/12, 5/10, 6/14, 7/12, 8/9, 9/13, 10/11, 11/8, 12/13.

**B. Davis moves, R. Cournoyer seconds approval of the 2024 meeting dates. Passes unanimously.**

**d. November 10, 2023 meeting: Veteran’s day – Town hall closed -Cancel?**

**B. Davis moves, Ryan Cournoyer seconds to cancel the November meeting. Passes unanimously.**

**e. 65 Main Street workshop kickoff**

**S. Lewis, R. Cournoyer** and **J. Hall** all attended the kickoff presentation on 4 October. The presentation was very well received. **S. Lewis** was particularly interested in the permaculture site design aspect. **R. Cournoyer** is interested in the potential for the facility to support agricultural businesses and provide education in regenerative agriculture. The next workshop will take place on Thu 9 November and will be an interactive planning game, similar to prior events by the branding committee. The MSRAC members are asked to send in their RSVPs for the date. **S. Lewis** mentions that the permaculture consultant is expected to return for a 2 hour dedicated workshop session in December.

#### **f. Ongoing Committee business**

##### **a. Swanson Park**

The Swanson Park project was part of the unsuccessful CIF grant request and will be included again in the Round 4 application. Some of the feedback in the executive summary seemed to indicate that the reviewers wanted better developed site plans for the work to be done there. If DECD opts to fund the round 4 application but leaves out the park portion of the request, the T-Mobile foundation grant is quarterly and remains an option.

##### **b. River Mill**

The VAD Ordinance passed and became effective as of 29 Sept. Town Counsel is working on the assessment abatement agreement. The developer is expected to be in Thompson on 25 October, so hopefully that agreement will be drafted & ready for review by that time. Town Counsel also indicated that DECD has all the requested documents related to the \$2-million brownfield grant, and the department's legal counsel is completing his review.

##### **c. 630 Riverside Dr**

The committee members comment on the collapse of the stairwell from earlier in the week. There were no injuries or property damage reported. The Building Official will send notice to the property owner that the smokestack must now also be taken down. The exact cause of the collapse is unknown, but is presumed to be due to a combination of factors including the length of exposure to the elements, the rainy summer and ongoing vibrations from traffic, the railway and recent construction activity in the road. W. Bugden of ECLB will be submitting a US EPA grant to do an area-wide assessment project (similar to the prior BAR grant through DECD) that covers 630 Riverside and two brownfield sites in Putnam.

##### **d. Main Street Reconstruction**

The Main St project was the primary activity proposed under the CIF grant and will be re-submitted for Round 4

#### **g. Other/New Committee Business**

#### **6. MEMBER COMMENTS**

**S. Lewis** comments on how much better the area in front of Mill Town Grill looks, now that the sidewalk and patio construction are complete. **R. Cournoyer** confirms that he has spoken to the owners, and they are happy.

#### **7. ADJOURNMENT – 9:38 a.m.**

**Respectfully Submitted,**

**Tyra Penn-Gesek, Director of Planning & Development**