

**Gilbert and Bennett Wire Mill Advisory Committee**

Meeting Minutes

Thursday, April 13, 2023

6:00 PM Town Hall Hearing Room and Zoom

**Present:**

Committee Members: Chair Amy Atamian, Dan Barrett, Pam Elkow, Tracy Kulikowski (via Zoom), Regina O'Brien, David Pattee, Julia Pemberton (via Zoom), Rich Wenning

Tighe & Bond: (via Zoom) Jim Olsen

Public: Ralph Bosch, Rocco Valluzzo

The Chair called the meeting to order at 6:00 pm.

**1. Selection of Recording Secretary for the meeting.**

R. Wenning accepted.

**2. Approval of Minutes:** Approved. Unanimous.

**3. Tighe and Bond Status Report**

J. Olsen of Tighe and Bond reported on the 9 tasks they have underway and a new proposal to complete additional related activities.

- Task 1: Environmental Data Gap analysis, was completed as a draft in March and is being finalized to go with the upcoming Grant application and show that there's additional assessment that needs to be done.
- Task 2: Hazardous Building Materials Data Gap analysis that was completed in February and being finalized this week.
- Task 3: Building Structural Evaluation. A draft was submitted yesterday.
- Task 4: Ecological Evaluation that's ongoing and is expected to be complete at the end of this month.
- Task 5: Remedial Approach Reevaluation

- Task 6: Development of the revised opinion of a remediation cost. Both task 5 & 6 are ongoing, with additional investigation needs.
- Task 7: Development of the opinion of cost for abatement and demolition, which remains underway and requires an understanding of what the Town wants to do with buildings.
- Task 8: Program and Permitting Evaluation, which should be completed by the end of the month.
- Task 9: River Wall Evaluation. A draft evaluation was submitted yesterday as well. Understanding the costs associated with the river walls is important for applying for upcoming grant funding.

The committee agreed that another meeting should be scheduled soon to review comments and questions about the documents just received.

J. Olsen returned to the Environmental Data Gap analysis and noted that although there's been a lot of investigation done on the site back in the 2000s and the regulations, standards and guidelines from the DEEP have changed since then, and we did find a number of AOCs that weren't previously identified and need further assessment. Given interest in the West Lot and the existence of data gaps there, J. Olsen put together a proposal for additional investigations in the West Pond area and of newly identified AOCs there to close that out, further testing near private wells, and groundwater sampling for PFAS.

#### 4. Discussion of Project Schedule

A copy of the latest wire mill redevelopment timeline was emailed to Committee members.

A. Atamian discussed upcoming grant applications, including:

- One due on Monday for the UCONN Tab program. This grant could assist with several activities including public dissemination and planning.
- Planning and survey grants and construction grants from the State Historic Preservation Office of DECD.
- USDOT Safe Streets Grant, street safety, walkways from Branchville to Gtown or intersection with Route 7.

A discussion followed of (1) different possible sources of support and assistance to pursue such grants, and (2) discussion of different municipal development ideas, including addressing North

Main Street's lack of connection to Route 7 in Branchville and the traffic burden on Portland Avenue residents.

A. Atamian noted that with so many grants we are applying for it would be good to have paid staff available to assist in preparing them. The burden is heavy on a volunteer advisory committee. It would be helpful to have someone on staff to do a lot of the grant writing and development, and to manage the grant execution. J. Pemberton noted that this was a good recommendation to make to the Board of Selectmen, which will discuss the Georgetown Master Planning process at their upcoming meeting.

As a topic for a subsequent meeting, A. Atamian said that she had spoken with Rob Dean about presenting to the Committee about his understanding and perspective about the site. R. Wenning noted that part of the discussion would be about a draft commentary that Rob and he drafted to help frame a vision for a masterplan RFP, which is circulating as a discussion draft among members of this advisory committee and the Economic Development Committee. Such a vision is important to accompany the findings of all the investigative work underway on the environmental side.

A. Atamian noted May's schedule, which includes an upcoming public presentation shortly after the next meeting and that such a discussion with Rob Dean would likely need to wait until be June.

5. Member Comments: None

6. Public Comments: None

7. Adjournment: 7pm

Submitted by Richard Wenning  
Member, Gilbert & Bennett Advisory Committee

Town of Redding Website link to documents about the Wiremill:  
<https://townofreddingct.org/about-redding/boards-commissions/board-of-selectmen/gilbert-bennett-wire-mill/>