

**Norwich Site Development Committee
For The
Former State Hospital**

Minutes of the August 17, 2009 Meeting

Members Present: Alderman Peter Desaulniers, City Manager Alan Bergren, Robert Mills, Executive Director of NCDC, John Bilda, General Manager of NDPU, Peter Davis, Director of Planning & Development John Paul Mereen, Citizen Representative, Tucker Braddock, Citizen Representative, Kathleen Murphy, Citizen Representative, Michael O'Neil, Citizen Representative.

Members Absent: Mayor Benjamin Lathrop, Alderman William Nash,

Others Present: Corporation Counsel Michael Driscoll; Connecticut State Archaeologist-Nicholas Bellantoni

Meeting was called to order by Moderator Robert Mills @ 5:30 P.M.

Roll call was taken and a determination was made that a quorum was present.

Minutes of the August 10, 2009 meeting were reviewed. Motion by J.P. Mereen, second by John Bilda to approve, voted unanimously.

Guest Nicholas Bellantoni the Connecticut State Archaeologist was recognized and asked to provide the committee an overview of the archaeological situation of the Hospital property. Mr. Bellantoni explained much about the site in Norwich and Preston.

- There are a total of 34 Historic Sites and 9 Historical Ruins on the hospital property, most of which are on the Preston side of the property;
- Norwich has 4 archaeological sites, 2 of which are designated areas that can be preserved through impact avoidance or mitigation. One is an interesting site that has both pre-17th century and Native American artifacts. The fourth site didn't appear to have any significance to Mr. Bellantoni, although he agreed to continue to review the documentation. The sites are identified on the Archaeological maps, with the larger "Preserves" indicated on the A-2 survey.
- Mr. Bellantoni will summarize the findings of the study and provide to the Committee in the near future.

Committee reports were presented.

- Mr. Davis reported that he and the State Historian have traded e-mails about the reports done on the facilities located on the site. Mr. Davis has reviewed some of the material, but has not had the opportunity to examine other pertinent

documents. Mr. Davis highlighted the nature of and uses of some of the buildings. Mr. Davis will inquire with the Connecticut Historical Commission as to their opinion on the historic value of the Lippitt and Nurses's residence buildings and any concerns surrounding a decision to demolish these facilities.

- Mr. Braddock spoke to Eagle Environmental regarding the past work they did in profiling the environmental situation within the old buildings and in the ground on the site. Mr. Peter Folino, V.P. of Eagle Environmental has volunteered to do some pro-bono work to help educate the Committee as to the options available to Norwich for clean-up. He is available to attend the 8-24-09 meeting to make a 30 minute presentation.
- Mr. Braddock also informed the Committee of the visit by Jim Byrne of EPA to Preston last Friday, which Norwich was invited to attend. Norwich asked if EPA would entertain grant applications for Brownfields evaluation and cleanup funding. Mr. Byrnes assured Norwich that there are no deadlines to worry about and he would appreciate the opportunity to work across political boundaries on the same parcel.
- Mr. Mills distributed information from DECD programs to aid communities in doing this kind of work. A document was distributed inviting everyone to an EPA workshop in September to learn about the programs and how they work.
- Mr. Bilda reported that NPU would be bringing information back to the committee in the next few weeks.
- Kathleen Murphy provided a detailed report of their work to define the carrying costs for the site (*copy attached*). Much work was accomplished by Kathleen and her Sub-Committee. Many thanks to all!
- Ms Murphy also reported on her contact with the City's Purchasing Agent- Bill Block to help define the cost of insurance for the site. Mr. Block will provide basic insurance costs in the next several days to complete this assignment.
- Discussion surrounding the Committee taking a walking tour of the site (as opposed to an automobile tour of the Facilities). It was suggested that a couple of dates be proposed for the committee to settle in on. Perhaps one late on a week day and one on the week end. This should happen in the next 2 weeks.
- Chairman Mills reported that the proposed draft budget document be expanded to include sources of grants anticipated for assistance with the planning and pre-development work, as well as revenue from the sale of property, tax and utility revenue streams.

During the Public Comment portion of the meeting, Mr. Andy Depta commented on his pleasure with how the committee is organized and how impressed with the level

of due-diligence that was being conducted. Mr. Depta continued on expressing his concern over the potential for Norwich Citizens taking on a tax burden between the time the property would be purchased and the income stream created. Chairman Mills thanked Mr. Depta for acknowledging the fine work of the committee and for taking time to express his feelings on the issues at hand. Chairman Mills also assured Mr. Depta that the Committee's charge is not to make a recommendation to purchase the site or not, but rather to do a body of work which would highlight the issues and make some projections as to how the acquisition, pre-development and development activities would work and what the expectant costs might be.

Motion to adjourn by Mr. Mereen, seconded by Mr. Bilda, voted unanimously @ 6:55 P.M.