

**Town of Somers
Strategic Mill AdHoc Committee
Board of Selectmen
Meeting Minutes December 11, 2017
7:00 P.M. Board of Selectmen Meeting Room**

Call to Order: 6:00 PM

Members Present: Brad Pellissier, Tim Potrikus, Erik Ness, Ralph Williams, Bud Knorr, Jeff Bord, Tim Keeney, and Kathy Devlin

Progress Report: Jeff Bord reported that mulch, hay bales and sprayed hydroseed were applied to the property.

Bud Knorr reported the grant status: Section B of the CRCOG grant is scheduled for January 4th or 5th. It is a Brownfield grant, of which we are requesting the maximum of \$200,000. This leaves us financially short of the funds needed to shore up all the walls by \$500,000. There will be additional applications that will be pursued. Tim Potrikus spoke with Tim Sullivan from the State and invited him to come and see first-hand, the current state of the project. He has agreed to come. Tim Sullivan is the person with grant authority.

Chairman Brad Pellissier opened discussion on reviewing the invitation letter drafted by the Board of Selectmen to be distributed to the commissions for an upcoming meeting. After a discussion, it was decided to prepare for the meeting with the commissions involved in the approval process. It would include the review of the PDD with Glen Chalder and move on to marketing strategies that would include the discussion at the Mill meetings about a streamlined approval process.

Revisions were made to the letter. Motion: Tim Potrikus. Second: Kathy Devlin. "To approve the revisions made to the invitation letter to be sent to the commissioners for a meeting in January. "Full BOS approval.

Courtney Hendricson, Brad Pellissier, and Kathy Devlin will ask Economic Development for a time slot at their next meeting to provide an update on the status of the mill, the processes in place. Marketing and sales options will be addressed.

Following the presentation to the EDC, the Ad Hoc committee and BOS will plan a public outreach meeting. At that meeting, Glen Chalder will once again review the PDD and its elements, Courtney Hendricson will go over the marketing and advertisement, development proposals, possible uses, and the fact that several recommendations from the Townspeople at other public meetings have been considered.

2018 Meeting Calendar: January 8th, February 12, March 12, April 9, May 14, June 11, (skip July and August), September 10, October 8, November 12, and December 10.

Motion: Tim Potrikus. Second: Erik Ness. "To approve meeting schedule. "Passed unanimously.

Adjournment: 6:55 P.M. Motion: Ralph Williams. Second: Erik Ness. Approved unanimously. Motion: T. Potrikus. Second: K. Devlin Approved Unanimously.

These minutes are not official until approved at a subsequent meeting.

Respectfully submitted, Kathleen A. Devlin

Courtney reviewed a handout which included the CERC site finder. The picture used on the advertisement received positive comments. The remainder of the conversation was around the memorandum from CERC outlining the help needed from:

- Board of Selectmen including pricing and appraisal,
- Town Staff
- Zoning Process
- CERC Led Marketing Strategy
- What CERC has started
- What CERC will do by end of year (this included the previous presentation of writing a profile in the Hartford Business Journal, Journal Inquirer, New England Real Estate Journal, and other local/regional press publications)
- CERC site finder listings
- CERC led Research plan- a marketing feasibility study to determine types of development that will be sustainable and successful on this property.
- Next steps- meetings with Ad Hoc and commissions, mill informational meeting.

Discussion on Recommendations for the Combined Meeting:

1. The PDD requires a public hearing
2. Transfer of property will require a Town Meeting
3. For the commissions to consider the streamlined process, the adhoc committee and selectmen favored a 45-day period to get through the normal process.
- 4.