

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

Minutes of the August 24, 2009 Meeting

Members Present: City Manager- Alan Bergren; Alderman- William Nash; Robert Mills- Executive Director of NCDC; Peter Davis- Director of Planning & Development; Tucker Braddock- Citizen Representative; Michael O'Neil- Citizen Representative.

Members Absent: Mayor- Benjamin Lathrop; Alderman- Peter Desaulniers; John Bilda- General Manager of NDPU; John Paul Mereen- Citizen Representative; Kathleen Murphy- Citizen Representative.

Others Present: Corporation Counsel- Michael Driscoll; Alderman- Peter Nystrom; Joseph Ruffo- Comptroller of the City of Norwich; Kent Borner- Chairman, Preston RDA; Claire Bessette- The Day; Michael Gannon- Norwich Bulletin

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 24, 2009 meeting were reviewed. Motion by Alan Bergren, second by Peter Davis to approve, voted unanimously.

Guest Pete Folino- VP of Eagle Environmental was introduced by Mr. Braddock as having conducted much of the assessment work on the site for the State of Connecticut and subsequent developers. Mr. Folino provided the committee an overview of the environmental situation of the Hospital property and Mr. Folino displayed significant knowledge about the site, both in Norwich and Preston.

- The Norwich site has approximately 33 structures including wood and masonry buildings, towers and tanks.
- The Norwich site is significantly more straight forward to address than the more complicated Preston side.
- The remediation efforts would be largely contained in addressing asbestos in the roofs, floor tiles, pipe and conduit insulation. Also lead found in the paint used in the facilities will need abatement prior to any demolition or potential of reuse.
- Mr. Folino's preliminary recommendation is that demolition of the existing structures would be the most cost effective method of addressing the remediation.

He indicated a willingness on his part and the part of his firm to update the cost estimates based on current remediation standards and today's market pricing, on a pro bono basis.

Mr. Folino will work through Mr. Braddock to coordinate his site visits and a report of findings to the Committee.

Committee reports were presented.

- Maintenance, Security, Fire Protection & Insurance- Alderman Nash indicated a conversation with City of Norwich Purchasing Agent Bill Block was contacted and will be providing cost estimates for insurance coverage prior to the next meeting. Mr. Nash commented on a consideration for conducting fire drill on the site prior to demolition. The drills would not be burning down facilities, but rather entry and egress practice in strange buildings.
- Environmental, Survey Title, Demolition and Historic Issues- Mr. Davis reported that he has had a number of email exchanges with State Historian regarding the structures on the site. Mr. Davis expects to have some clearer direction from the State by the next meeting.
- Existing Data- no report.
- Sourcing Grants and Funding- no report.
- Infrastructure & Utilities- no report.
- Report on Preston RDA- Mr. Borner reported that Preston will be in draft with their Redevelopment Plan early September with outreach to the public for input into the process by mid October. He also informed the Norwich Committee that they have been successful with a \$200k EPA Targeted Brownfields Assessment grant. The Region EPA Brownfields Coordinator- Jim Byrne was in town for a tour and discussion on the process. The \$200k will complete the assessment work and have a remainder that can be used to develop the phased RAP. Mr. Byrne also encouraged Preston to go back for another grant of the same nature on a distinct parcel, further explaining any community is eligible for up to 3- \$200k grants per year, but only one per parcel.

Mr. Braddock will take on the task of scheduling a site tour for the committee. Everyone should consult with Mr. Braddock on best date, day and time to accomplish this.

There was a brief suggestion that the committee contemplate the use of the railroad on the site for carting of disposal materials.

Motion to adjourn by Mr. O'Neil, seconded by Mr. Bergren, voted unanimously @ 6:30 P.M.