

**TOWN OF SOMERS  
SOMERSVILLE MILL STRATEGIC PLANNING AD HOC COMMITTEE  
MEETING MINUTES**

**Thursday, July 9, 2015**

**6:30pm**

**Parking Lot Next to the Somersville Mill on Maple Street  
Across from Eastwood Automotive**

**Call to Order:**

Chairman Tim Keeney called the meeting to order at 6:30pm.

**Members Present:**

Members present included Chairman Tim Keeney, Vice Chairman Brad Pellissier and Members Erik Ness and Ralph Williams. Member Tim Potrikus was not available. Also present were First Selectman Lisa Pellegrini (recording), GEI Consultants representatives Martin Brogie and Steve Hawkins and interested residents Selectman Kathy Devlin, Selectman Bud Knorr, Barry Moynihan, and Jerry LaCasse.

**Tour of the Somersville Mill Property:**

Chairman Tim Keeney began the meeting by introducing GEI Consultants Martin Brogie and Steve Hawkins. Mr. Brogie told the Committee that they had completed Phase I Environmental Studies and were currently conducting Phase II Environmental Studies at the Mill Site as per the Brownfield Grant. Mr. Hawkins explained that Phase I consisted of compiling a history of the property based on a review of historical documents and past reports. He explained that Phase II consisted of the actual testing of the area for chemicals and hazardous materials based on the analysis of Phase I Studies. A lengthy tour of the area commenced with an interior walking tour of the property on both sides of the Scantic River.

***At 7:13pm Mr. Keeney made a motion to adjourn the meeting to the Town Hall at the Selectmen's Conference Room, seconded by Mr. Ness. The motion passed.***

At 7:30pm the meeting reconvened with the following present: Chairman Tim Keeney, Vice Chairman Brad Pellissier and Members Erik Ness and Ralph Williams. Member Tim Potrikus was not available. Also present were First Selectman Lisa Pellegrini (recording), GEI Consultants Martin Brogie and Steve Hawkins and interested residents Selectman Kathy Devlin, Barry Moynihan and Jerry LaCasse.

**Discussion with GEI Consultants re Brownfield Cleanup and Reuse Potential:**

Chairman Keeney began discussion by asking Mr. Brogie about his opinions as to what was the best use of the site. Mr. Brogie stated the site had great opportunity and the Town needed to spend time and effort to ascertain the amount of community support for various options when determining the best use of the site. It is preferable to have a goal in mind and to target specific developers whether through the Town's Economic Development Commission, various real estate websites or other means.

He stated that understanding all characteristics of the site were key in determining the best use for the property. The impact of the flood plain was also discussed. Mr. Brogie stated it was important to have discussions with civil engineering firms in understanding the flood plain regulations. He mentioned the fact that the firm of Milone & McBroome was working with the Town to determine new elevations for the 100 year flood zone. Mr. Brogie also stated that it was important to obtain a structural evaluation for a remedial action plan.

Discussion evolved as to what happens if no one is interested in the site at this time. Vice Chairman Pellissier stated that it would be plausible to at least have a recreation piece developed, such as a canoe launch, and then hold development for several years in anticipation of development if there was no immediate interest from developers.

Mr. Williams stated that the site has potential for a variety of uses.

Mr. Ness stated that cleanup obligations are what drive the use potential and viable options for development. There may be hazards found that are very expensive to address or there may be no issues.

Chairman Keeney asked Mr. Hawkins and Mr. Brogie to share their knowledge about Brownfield regulations. Discussion then centered round the actions DEEP made to limit the liability of municipalities faced if they assumed ownership of brownfields.

A question came up as to what is a brownfield and if the mill site is really a brownfield area. Mr. Brogie stated the definition of a brownfield "is the known or perceived contamination that creates a barrier to development". He believes the mill site is considered a brownfield.

#### **Process Discussion and Schedule for Future Meetings:**

Chairman Keeney asked if there were any questions and interested resident Jerry LaCasse asked what was the purpose of the group. Mr. Williams stated that the committee was in the process of obtaining information regarding the mill site in an effort to determine best options for the site and to make recommendations to the Selectmen as to what to do with the site. Ms. Pellegrini stated the three charges to the committee by the Board of Selectmen which included identifying best uses for the mill, sources of funding for the site and the risk associated with the Town obtaining the site. Mr. LaCasse stated he knew the owners of the mill and Mr. Williams asked Mr. LaCasse to invite them to the table to talk.

Ms. Pellegrini told the Committee representatives from DECD and DEEP would be at the next meeting on July 14, 2015. There would be no meeting on Thursday, July 16, 2015.

#### **Approval of Minutes:**

##### **July 7, 2015 Meeting Minutes:**

This item was tabled until the next meeting date.

**Adjournment:**

***Mr. Pellissier made a motion to adjourn the meeting at 8:10pm, seconded by Mr. Ness.  
The motion passed and the meeting was adjourned.***

Respectfully Submitted,

Lisa Pellegrini, Recording

*Minutes are not official until accepted at a subsequent meeting.*