

Strategic Ad Hoc & Selectmen Mill Meeting
October 16, 2017, 7:00 P.M. Selectmen's Conference Room

Present: Brad Pellissier, Sadie Colcord (CERC), Jeff Bord, Kathy Devlin, Bud Knorr, Ralph Williams, Joe Iadarola, Erik Ness

Call to Order: 7:00 P.M.

Change of Duties: Chairman Brad Pellissier acknowledged that the committee had met the terms of the initial charge several months ago. The new charges for this committee are:

1. The Committee shall review marketing materials ensuring to the extent practical that they are consistent with the vision statement set forth by the committee.
2. The Committee shall meet jointly with the Zoning Board during the review of any proposals submitted for the development of the property and offer an advisory opinion concerning consistency with the vision statement.
3. The Committee shall monitor the public information efforts related to the project's future development of the site and provide feedback to the BOS concerning the perceived effectiveness of the communications.

Discussion followed and the Committee advised that the communications be sent to the Zoning Commission. It is not the role of the Committee to supersede the efforts and responsibilities of the Zoning Commission. The Committee role is to consult and advise.

Mill Update: Jeff Bord provided a Mill update. The north side is very close to completion, equipment has been moved to the south side for finishing up the cleaning and storage of materials. The last of the debris will be removed by tomorrow. The fence will remain standing for safety reasons. The shield will be removed, and more No Trespassing signs will be installed. All the work should be completed in three weeks.

CERC Update: Sadie told the group that her company would like to orchestrate a facilitated brainstorming session with the ad hoc Committee. The questions would focus on the POCD, regulations, and possible options for the site. The Committee suggested that the brainstorming session include the Zoning Commission. After much discussion, it was decided that the Selectmen's office would communicate to the Zoning Commission the new charges for the Ad Hoc Committee, the request for a combined meeting with CERC to offer ideas and possibilities for the use of the 2.68 acres designated for development. The PDD has already been an approved district, suitable for this site, and going forward the two groups can be very creative. Offering the consultant ideas as to what works and what is best will be very helpful.

The plan is to have most the session to be facilitated by CERC, including both groups and notifying planning and wetlands that they are welcome to attend this meeting. As usual, the meeting is a public meeting. If time permits, there will be a brief 30-minute period set aside for public comments following the facilitated session.

CREC has a network of developers and brokers through an annual site membership. There is an online database with commercial and industrial properties. The Somers site will be listed on this website. Traditional marketing is also available but may not be necessary for this project.

The members asked if a market study would be done. They expressed that they would like this project differentiated from the other properties. When asked what the Town can do to make it stand out, the response was to facilitate the land use process. It has become attractive to make it an efficient process where all commissions meet within a specified time vs. a regular meeting schedule.

Future Meetings: The Board of Selectmen will reach out to the various commissions through email to inform them of the facilitation meeting, including them in the invitation, Zoning and Ad Hoc will be all present, other boards such as planning, economic development, and wetlands are invited and should share their ideas, concerns after the facilitation occurs. Lastly, the public will have a chance to make comments. The meeting will take place in three weeks, the date will be established. By then, the screening will be off the fences and the mill cleanup should be complete.

Minutes approval: Correction of spelling errors. Motion: Iadarola. Second: Williams.

Adjournment: 6:50 P.M. Motion: Iadarola. Second: Ness.

Respectfully submitted: Kathy Devlin