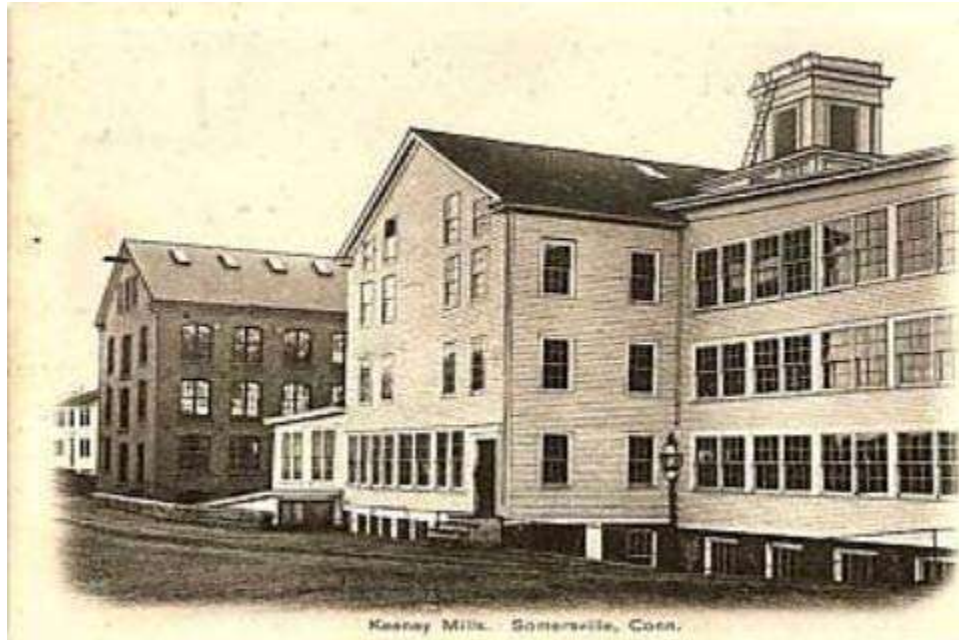


Somersville Mill Site Progress Update

September, 2026



SITE HISTORY

The Somersville Mill property was originally developed around 1760 with a grist mill and sawmill. During the nineteenth century, the site expanded into textile manufacturing and remained in active industrial use until it closed in 1969.

Following the closure, the property was used for light commercial and industrial rentals until 1988, when Corbin Gentry purchased the site. The company proposed converting the property into approximately 100 condominium units, and the Town provided tentative approval. However, legal disputes over flood-related issues delayed the project. Over the following years, the Town continued working with Corbin Gentry to resolve these concerns. In 2006, the company withdrew its lawsuit.

In 2007, the Town expanded its Water Pollution Control Facility to support future redevelopment of the mill property. The following year, the Town drafted a Request for Proposals (RFP) seeking redevelopment opportunities.

In March 2008, Tibor Orosz purchased the site. Despite multiple discussions, redevelopment efforts with the new owner were unsuccessful.

In June 2012, a devastating fire destroyed the mill complex.



After the Fire



The property was sold at a tax sale to Venture Capitals, LLC in November 2012. The Town's efforts to engage the owner on cleanup and redevelopment were unsuccessful.

After the fire, the site remained an abandoned and partially collapsed industrial complex consisting of six structures occupying approximately 5.38 acres. The buildings had been constructed during various periods and incorporated a variety of construction methods, including structural steel, steel bar joists, masonry, and conventional wood framing. Roof systems varied in style, including flat, sloped, and low-pitch designs. The complex presented significant safety, environmental, and redevelopment challenges.

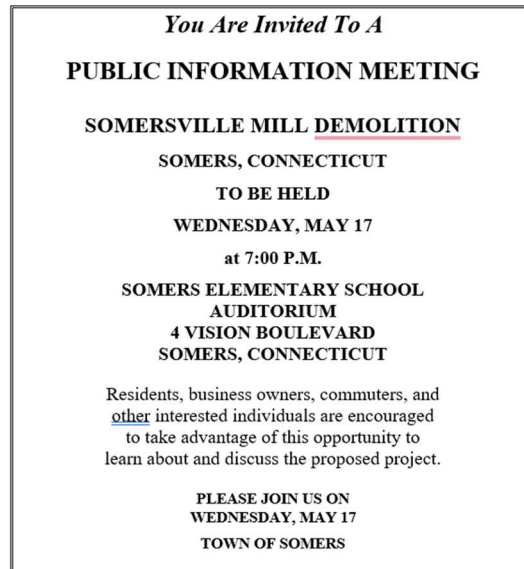
CHRONOLOGY OF COMMUNITY INVOLVEMENT

In 2015, the Town of Somers Board of Selectmen established the **Somersville Mill Strategic Planning Ad Hoc Committee**. Comprised of local business leaders and professional residents, the committee was charged with identifying options for site cleanup and potential future uses for the property and researching funding sources for cleanup and redevelopment. The committee met monthly for approximately two years and played a key role in developing demolition and restoration plans while keeping residents informed through public outreach and project updates.

Community input also helped shape the Town's **Plan of Conservation and Development (POCD)**. The POCD identifies the Somersville Mill property as a critical redevelopment opportunity within Somersville Center. It emphasizes roadway and infrastructure improvements while recognizing the site's potential to serve as an economic and community anchor for the area.

Major Milestones

- **February 2016:** Town of Somers receives a \$1.8 million grant from the Connecticut Department of Economic and Community Development (DECD) for environmental remediation, abatement, and demolition activities.
- **October 26, 2016:** Town acquires the property through a tax sale.
- **April 22, 2017:** Public bidding process begins for demolition and restoration work.
- **May 17, 2017:** Public Information Meeting held to answer questions and discuss project plans.



KEY COMMUNITY CONCERNS

Community concerns have generally focused on two primary issues:

1. Potential neighborhood impacts during cleanup and remediation activities.
2. Future redevelopment plans for the property after environmental cleanup is completed.

Residents have also expressed concerns regarding project funding and have consistently opposed tax increases to support redevelopment efforts.

To address redevelopment goals, the Town established a **Planned Development District (PDD)** in 2016 for the site. The district is designed to:

- Encourage redevelopment consistent with an overall master plan and the Town's POCD.
- Provide flexibility for innovative design and creative development approaches.
- Promote economic development that meets community needs while remaining compatible with surrounding neighborhoods.
- Ensure high-quality development that respects Somers' historic, cultural, and natural character.

Public discussions have consistently demonstrated support for a mixed-use development that could include residential, commercial, office, recreational, and light industrial uses.

SITE CLEANUP

The Town awarded the demolition contract to **Costello Dismantling** on June 22, 2017.

Cleanup activities began on July 1, 2017, and were completed on May 26, 2018. The Town fully utilized all available grant funding during this phase. Throughout the project, the Town provided regular updates through its website and project drone videos.

Brownfields Cleanup Activities

- **2021:** The Town secured a \$200,000 U.S. EPA Brownfields Cleanup Grant through the Capitol Region Council of Governments (CRCOG).
- The grant supported repairs to the southern river wall along the Scantic River and provided engineering and pre-design information necessary for future river wall improvements.
- **May 13, 2021:** The Town held a public meeting during a Planning Commission session to present the Brownfields Cleanup Report and gather community input.
- **Summer 2021:** Southern river wall repairs and engineering investigations were completed.
- **Late 2021:** Environmental consultants completed a Phase III Environmental Site Assessment.
- **September 2023:** The Town applied for a Round 18 Brownfield Municipal Grant to complete the remediation of the Mill site.
- **December 2023:** The Town received a conditional letter of approval for a \$995,000 grant to remediate the Mill site, on the condition that the site developer received the Low Income Housing Tax Credits and other CHFA funding it had applied for before DECD would fund the brownfield cleanup.
- **Current:** Town leadership is looking for options to finish the site cleanup with state grant funding.

REDEVELOPMENT EFFORTS

In September 2018, the Town, working alongside state partners, issued a **Request for Qualifications (RFQ)** seeking experienced developers interested in redeveloping the former mill site.

https://www.biznet.ct.gov/SCP_Search/BidDetail.aspx?CID=47655

The Town of Somers invites experienced, qualified developers to submit proposals for the development of the former site of the Somersville Mill located at 40 Maple Street, less than a quarter mile off Route 190. This now-vacant lot is 5.38 acres and is bisected by the Scantic River, offering an opportunity for riverfront development in the town's Somersville Historic District. The Town has determined that this site would be best suited for commercial, recreational, residential, or light industrial use, including mixed-use development. However, officials are open to other creative development approaches and have established a Planned Development District at the site, allowing flexibility in the proposed project's use and design.

Since issuing the RFQ, three development firms have expressed interest in the property, most recently WINN Development.

WINN Companies Development Proposal

From 2023 through early 2026, Town officials worked extensively with **WINN Companies**, which proposed constructing an 80- to 100-unit, four-story mixed-income residential development on the site.

During this period, the Town successfully secured conditional funding from the Connecticut Department of Economic and Community Development's Office of Brownfield Remediation and Development (OBRD) to support continued environmental cleanup.

Unfortunately, the WINN proposal did not advance beyond the conceptual planning phase, and the company formally withdrew from the project in 2026.

CURRENT STATUS

In June of 2026, Town leaders began discussions with a new prospective development partner. These discussions are in the preliminary stages.

Town officials remain committed to identifying a redevelopment plan that:

- Respects the historical significance of the Somersville Mill site;
- Promotes economic growth and community vitality;
- Enhances the Somersville Center area;
- Completes necessary environmental remediation; and
- Reflects input received from residents and stakeholders.

In September 2026, Town leaders met with officials from the Office of Community Development to request consideration for funding to clean up the site.

The Town will continue providing updates as redevelopment discussions progress.

LOOKING AHEAD

After years of cleanup, environmental remediation, planning, and public engagement, the Somersville Mill site is positioned for a new chapter. Town officials remain committed to securing a redevelopment partner or partners that can transform this historic site into a productive asset that benefits residents, businesses, and the broader Somers community for generations.

Respectively,
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