

**TOWN OF SOMERS
SOMERSVILLE MILL STRATEGIC PLANNING AD HOC COMMITTEE
MEETING MINUTES
Monday, December 5, 2016
6:00pm
Selectmen's Conference Room
Town Hall**

Call to Order:

Chairman Brad Pellissier called the meeting to order at 6:00pm.

Members Present:

Members present included Chairman Brad Pellissier and Committee Members Joe Iadarola, Tim Keeney, Erik Ness and Ralph Williams. Members Evan Plotkin and Tim Potrikus were absent. Also present were First Selectman Lisa Pellegrini (recording) and interested residents Selectmen Kathy Devlin and Bud Knorr.

Approval of Minutes:

October 24, 2016 Meeting Minutes:

Mr. Keeney made a motion to approve the minutes of the October 24, 2016 Somersville Mill Strategic Planning Ad Hoc Committee Meeting, seconded by Mr. Williams. The motion passed with all members voting "yes".

November 7, 2016 Meeting Minutes

Mr. Williams made a motion to approve the minutes of the October 24, 2016 Somersville Mill Strategic Planning Ad Hoc Committee Meeting, seconded by Mr. Ness. The motion passed with all members voting "yes".

Somersville Mill Redevelopment Process:

Chairman Pellissier opens the discussion by thanking Mr. Iadarola for working on a concept of a process for redevelopment of the Mill. Mr. Iadarola begins that this suggested process is meant to solicit thinking on a broad scale by the Committee and the Town regarding redevelopment, as well as, to think about a process that would be desirable for the community in general.

Mr. Iadarola leads the group through the different steps which include complete acquisition and clean-up of the site, the extent of remediation and the merit of preservation; the approval of the Planned Development District (PDD) regulation; consideration of resources the Town will need; development of a Request for Qualifications (RFQ); selection and evaluation of developers; development agreements; master plan for the site; eventual transfer of the property to a developer; and construction of a development. Much discussion takes place.

Discussion begins with Mr. Keeney asking what level of expertise is needed. The need for a project manager is discussed. Chairman Pellissier believes that much responsibility

lies with the Zoning Commission and begins discussion as to the roles and responsibilities of various groups (Zoning, BOS, Ad Hoc Committee, etc.) and the need for them to be clearly defined and understood. That leads into a discussion about the role of the Ad Hoc Committee. It is agreed that the Ad Hoc Committee charge is to be in an advisory role. Mr. Williams commented the need to come up with a vision and Chairman Pellissier begins discussion as to vision vs. process. Mr. Iadarola believes it is the Ad Hoc Committee that should concentrate on vision, while the Zoning Committee should concentrate on process. All agree and there is agreement that both bodies should work collaboratively. There is agreement that the Ad Hoc Committee should meet with the Zoning Commission at some point. Much discussion follows.

Mr. Iadarola begins discussing the RFQ process. He states the importance of the Town having a clear vision or objective for the area prior to engaging developers in the RFQ process. By doing that he believes risk is lowered from a development point of view and that is what attracts developers. He proposes the group begin defining the objective by considering the following summarization:

“The creation of a development which results in long term economic value for all stakeholders, incorporates historical/cultural attributes of the property and area, considers design elements compatible with town aesthetics and architectural characteristics, integrates nearby recreation linkages and minimizes short-term and long term impacts on the environment.”

Discussion follows as to the above items. During discussion of environmental impacts the value and incorporation of LEED standards is mentioned.

How eventual transference of property is discussed and options to consider include outright sale and ground lease. Discussion then centers on how development impacts town resources with regard to schools, fire and police departments, roads, streetlights, water and sewer, etc.

Mr. Iadarola then begins discussing the last item which includes real estate tax structures that may create additional incentives for a developer. Some options to consider may include various tax abatements (outright, improvements only, TIF, etc.).

Discussion turns to the need for market research and analysis. Chairman Pellissier states that while everyone may have an idea, good data (market analysis) is needed. Mr. Ness believes that ideally before going out for bid it makes sense to get engagement of a developer before all is completely demolished. Chairman Pellissier cites the need to have parallel tracks as the demolition process cannot be indefinitely delayed as there is a time schedule with regard to the grant. Ms. Pellegrini shares that meetings are underway with consultants with regard to project management for redevelopment of the site that incorporates the items being discussed by the Ad Hoc Committee. All agree a joint meeting with the BOS as to the findings would be beneficial.

Future Meeting:

December Meeting(s):

The next meeting will be on Monday, December 19, 2016 at 6am. Mr. Iadarola will try to arrange for a guest to discuss the development process. Chairman Pellissier would like to work on developing a vision statement.

2017 Meeting Schedule:

Chairman Pellissier would like to invite the Zoning Commission Chairman to the meeting scheduled for Tuesday, January 10, 2017 at 6am. Chairman Pellissier and First Selectman Pellegrini would like to have a joint Ad Hoc/BOS Meeting on Thursday, January 26, 2016.

Mr. Ness made a motion to set the 2017 Somersville Mill Strategic Planning Ad Hoc Committee Regular Meeting Schedule as follows:

**2017 REGULAR MEETING SCHEDULE
FOR THE
SOMERSVILLE MILL STRATEGIC PLANNING AD HOC COMMITTEE
6:00pm**

***Tuesday, January 10, 2017
Thursday, January 26, 2017
Monday, February 6, 2017
Tuesday, February 21, 2017
Monday, March 6, 2017
Monday, March 20, 2017
Monday, April 3, 2017
Monday, April 17, 2017
Monday, May 15, 2017
Tuesday, May 30, 2017
Monday, June 12, 2017
Monday, June 26, 2017
Monday, July 10, 2017
Monday, July 24, 2017
Monday, August 7, 2017
Monday, August 21, 2017
Tuesday, September 5, 2017
Monday, September 18, 2017
Tuesday, October 10, 2017
Monday, October 23, 2017
Monday, November 6, 2017
Monday, November 20, 2017
Monday, December 11, 2017***

Seconded by Mr. Keeney. The motion passed with all members voting “yes”.

Adjournment:

Mr. Ness makes a motion to adjourn the meeting, seconded by Mr. Iadarola and with all in agreement the meeting is adjourned at 7:26pm.

Respectfully Submitted,

Lisa Pellegrini, Recording

Minutes are not official until accepted at a subsequent meeting.