

**Somers Strategic Mill Committee, Somers Board of Selectman  
Meeting Minutes for November 21, 2017  
Selectman's Conference Room**

**Call to Order: 6:00 P.M.**

**Members Present: Chairman Brad Pellissier, First Selectman Bud Knorr, Selectman Tim Potrikus, Tim Keeney, Joe Iadarola, Erik Ness, Ralph Williams, Courtney Hendricson, Jeff Bord, and Selectman Kathy Devlin**

**Progress Report: Jeff Bord informed the committee of the completion of the demolition and steps needed to secure the property for protection against liability as well as damage. This included the plan for removal of some existing netting, posting signs, barriers, etc. The next phase of the project would likely include shoring up the walls for greater stability. Additionally, it would include adding more fill to the north side. The cost of the plan for fill and walls is \$725,000. The submission of a request from DEEP may be delayed by the current State budget decisions. Meanwhile with the help of CERC applications for a possible grant could bring some money to bear that would partially help with the project. The work needed is not part of the demolition project and work will be planned in the spring, dependent upon finances.**

**Bud Knorr updated the committee on the finances. With the demolition phase, the project is under budget by \$94, 357.75. Additional requests for money is coming through grant applications such as the CGROG grant and loan application, potential round of STEAP grants in January, and the application process with the help of CERC will push hard to go for the maximum allowable level allowable. The entire group commented that the completion of this phase was rewarding and that the main reason the project went so well was that we were blessed with good weather. The committee was apprised of the fisheries putting in concrete blocks in the river.**

**Public Outreach The information on the Town website and Facebook has been updated. The plan for an expanded joint meeting with various commissions would be too difficult to get off the ground. The process is being streamlined to zoning with representation from planning and wetlands. The session would be brainstorming with these commissions. The committee agreed that a session with the commissioners that apprised them of the process that occurred, sharing of the vision statement developed by the Strategic Mill committee and the plan for their role in the next phase along with zoning were a part of the process.**

A future combined session with commissions would also include information on marketing strategies, including the elements for the approval process.

The process will be transparent, even as it eventually goes to a public information session. The strategic committee outlined the following elements for the combined session as well as a public information meeting:

- What has been done till now
- What is the plan going forward?
- How will the plan be achieved?
- Enlist the help of Glen Chalder and revisit and outline the PDD and how it works

**Marketing:** Overview was provided by Courtney Henricson:

- The original agreement for marketing was for redevelopment
- Presently with the CERC expertise the added the featured property to areas on the Connecticut Commercial MLS.
- They fully analyze the potential of business properties.
- Separate emails are sent to the entire network for a three-month period.
- An additional three-month period will be brought to the package if needed.
- Work plan marketing packet
- Economy, marketability
- Rentals, back up the numbers
- Highest effective use
- Real estate feedback (from at least three realtors)
- Site tours, open-houses
- Use of the Hartford Business Journal for promotion of the property

The committee asked about appraisals. Motion: T. Potrikus. Second: R. Williams: "To seek appraisals on the property". Majority ruled positively. One no vote.

Market value for purchasers of late has included a streamline process. As the town moves forward with sale of property the committee and the BOS agreed that a combined meeting of a panel comprised of the Board of Selectmen, Planning, Wetlands, Zoning and Strategic Mill Committee to go over the goals of this process is critical.

**Approval of 2018 meeting schedule**

**Minutes approval: Motion: Tim Potrikus. Second: Ralph Williams. Approved unanimously.**

**Next Meeting: December 11<sup>th</sup> 6:00 P.M.**

**ADJOURNMENT: 7:10 P.M. Motion: T. Potrikus. Second: R. Williams. Unanimous approval.**

**Submitted by Kathleen A. Devlin**

**ATTACHMENT FOR THE OUTLINE OF IDEAS OFFERED FOR A COMBINED MEETING  
INFORMATION TO BE PREPARED, AND RESOURCES TO BE CONSIDERED  
ELEMENTS/ideas for discussion,  
FOR COMBINED COMMISSIONS  
INITIAL MEETIG -ZONING BOARD/ PLUS OTHER COMMISSIONS  
NEEDED IN THE PROCESS IN THE SESSION  
PUBLIC INFORMATION MEETING**

- **Review POCD, PDD, and development strategy**
- **Complete a development project outline**
- **Marketing materials**
- **Photos- before/after- use of the drone**
- **Abutting properties**
- **North side use**
- **Types of uses possible**
- **Address fitting into the character of the Town**
- **Adjacent neighborhood,**
- **Mixed use neighborhood**
- **Plan an easement negotiation**
- **Work plan marketing packet**
- **Economy, marketability**
- **Rentals, back up the numbers**
- **Highest effective use**
- **Real estate feedback (from at least three realtors)**
- **Site tours, open-houses**
- **Use of the Hartford Business Journal for promotion of the property**
- **Marketability based on streamlined process.**