



TOWN of THOMPSON

MILL SITES REDEVELOPMENT ADVISORY COMMITTEE

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TOWN CLERK

SPECIAL MEETING

Mill Sites Redevelopment Advisory Committee (MSRAC)
Friday, December 9, 2016 – 9:00AM
Merrill Seney Community Room
Thompson Town Hall

MINUTES

PRESENT: J. Blanchette, Chairman
N. O'Leary
B. Davis
J. Hall
S. Lewis (arrived at 9:23AM)
S. Donohoe, property owner liaison

ABSENT: R. Faucher

ALSO PRESENT: M. A. Chinatti, Director of Planning & Development, K. Beausoleil

1. CALL TO ORDER

Chairman J. Blanchette called the meeting to order at 9AM.

2. APPROVAL OF MINUTES

a. November 18, 2016 Special Meeting

(M/S/C Davis/O'Leary) to approve the minutes, with clarification sent to W. Bugden re the \$200,000.

DISCUSSION ON THE MOTION:

P. 6 – the Committee questioned whether W. Bugden meant \$2,000/Ton (re disposal), or \$200,000 as stated in the minutes. M.A. Chinatti, after noting that W. Bugden reviewed the minutes prior to them being filed in the Town Clerk's office, stated she would get clarification from W. Bugden.

VOTE: Unanimous.

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3. CORRESPONDENCE (sent via email; no hard copies sent)

- a. Brownfield Phase II/III Investigation Scope and Budget Estimate The River Mill, 929 Riverside Drive, North Grosvenordale – CME Associates, dated November 17, 2016 – *This item was taken up out of order, with the following discussed after Agenda Item 5.a.ii and prior to 5.b.i:*

J. Blanchette reminded members that the estimate was what members voted on at last month's meeting, and that vote included proceeding with the work as long as the Town didn't have any fears that it would have to reimburse the State should the property be demolished.

4. CITIZEN COMMENTS - NONE

5. COMMITTEE BUSINESS

- a. 630 Riverside Drive

- i. Project Update:

As W. Bugden was not present, there was no update. J. Blanchette stated that last month W. Bugden said he would submit us reports prior to the December meeting. Reports should include including a pdf of the survey, remediation/redevelopment report, structural report and sediment report.

M. A. Chinatti stated she would request that W. Bugden forward that information to her prior to 12/30 so the Committee can review it before its January Meeting.

J. Blanchette stated that, on several occasions, the Committee was told it would be provided an autocad digital copy of the survey plan, which copy was paid for between the State and the Town. She stated that drawing would be helpful to developers going forward and the Town should obtain their copy now since the project is almost over.

M. A. Chinatti stated she would also request that digital drawing be sent and, once received, will work on getting it uploaded to the Town's website.

- ii. Schedule Public Informational Meeting

As W. Bugden was not in attendance, the Committee discussed delaying the scheduling of the meeting until he was present. The Committee then decided to go ahead and schedule the meeting, in January, or, potentially for February.

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The Committee discussed how to get the word out for the meeting. It was decided that M. A. Chinatti would prepare a memo, for signature by the Chairman, to all municipal Boards/Commissions/Committees asking that the memo be read under the Correspondence section of each entity's meeting. M.A. Chinatti stated she would also ask Shaina Smith to put on the Thompson Transparency Facebook page.

The Committee agreed to the public informational meeting being held during the Board of Selectmen's February 21 meeting; it then agreed to firm up the date at its January Meeting.

b. 929 Riverside Dr.

i. Project Update

S. Donohoe stated that DigSafe came through the property at the beginning of the week to mark areas, and noted that CME has performed its groundwork, including ground-penetrating radar, the next day. He stated that CME would be taking site samples the following Monday.

ii. Schedule Public Informational Meeting re Potential Demolition

S. Donohoe stated there is nothing new to report re a status update on negotiations with Southend Reclaimed. He stated the company is still investigating rehabilitation and reclaiming. He also stated he has been meeting with different groups re rehab and reclamation. He stated Southend moved forward with having its own Phase I Environmental Site Assessment completed.

The Committee agreed that the meeting would be held on Wednesday, January 25, 2017 beginning at 6:30PM at the Library, with a snow date of Thursday, January 26. M. A. Chinatti stated she would schedule the room.

Members discussed who should speak at the meeting, and the following speaker list was finalized, with speakers to address those present following J. Blanchette's introduction to/statement of purpose for the meeting:

- Historical Society representative – summary of history from 1872 – 1980;
- Owner/owner's representative – summary of history 1980 - present,
- K. Beausoleil, First Selectman – demolition/redevelopment possibilities/development history, and
- W. Bugden – ongoing grant work.

The meeting will then be opened up to the public.

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Members discussed putting time limits on the speaker presentations to allow adequate time for public speakers.

S. Donohoe stated, re between 1980 – present, possibly he and K. Beausoleil can meet and talk about which of them will speak to what topic. He also suggested that the meeting title/course should be a little more neutral on what's going to happen and what can happen. He stated he and the owner are talking with people that could rehab it, talking to developers and talking to the State to finance revitalization; he noted it could still be demoed.

J. Blanchette stated the Committee definitely wants to put it in a more positive light so the more information S. Donohoe can provide about redevelopment scenarios the better.

B. Davis stated the tone of the meeting shouldn't be "let's stop the demo" – that it should be "what are the possibilities," and the demolition is part of that.

J. Blanchette stated that what's more on the table is pending reclamation. Steve suggested a meeting title of "The Potential Future of 929 Riverside Drive." J. Blanchette suggested adding Revitalization? Demolition? to it so people know demolition is a possibility.

K. Beausoleil stated the desire is to see the building remain and be revitalized, and that the meeting should have a "positive spin."

J. Blanchette then brought up a "sticky wicket", stating that she is a small business owner who's done work in town for +/- 25 years, this Committee's been in business since 2012, and the previous First Selectman hired her firm to do a drainage study. She continued, stating that at the last Board of Selectmen meeting there was a comment that J&D may not be able to do work for the Town because she is Chairman of this Committee.

K. Beausoleil stated it has to do with a 46 year old Conflict of Interest ordinance which contains language that companies can't benefit, or possibly benefit, from a member of that company partaking of any municipal committees. J. Hall asked how to get the ordinance changed. K. Beausoleil stated he doesn't think it applies, but that the legal interpretation he's received is that there's a problem. He stated he is looking at the ordinance so he can get a handle on any potential conflicts. He gave the example of J. Blanchette serving on the Planning & Zoning Commission which, J. Blanchette agreed, is definitely a conflict. He continued, stating that it shouldn't be a conflict for people with a lot of talent, who are willing to volunteer, depending on the committee/commission/board they volunteer for.

J. Blanchette stated she is looking for clarification.

The Committee then discussed the potential issue, and it was the consensus of the Committee that none existed in this case.

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K. Beausoleil stated he would try to get something finalized re a change in the ordinance, noting that the matter needs to be voted on at referendum and, therefore, must be done in January.

J. Blanchette stated she would continue to serve in the short-term, but if the matter is not addressed soon, she would have to step down as she couldn't continue to serve as that could potentially have an adverse impact on her business.

iii. Recess, to reconvene at 929 Riverside Drive for Site Walk

(M/S/C Davis/Hall) to recess the meeting at 10:03AM, to reconvene at 929 Riverside Drive. Carried unanimously.

The Committee reconvened at the site at 10:15AM.

The Committee walked the interior and exterior of the site, took photographs and observed the areas.

6. ADJOURNMENT

With no further business the Committee adjourned the meeting at 11:00AM.

Respectfully Submitted,
M. A. Chinatti, Director of Planning & Development

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