



# The Future of the River Mill & Surroundings

*A Public Information Event*

Wednesday, November 20, 2019

Thompson Public Library/Louis P. Faucher Community Center



# Tonight's Speakers

## **Janet Blanchette**

Chairwomen of Thompson's Mill Sites  
Redevelopment Advisory Committee (MSRAC)

## **Ken Beausoleil**

Member, Board of Selectmen, Town of Thompson

## **John Gumpert**

President at Camden Management Partners, Inc.

## **Tyra Penn-Gesek**

Director of Planning & Development, Town of Thompson

## **John Guskowski, AICP, LEED-AP, ENV-SP**

Planner, CME Associates, Inc.

## **Bryan Yacino**

EDC Chairman

## **Renee Waldron**

Branding Implementation Committee Chair

## **Additional Possible Speakers:**

**Binu Chandy, DECD**

**Mark Lewis, DEEP**

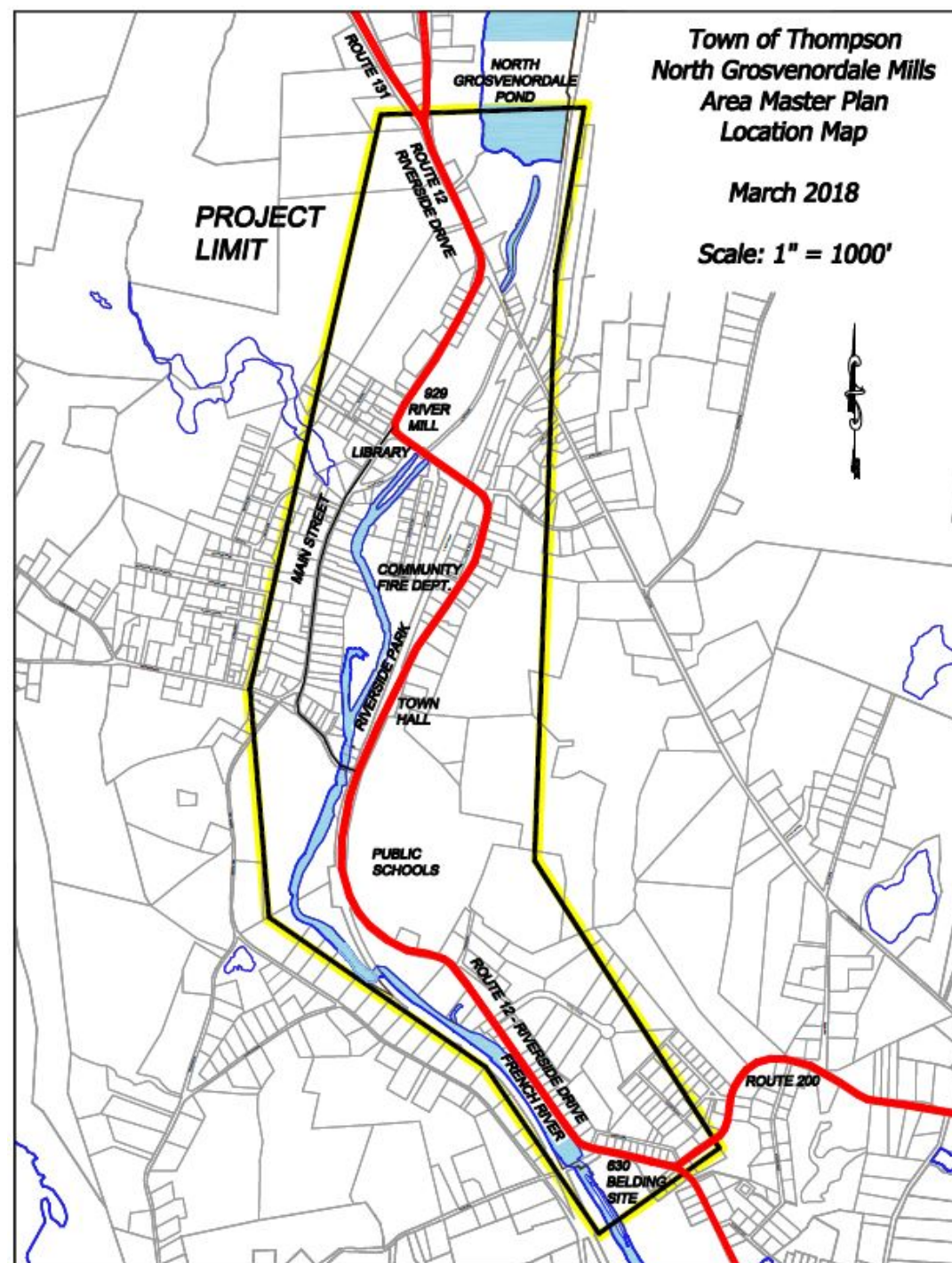
**Sebastian Rodriguez, EPA**



# BAR Grant Background

- “BAR Project Area” comprises much of the villages of Grosvenordale and North Grosvenordale.
- The BAR Grant is intended to help the Town develop a comprehensive implementation plan for the remediation and redevelopment of the BAR Project Area.
- The BAR grant is an important complement to many of the Town’s recent and ongoing initiatives such as:
  - Clean up and redevelop the former Belding-Corticelli Mill property
  - Rehabilitate the River Mill complex
  - Improve vehicular and pedestrian mobility
- The BAR grant will lead to enhancements to the community’s livability and vitality.







# Summary of Recent Studies

## Timeline of Events



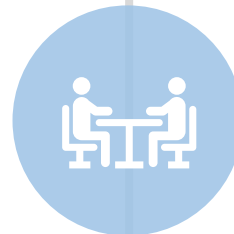
**2015**

Town obtained a \$218,000 historic brownfield renovation grant from DECD. CME completed the environmental assessments of the property and at 915 Riverside Drive.



**Fall 2016**

Town became aware of potential contractor seeking to demolish the Mill.



**1/2017**

PIM held where community consensus was to encourage redevelopment of the Mill instead of demolition.

**6/2018**

Town awarded \$170K Brownfield Areawide Revitalization (BAR) grant from the Department of Economic and Community Development (DECD) and a \$17,000 cash match from River Mill Redevelopment, LLC.



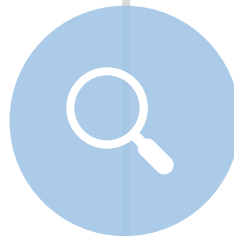
**4/2018**

Site Assessment of Key Properties. Phase II and Phase III Environmental Investigations of 915 Riverside Drive.



**2019**

Under Consideration Zoning Revision to Promote Redevelopment: create a new zone for the area to promote mixed-use redevelopment in the mill villages of the BAR Grant area.



# Summary of Ongoing Efforts

- Comprehensive Traffic & Pedestrian Study: develop a plan for adequate parking for the revitalized River Mill and associated businesses and residences.
- Community Visioning: Plan a future that provides economic stimulus and community improvement projects for the benefit of current and future residents and visitors.
- Monthly MSRAC and BAR Grant Committee Meetings



# Brian Yacino

## *EDC Chairman*





# Renee Waldron

## *Branding Implementation Committee Chair*







# Brownfield Area-Wide Revitalization Program

Thompson, Connecticut



# Update on Progress

- **Placing Mill Redevelopment into Larger Context (activity/traffic)**
  - Re-envisioning the North Grosvenordale “Mill Village”
  - Tying neighborhood closer together via non-motorized means
  - Reinforcing sense of place, cultural center
  - Envisioning effects of major redevelopment



# Update on Progress

- **Key Intersections for Consideration**
  - River Street/Buckley Hill Road
  - Buckley Hill Road/Riverside Drive
  - Riverside Drive/Main Street
  - Blain Road/Riverside Drive
- **Blain Road Detail and Plans for Encroachment Permit**
  - Engineering cost may be covered by additional BAR funds
  - Seek to work with DOT over the winter
  - Construct with largely Town funds/forces in 2020

# Update on Progress

- **Getting Projects “Shovel Ready” for Grants**
  - LOTCIP Grants/TAP grants — Construction cost estimates and engineering design often Town’s responsibility
- **Bicycle/Pedestrian Connections**
  - Connections through North Grosvenordale – Main Street, Parks, Pond
  - Connections to Air Line Trail/Rail Trails, South along Riverside
- **North Grosvenordale Pond Dam Conditions**







GRAPHIC SCALE 1" = 100'		
QUANTITY	CONTROL	CONTRIBUTION
GROUP	ITEM	NOTE
1	100'	
2	200'	
3	300'	
4	400'	
5	500'	
6	600'	
7	700'	
8	800'	
9	900'	
10	1000'	

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SCALE: 1" = 100'

QUALITY CONTROL	CERTIFICATION
DATE:	DATE:
BY:	BY:
BY:	BY:
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 GRAPHIC SCALE IN FOOT

**QUALITY CONTROL CERTIFICATION**

DISCIPLINE	REPRESENTATIVE	SIGNATURE
PROJECT MANAGER		
OWNER		
ENGINEER		
CONSULTANT		
CONTRACTOR		
ARCHITECT		

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12 11 10 9 8 7 6 5 4 3 2 1

DATE: 04-11-2017

QUALITY CONTROL CERTIFICATION	
GROUP	DATE
PROJECT MANAGER	
DESIGNER	
CHECKER	
APPROVER	
CITY ENGINEER	
CITY CLERK	

HEAD RACE

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# DEEP / EPA Regulators





John Gumpert  
*President at Camden Management Partners, Inc.*

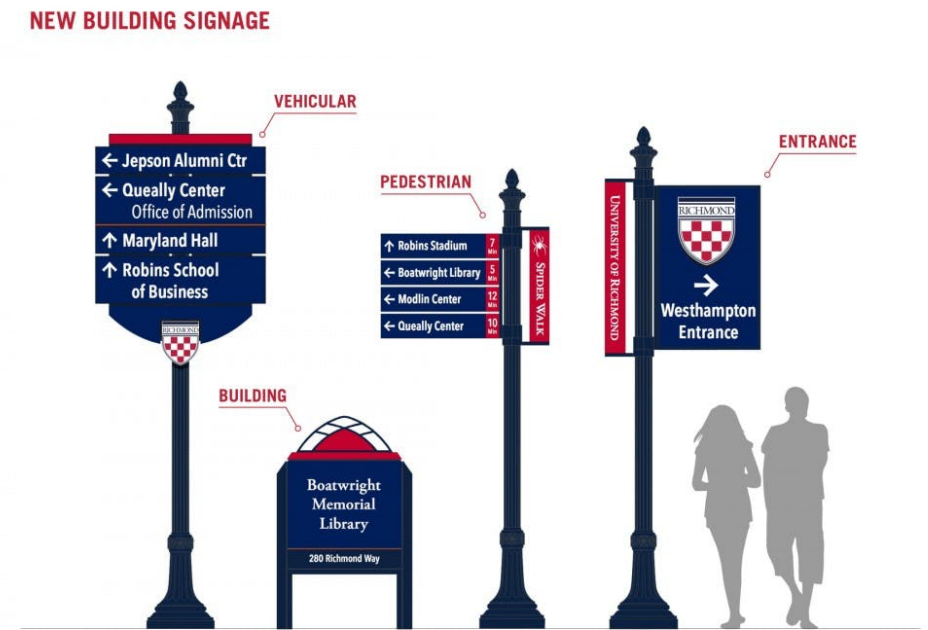




# Where Are We Headed?

## Wayfinding Program

- **Task 1:** Research & Project Area Analysis, 6-8 weeks starting January 2020
- **Task 2:** Strategy & Input, 6-8 weeks
- **Task 3:** Program Design & Standards, 6-8 weeks
- **Task 4:** Designing Guideline & Master Plan Document, 6-8 weeks, concluding no later than 9/30/2020



# Where Are We Headed?

## 65 Main Street

- **Task 1:** Clean up grounds and install a community garden to be planted in Spring 2020. A small parklet with bike racks, picnic tables or play equipment will be installed.
- **Task 2:** Seeking grant money to fully rehab the building.
- **Task 3:** Once building is rehabbed; the first floor will be programmed as a small business resource center.
- **Task 4:** 2<sup>nd</sup> and 3<sup>rd</sup> floors will be used as apartments, possible for the caretaker for the site.



Traveling Through  
Thompson

A Look  
at Our  
Special  
Places





Questions?  
Thank You!

