



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

**Board of Selectmen Minutes
Regular Meeting Minutes
Thursday, February 4, 2016
Colchester Town Hall @ 7PM**

RECEIVED
COLCHESTER
2016 FEB - 8 PM 1:38

MEMBERS PRESENT: First Selectman Art Shilosky, Selectman Stan Soby, Selectman Rosemary Coyle, Selectman Denise Mizla, and Selectman John Jones

MEMBERS ABSENT: none

OTHERS PRESENT: Public Works Director J Paggioli, BOF R Tarlov, Engineer S Tassone, ZEO R Benson, Registrar D Giles and D Mrowka, Wetlands Officer J Gigglioti, G Therian, Tax Collector M Wyatt, Nortons, J Cameron, Wasniewski's, J Ford, Clerk T. Dean, and other citizens.

1. Call to Order

First Selectman A Shilosky called the meeting to order at 7:00 p.m.

2. Additions to the Agenda

A Shilosky asked that the following be deleted on the agenda #13 Discussion and Possible Action on the Service Contract with Quinebaug Valley Emergency Communications, Inc. for Dispatching Services, and renumber remaining items.

R Coyle moved to approve the deletion as presented, seconded by J Jones. Unanimously approved. MOTION CARRIED

3. Approve Minutes of the January 21, 2016 Regular Commission Chairmen Meeting

R Coyle moved to approve the Regular Commission Chairmen meeting minutes of January 21, 2016, seconded by S Soby. Unanimously approved. MOTION CARRIED

4. Approve Minutes of the January 21, 2016 Regular Board of Selectmen Meeting

R Coyle moved to approve the Regular Board of Selectmen meeting minutes of January 21, 2016, seconded by J Jones. Unanimously approved. MOTION CARRIED.

5. Citizen's Comments - none

6. Norton Mill Presentation

Public Works Director J Paggioli handed out copies of the presentation (attached). This is a project to demolish the buildings, remediate the site, remove the Jeremy River-Paper Mill Dam, restore the river and develop a park. The overall goal is to restore the environment to its natural state, while honoring N Westchester's industrial past. J Paggioli went over the presentation. R Coyle noted that what has been done has been paid for with grants and subsequent costs will also be funded through other grants. S Soby indicated that a lot of work has been done by a group of several people. Tremendous effort on this project by all. J Jones thanked the families, and stated that this will be a fantastic site when completed. Questions and answers followed.

7. Boards and Commissions – Interviews and/or Possible Appointments and Resignations

a. Planning & Zoning Commission – Beverly Seeley possible appointment for a three-year term to expire 12/1/2019

S Soby explained that the Planning & Zoning commission is a regulatory body which advocacy comes in the form of policy of the conservation and development. Acting as the liaison for the Board, he feels the need to clearly identify that this is a regulatory body. Deviating from this has caused legal problems in the past. Personal interest should not be a driver. R Coyle suggested that there is an alternate position open and perhaps a better fit to learn.

R Coyle moved to appoint Beverly Seeley as an alternate member to the Planning & Zoning Commission for a three-year term to expire 12/31/2017, seconded by J Jones. Unanimously approved. MOTION CARRIED

b. Open Space – Linda Grzeika possible appointment for a three-year term to expire on 3/31/2019

S Soby moved to appoint Linda Grzeika as a member to the Open Space Commission for a three-year term to expire 3/31/2019, seconded by R Coyle. Unanimously approved. MOTION CARRIED.

c. Charter Revision Commission possible appointments for a one-year term to expire on 2/4/2017

S Soby moved to appoint Michael Hinchliffe, Ursula Tschinkel, Monica Egan, Gregg LePage, Sheila Tortorigi,

Betty Wagner, and Donald Philips to the Charter Revision Commission for a one-year term to expire 2/4/2017, seconded by R Coyle. Unanimously approved. MOTION CARRIED.

8. **Budget Transfers - none**
9. **Tax Refunds & Rebates**

D Mizla moved to approve tax refunds in the amount of \$50.72 to Rossi Law Offices LTD, \$249.58 to Bonnie and Barry Bruun, \$68.90 to Vincent Incandella & Nancy Lebiszczak, \$12.24 to Rossi Law Offices LTD, \$68.53 to Lynn Gudelski, \$474.19 to ARI Fleet LT, \$453.20 to Michael Gray, and \$142.99 to Ralph & Stephanie Robertson, seconded by S Soby. Unanimously approved. MOTION CARRIED
10. **Appointment of Town Planner**

S Soby stated there was set parameters when the position was advertised. A discussion didn't take place if the parameters needed to be changed to try and find the right person. Need to be looking on casting a wider net to have more flexibility in making an appointment. A Shilosky stated the search has been going on for too long. He has worked closely with R Benson as the assistant planner. Feels he is qualified and able to do the job. R Benson doesn't have a Masters degree but all other attributes qualify. If he is willing to obtain Masters, he feels it's appropriate to look at the application. Appropriate to have a discussion in favor of on the job training and that he is the best candidate. S Soby has also worked with R Benson over a period of time and knows what he brings to the job.

S Soby moved to appoint Randall Benson as the Town Planner for Colchester, seconded by R Coyle. Unanimously approved. MOTION CARRIED
11. **Discussion and Possible Action on Munis Financial Software Contract Renewal**

S Soby moved to approve the amendment to the contract with Tyler Technologies – Munis Division for an additional three-year term through June 30, 2019 for a total fee of \$221,370 and authorization for the First Selectman to sign all documents related to the amendment to the agreement, seconded by D Mizla. Unanimously approved. MOTION CARRIED
12. **Discussion and Possible Action on Contract with Dime Oil**

R Coyle moved to authorize the First Selectman to sign the attached contract with Dime Oil for the purchase of unleaded gasoline, diesel fuel and heating oil for the contract period of July 1, 2016 through June 30, 2017, seconded by S Soby. Unanimously approved. MOTION CARRIED
13. **Discussion on Ordinance Change presented by the Charter Review Commission**

A Shilosky stated that at the last meeting when ordinance revisions were discussed, there wasn't an answer to #7 Housing Partnership. He did some research and found that it has to do with Small Cities Grant. Spoke with them and it was recommended that the ordinance stay in even though up until now it has never been completed. This gives the town the option to apply for the grant if needed in the future. Board was in agreement with keep said ordinance in the Charter.
14. **Discussion and Possible Action on Senior Center**

R Coyle stated the subcommittee met last night with CCSU who is doing a Capstone project. They did a presentation to the subcommittee of a conceptual design of what a new senior center might look like. The subcommittee gave suggestions on revising some items. CCSU will be invited back at the next meeting. Next meeting will be 3/2. Rest of the meeting was in executive session.
15. **Citizen's Comments**

D Wasniewski asked for an explanation on the college students and the senior center subcommittee
D Mrowka stated as a property owner any work completed on property one must notify their neighbors, asked why the town does not need to do the same. A Shilosky and S Soby said all public hearings are posted and warned appropriately as is required. D Mrowka asked that when hearings are done that in addition they put up signage notifying residents at the property.
16. **First Selectman's Report**

Northwood's application came in to build condos on the remaining sites; 17 sub-lot on Old Hebron is in construction and occupancy approximately in Dec; two more developments planned for condos -one catered to veterans and the other high end condos; Pilot grant for tv at town hall and library at no cost to the town. It will feature informational items such as meeting dates, drug awareness, programs, etc; Possible Chevy dealer interested in property in town.
S Soby asked for a demo of the pilot tv provider to see what programming will look like.

17. Liaison Reports

J Jones reported that the last Ethics meeting was cancelled.

R Coyle reported on the Senior Center subcommittee - Strategic Committee conducted site visits to other towns.

Subcommittee will take the info from the site visits and format for comparison. Next meeting is 2/22.

Field Sustainability subcommittee – Discussed the purpose of the committee. They need to do informational gathering, get field usage data, and water issue information. D Mizla stated Cheryl will get information from the teams on scheduling and usage. J Paggioli is looking into water lines closer to the recreation field. S Soby mentioned with the new school the group should incorporate the extra field into the mix. R Coyle stated, to be clear, that the funds need to be raised outside of the town budget for any improvements they are looking for the fields.

D Mizla reported on Parks & Recreation commission – Eagle Scouts presented a project that they would like to build a wall around the civil war monument to preserve it. The commission approved the plan. Next the plan will go to the Veterans, BA trustees, Historical Society, and the Board of Selectmen for approval. Reviewing the sport league endorsement policy. Applications ongoing for the Food Fest and Summer Concerts. Board of Education – on 1/26 the Superintendent presented his budget with a .61 increase over last year. The budget is on the school website.

S Soby reported on the Blight Commission – The group had a wide ranging discussion on issues. R Gustafson, Building Official, was there and gave the group helpful information on applicable codes, processes, etc. Also discussed how blight issues can be addressed and what procedures they can do now. Meeting next Wed will be a special meeting to discuss ordinances collected from other towns. Will look into select towns with a good base ordinance to start with as a benchmark.

Planning & Zoning – continue hearing on special conception for signage, still needs tweaking. R Benson discussed the application for preplanning that is inconsistent with the new zoning regulations on multi-family. He will work on catching up to regulations and make changes.

Agriculture Commission – members continue discussion on chicken and rabbits ordinance language to be able to raise small animals on small plots. More work to be done but had a very productive discussion. ZEO reported that a long standing issue was resolved. Suggested to A Shilosky with proposed project development, on impact on town services regarding medical response. Need to be planning for what population will look like.

18. Adjourn

R Coyle moved to adjourn at 8:46 p.m., seconded by J Jones. Unanimously approved. MOTION CARRIED.

Attachment: Norton Mill Presented

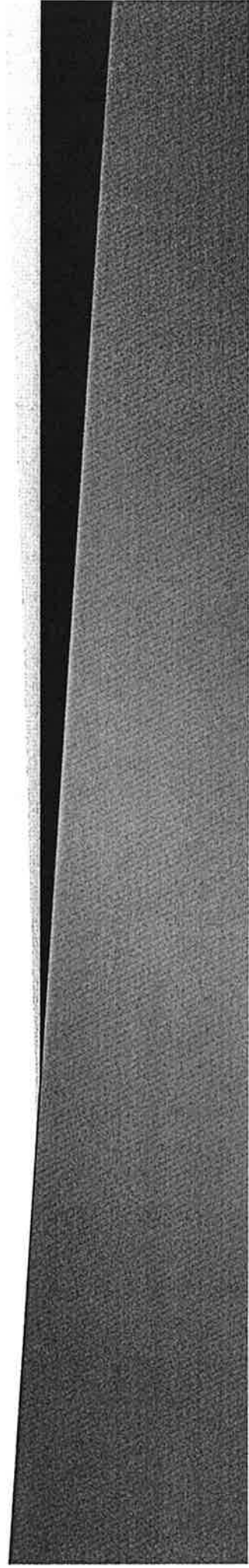
Respectfully submitted,

Tricia Dean, Clerk

Norton Paper Mill

A Project to demolish the buildings, remediate the site, remove the Jeremy River - Paper Mill dam, restore the river and develop a park-

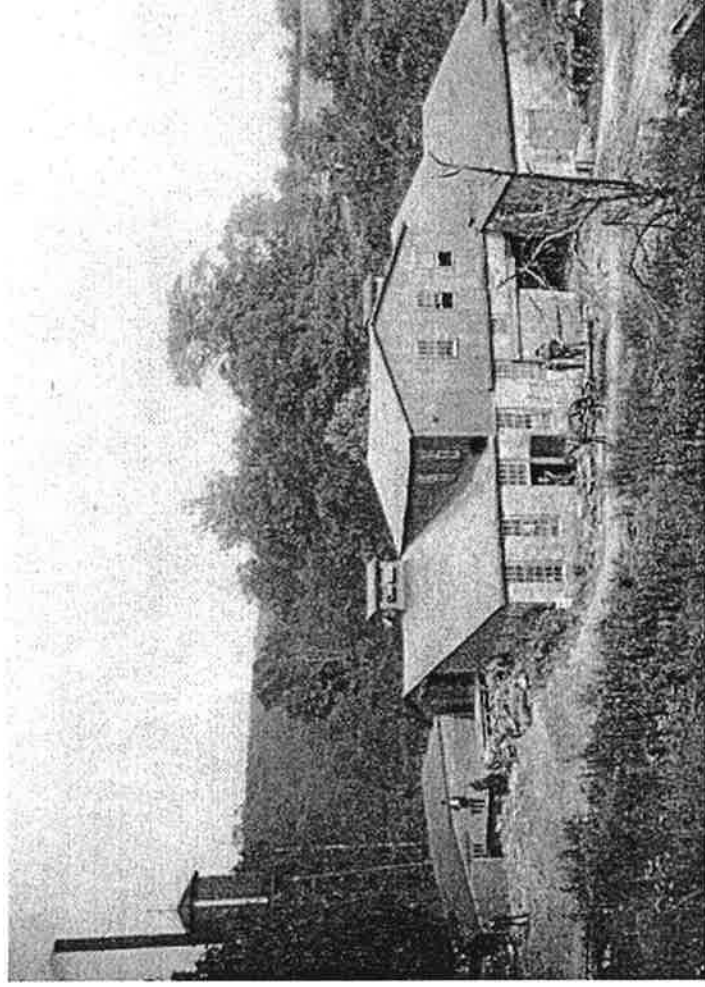
To Restore the environment to its natural state, while honoring North Westchester's Industrial past.



The early history of industry in the United States is largely the chronicle of the development of New England water power. The C.H. Norton Paper Mill and Jeremy River is one of those chronicles.

1886

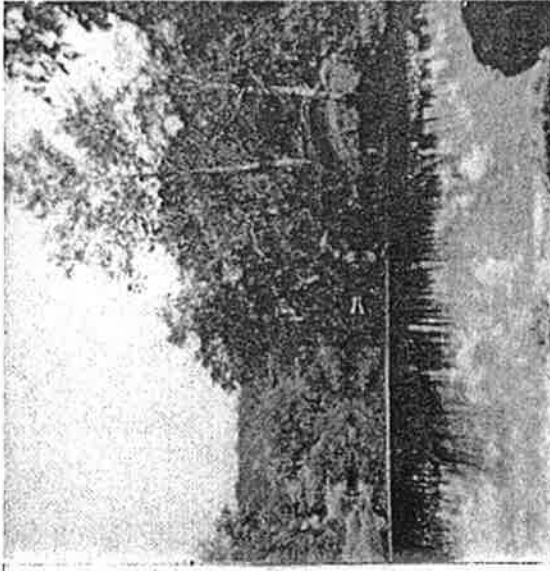
The early history of industry in the United States is largely the chronicle of the development of New England water power. The first settlements had to have grist mills, for grinding grain, and saw mills, and these required water for power. As iron works developed, our major cities grew up on the banks of large rivers, where there was ample power for many factories. But in New England still there are hundreds of small towns and villages where some minor stream has provided power for many, many years and where there is at least one small factory still in operation. Deep in the New England woods, along unimproved roads, one discovers that even the smallest brooks were harnessed for power. Here, where there may be no other sign of civilization, are ruins of dams and mills where some early industrialist carried on his modest manufacturing operation.



Source: CH Norton Company 75th anniversary document

The water power of the Jeremy River has influenced the development of the area since 1723 and the Village of North Westchester owes its existence to "Jeremy Stream". Since 1820, a Norton family member has operated a mill on the Jeremy Stream at least through 1961.

The Norton Paper Mill utilizing Water Power following the 1938 Hurricane to provide Electricity to the village area.



The village of North Westchester, in eastern Connecticut, owes its existence to Jeremy Stream, a little river which starts at the hill of Hebron, then flows through pleasant valleys and meadows until it eventually joins the Connecticut River. The C. H. Norton Company also owes its existence to Jeremy Stream and the Norton family has a long association with it. In 1820 the current president's great-grandfather had a woodworking mill in Hebron on Jeremy Stream. Fifty years later, and five miles south, his grandson, Clarence H. Norton, had a grist mill on the same stream. In 1896 he moved across the road to establish a paper mill and now, 75 years later, this fifth generation Norton is still manufacturing on Jeremy Stream.

The right to use water for power was a precious right in early New England, granted to men who proved that they would use it well. One of the earliest water rights in Connecticut is on the Jeremy Stream in North Westchester. It was granted in 1725 and has served in time to power a grist mill, an ironworks, a cotton mill and a paper mill. By 1898 when the picture at the right was taken, the paper mill had already begun to use steam and electricity as a supplement to the water wheel. During the hurricane of 1938 the river had a brief laster of bygone glory, with electric lines down and water high at the dam. The C. H. Norton Company was able to supply the village with electricity. Soon afterward, however, the old water wheel was stopped forever, and electricity took over completely.



Source: CH Norton Company 75th anniversary document

The Paper Mill Dam, also known as the Norton Dam is located at 139 Westchester Rd (Rte. 149) directly East from the entrance of River Road. The mill and the majority of the associated buildings are accessed from "Paper Mill Rd", which is a small town maintained road that has a bridge to cross the Jeremy River. Across the Paper Mill Rd Bridge is a large parcel of land owned by the Colchester Fish and Game Club.

The Mill has not been in operation since the mid 1960's and has been vacant for quite some time. Although there have been various repairs and attempts to seal off trespassers, the Mill building has been a victim of fires and is an attractive nuisance and threaten to collapse and jeopardize the river, roadways and the surrounding area.



The Norton Project began in November 2011 when representatives of the property owners met with representatives from :

State of Connecticut DEEP

Town of Colchester

The Nature Conservancy

and

Representative Joe Courtney's Office

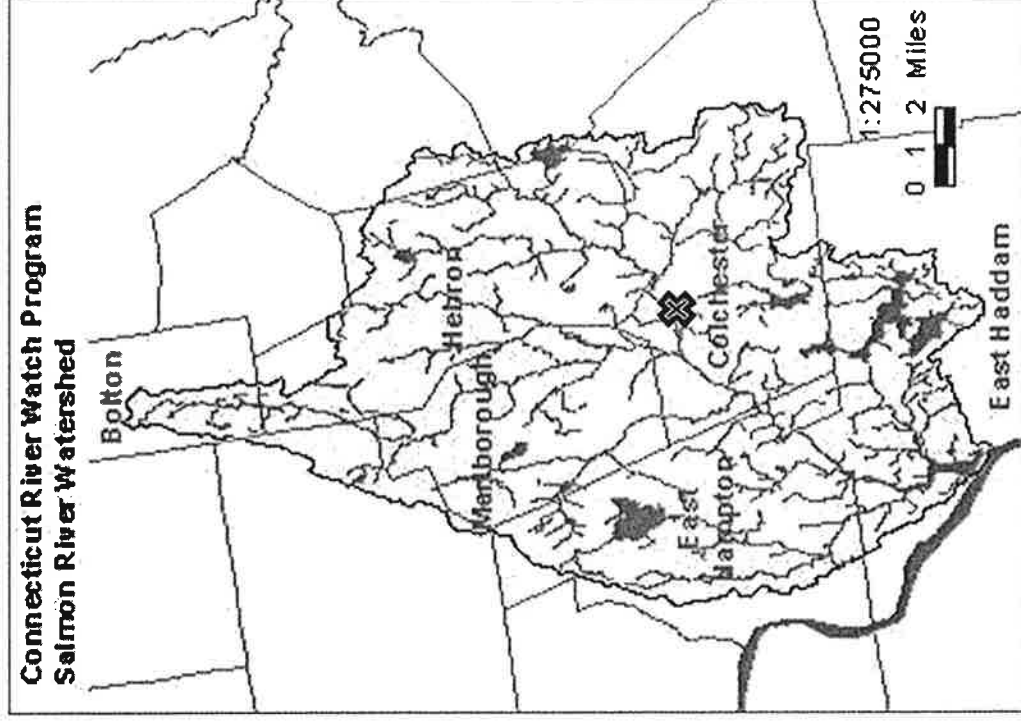
Attendees agreed to work towards removing the buildings and the dam, thereby restoring the river to its natural condition.



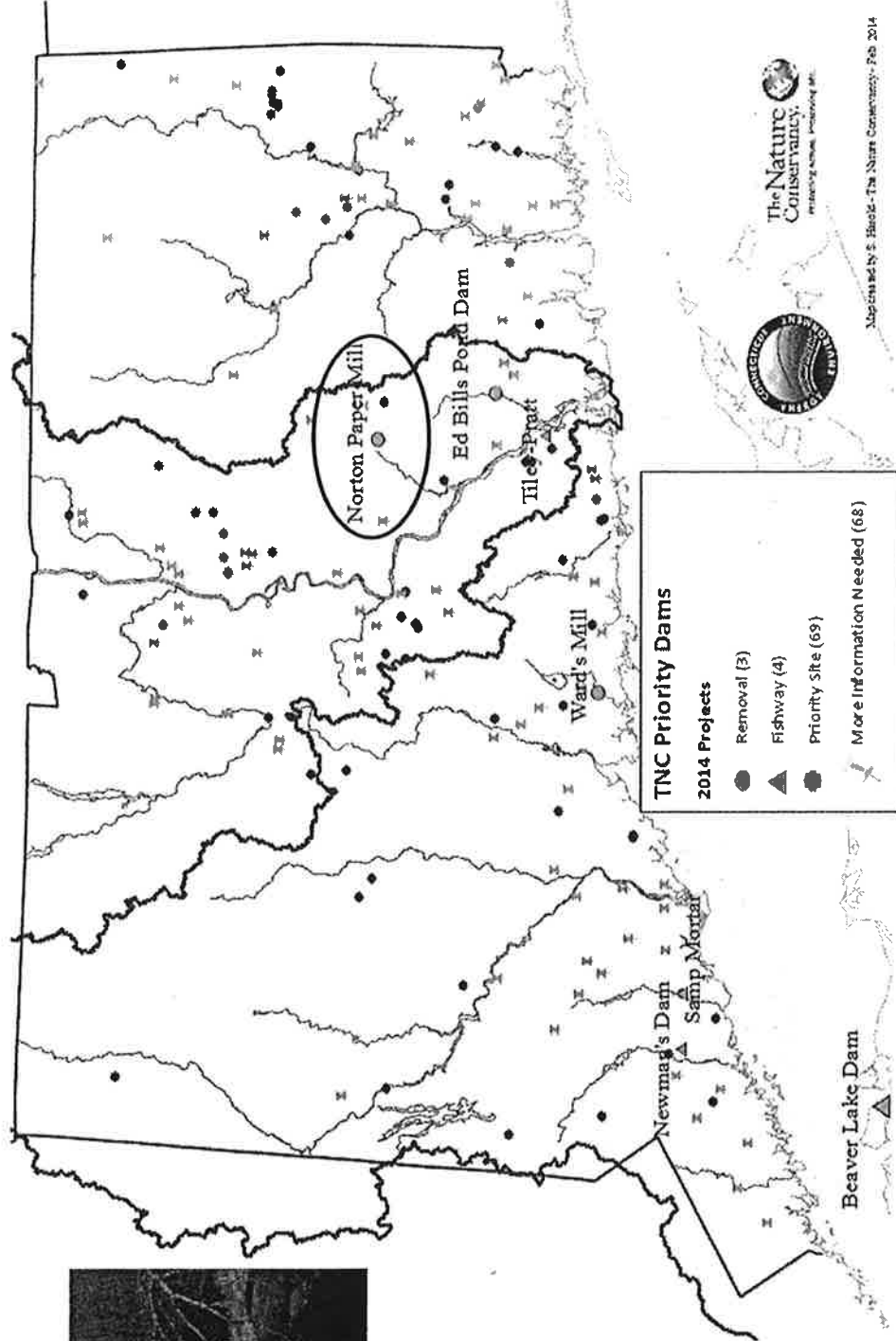
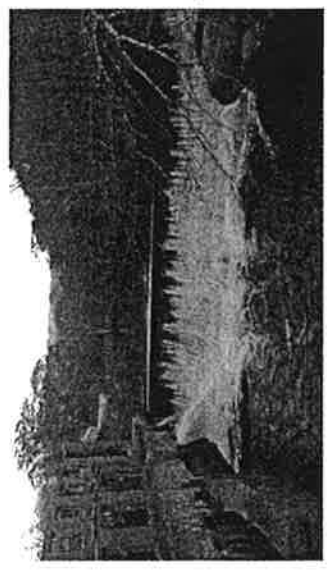
Salmon River Watershed map

The Salmon River program has included two separate efforts. In 2002, Connecticut River Watch Program conducted a physical survey of the Jeremy River and headwater streams in Colchester in cooperation with the University of Connecticut Cooperative Extension System's Salmon River Watershed Project.

The headwaters of Jeremy River begin in Hebron and runs through Colchester. The river is an important tributary of the Salmon River. The Salmon River joins the Connecticut River a short distance from East Haddam and is probably the largest stream and watershed whose sources and mouth are entirely within the limits of the State of Connecticut.



Focus on Priorities





Funding for Dam removal portion of project:

- National Fish and Wildlife Foundation Long Island Sound Futures Fund - \$40,000
 - Alternatives assessment
 - Sediment testing
 - Final design
- Dept. of Interior Hurricane Sandy Habitat Restoration grant
 - Dam removal - \$654,000 (engineering, permitting oversight, project management and removal)


Project Environmental Benefits

Aquatic Connectivity and Flood Resilience: Norton Mill Dam Removal, Jeremy River, Colchester, CT

United States Fish and Wildlife Service – Norton Mill Dam removal will restore access to 17 miles of habitat with an estimated \$8.5M socioeconomic benefit; aging infrastructure damaged repeatedly by flooding and dam safety liability are eliminated protecting downstream property; Eastern Brook trout, Atlantic salmon, American eel and River Herring benefit.

Existing Funding – \$694,000 The Nature Conservancy

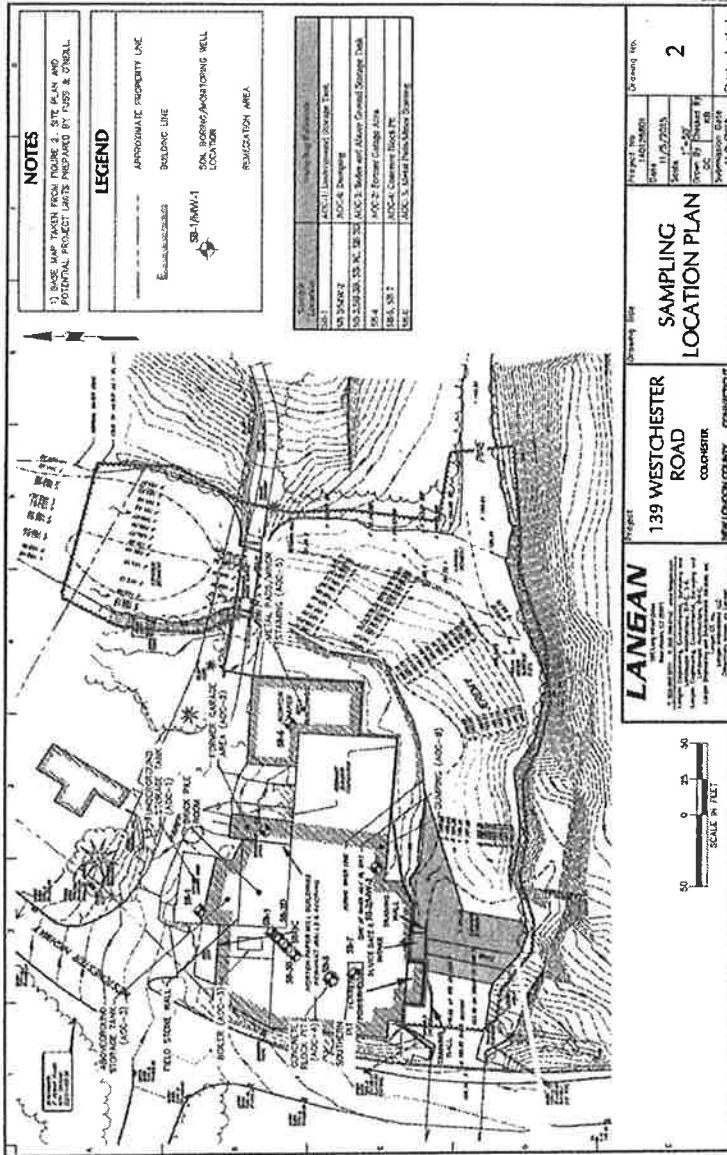
State of Connecticut Small Towns Economic Assistance Program – Remove the structures and develop a park, provide access to river for public benefit and connection to nearby Airline Trail recreation trail.
Existing Funding – \$350,000 – Town of Colchester



This is a significant project to benefit the Town requiring various elements to be completed generally in the following order:

1. Assess removal of the dam and restoration of the river (done) – The Nature Conservancy (TNC)
2. Develop funding sources to complete the project (done*) – TNC, Town, State and Federal
3. Enter into an P/S agreement with the landholder to assess then purchase the property for one dollar (done)– Town
4. Assess the environmental condition of the property and buildings (done) – Town, Langan
5. Prepare a detailed property survey for the site (in progress) – Town – CT Licensed Land Surveyor
6. Obtain/Bid for the cost of demolition the buildings and remediating the site (done) – Town – Licensed Demolition Contractor/Langan
7. Board of Selectman approve and Recommend to a Town Meeting to approve the acquisition of the property (in progress) – Town Estimated Town Meeting Date: March 3, 2016, and transfer property to Town. March 2016
8. Award and Commence Building Demolition and Petroleum Remediation April – June 2016 utilizing Existing STEAP Grant Funding
9. Agreement with The Nature Conservancy for access to remove dam (2016)
10. The Nature Conservancy removes dam and stockpile river sediment for Town Use (2016) – Existing TNC Grant
11. Town works with former site owner and community to develop the site into a public park, and obtain remaining grant funds for final site remediation stability and public use (2016 to 2018).

Property Investigation included reports and test data results:



PRE-DEMOLITION HAZARDOUS MATERIAL SURVEY REPORT

for
 139 Westchester Road
 Colchester, Connecticut

Prepared For:
 The Town of Colchester
 132 Newrya Avenue
 Colchester, Connecticut

Prepared By:
 LANGAN, CT, Inc.
 558 Long Wharf Drive
 New Haven, Connecticut 06511

MARKOVY A. WYCH
 Senior Hazmat Specialist

JAMES BART, L.P.E.
 Senior Accredited Site President

3 December 2015
 140125001

LANGAN

PHASE II ENVIRONMENTAL SITE INVESTIGATION REPORT

for
 139 Westchester Road
 Colchester, Connecticut

Prepared For:
 Town of Colchester
 132 Newrya Avenue
 Colchester, Connecticut 06415

Prepared By:
 LANGAN, CT, Inc.
 558 Long Wharf Drive
 New Haven, Connecticut 06511

MARKOVY A. WYCH
 Senior Accredited Site President

JAMES BART, L.P.E.
 Senior Accredited Site President

3 December 2015
 Langan Project No. 140125001

LANGAN

A detailed environmental report was completed by Langan Engineers, known as Phase II Environmental Site Investigation Report.

Found two areas of soil contamination limited to the site. No offsite contamination or ground water contamination was found. The first is a 20,000 gallon oil tank that had leaked under the dock area to the north of the Mill building. This area is scheduled for tank removal and remediation during the building demolition portion of the project.

The second is a localized PCB result that is above the Toxic Substance Control Act limits. Other nearby (approximately 5 feet from that test) soil borings indicated a substantially lower level PCB concentration. Based upon the results, it is estimated that 110 tons of soil be removed, and the remainder of the area be covered with a 4 foot soil cap and deemed restriction placed to comply with Federal regulations, in order for the site to deemed stabilized and safe for the intended public park use.

Town Portion Project Funding

Funding was secured by The Town of Colchester in the form of a Small Town Economic Assistance Program (STEAP) grant from the State of Connecticut – \$350,000 to remove the buildings and remediate the site. Phase One will include all costs in regard to Acquisition, Demolition, and Petroleum soils remediation.

The Phase II Site Investigation and Hazardous Building Materials Survey indicated scope of work to include :

Langan Phase II/ Hazardous Build. Survey	\$27,300
Additional Work near SB# 3	\$2,650
Remediation Oversight/Closure Report	\$37,000
Lab Cost Remediation	\$10,000
RFP 2015-13Rebid –Demolition & Removal of	\$226,920
20000 Gal U/G tank & Petrol Soil Remediation	\$26,000
Consultant/Legal/Survey	<u>\$20,130</u>
Contingency	Total \$350,000

At this point the project area will be made available to The Nature Conservancy for the dam removal project and the stockpiling of river sediment for the final remediation and park grading. This time frame is approximately 6 months to 18 months dependent upon TNC permitting and possible extensions.

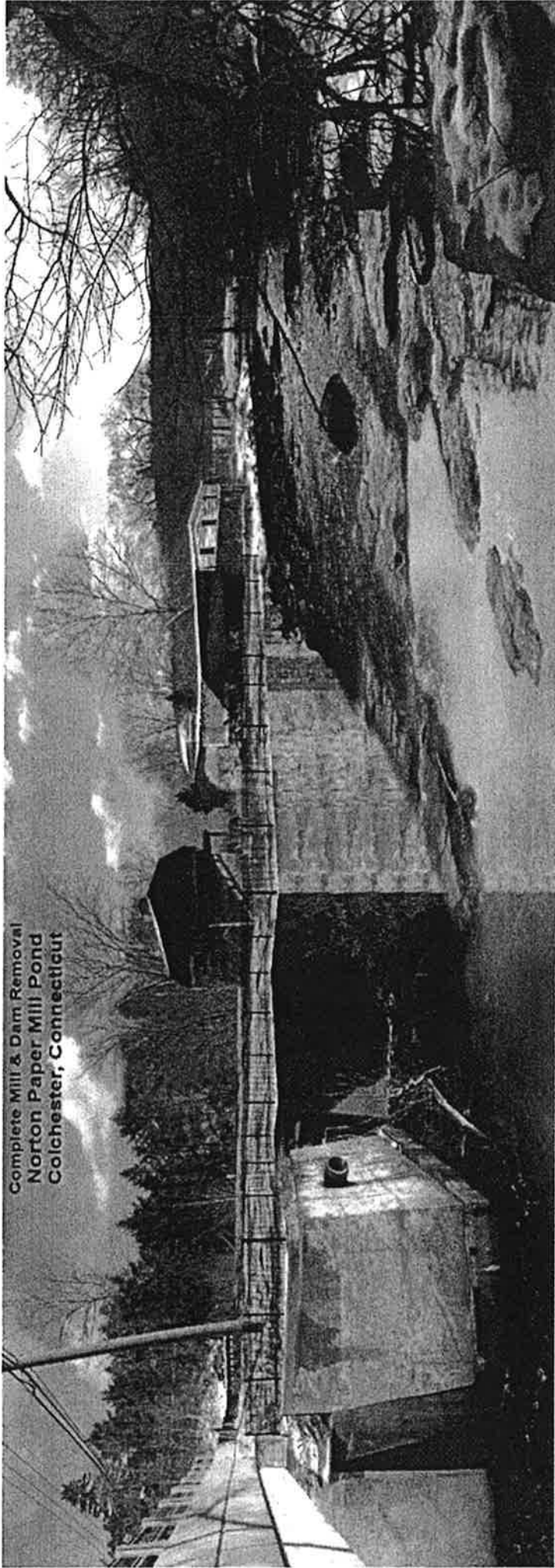


Phase two of the project will include the final remediation of the upland area and the creation of the park. Based upon the bid results, the potential funding required is:

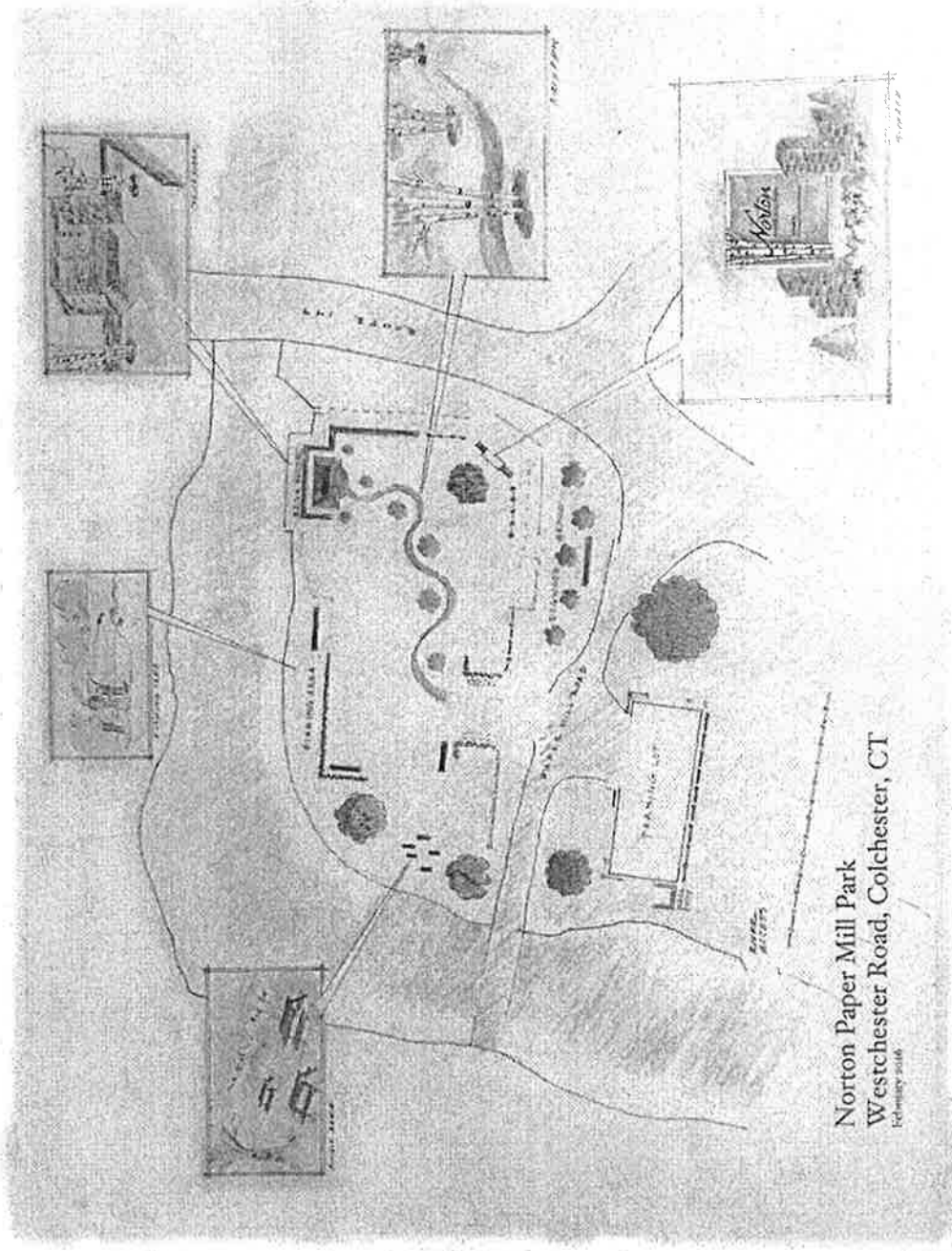
The Phase II Site Investigation indicated scope of work to include	
Removal and Disposal 110 tons Soil > TSCA Limit	\$88,300
2500 CY fill for cap (provided by TNC)	No cost
Est .2000 CY fill for final (Dep upon Ph1 Crush)	\$50,000
Grading of site to provide regulatory compliance cover	\$27,300
Lab Cost	\$6,000
Oversight/Consultation	\$16,000
Park Feature Construction (dep upon final design)	<u>\$100,000</u>
Total additional Grant sought =	\$271,600

The Future?

Complete Mill & Dam Removal
Norton Paper Mill Pond
Colchester, Connecticut



Initial Conceptual Norton Paper Mill Park

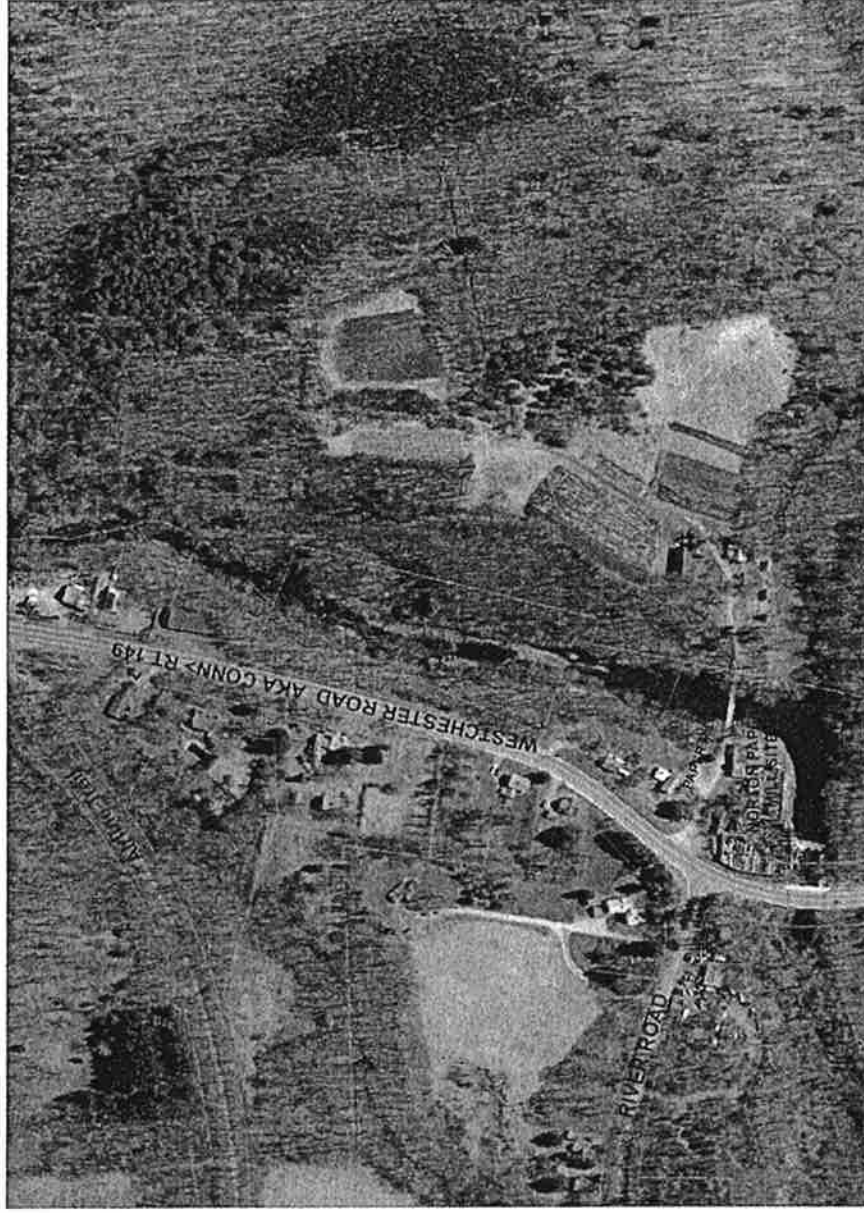


Courtesy of Julianna Cameron

RECREATIONAL CONNECTIVITY – NORTH WESTCHESTER VILLAGE AREA

The completion of the Norton Paper Mill Park Project will provide the passive recreational connectivity from the Airline Trail to the park, and direct river access. The Airline Trail itself is a former industrial – transportation Repurposing of land for the Public Benefit and is highly utilized by the public. The existing sidewalk along the western side of Westchester road will provide the connectivity between the properties.

NORTON MILL - AIRLINE TRAIL
58 WESTCHESTER ROAD
DORCHESTER, CT



FAQ

1. Is the town taking a risk by acquiring this property?

The Town is taking minimal risk by acquiring the property. Proper diligence both on land and in the river reveal small locations of contaminants but the diligence also reveals their locations and concentrations. Although dangerous in some circumstances, these contaminants found are common and treatable. The town and their experts have prepared a plan to remove materials and treat others in place. When completed the site will be stable and safe with work conducted to applicable State and Federal regulations.

Additionally the Town has submitted the site to for inclusion within the Municipal Brownfield Liability Relief Program. Acceptance of such property into the Municipal BLR Program will provide the applicant with liability relief associated with that Brownfield.

2. How dangerous were the findings?

The results revealed amounts of TSCA – PCB in one mill soil boring location. Further testing to determine whether this contamination had spread proved negative. PCB's are found throughout old industrial buildings and must be dealt with carefully but there are numerous tested methods of disposing of them or treating them on site. The Town has a plan to accomplish this.

As stated within the Langan Phase II Environmental Report Conclusions: **"A significant environmental hazard (SEH) condition was not identified at the Subject Property."**

In regard to the petroleum contamination at the U/G tank: **"As groundwater was not encountered at this location and petroleum impacts were not observed in the down-gradient monitoring well (MW-2), reporting of a spill to the CTDEEP is not warranted at this time."**

3. Will the town need to spend more local money to complete this project?

The Town has enough grants funds to demolish the property and stabilize the site. The final remediation and development of a park will require additional funding. This funding will come in alternative forms but no local funds will be required to complete the project. There is not a regulatory time limit to conduct the final remediation.

Recommend approval of the land transfer from the Norton mill owners to the Town. Precise boundaries are identified in the state agreement and survey.

The Town of Colchester would like thank the following people for assisting and/or providing Information in this presentation

The Members of the Norton – Wasniewski Family

Ms. Julianna Cameron

Ms. Sally Harold – The Nature Conservancy

Mr. Adam Turner

Funding provided by the State of Connecticut Small Town Economic Assistance Program and administered by The Connecticut Department of Energy and Environmental Protection

