

**THAMES STREET REVITALIZATION
ADVISORY COMMITTEE**

FINAL REPORT

June, 1989

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I. INTRODUCTION

This Committee (herein referred to as TSC) was formed in January, 1988, authorized by the Mayor and the City Council. Its function was to make recommendations to the City Council for the revitalization of Thames Street, to propose improvements which would enhance the appearance of the street generally, to propose sites where public access to the river front might be acquired and developed, to encourage and propose methods to enable restoration and preservation of businesses and residences, etc.

In short, TSC was to look at the street as it presently appears, recognize its good features, good structures, potential sites for waterfront public access, and then identify its unsightly features, barren areas, unused and rundown or unattractive buildings, etc. On completing this assessment TSC would list its proposed changes which would be offered to the Council for approval of any of these recommendations before the City planner would begin to estimate probable costs of design and contracting services. At the first TSC meeting on January 18th, twenty three persons appeared responding to the Mayor's invitation letter of December 4, 1987. Chairman A. Swindell and co-chairman C. Lange were elected and discussion began on the purpose and goals of TSC. It was also decided that the chairman would request the Council to provide planning services for TSC. Finally, it was agreed that subsequent meetings would be held on the third Thursday of each month.

As of the date of this report, 18 regular monthly meetings have been held. The agenda and minutes of each meeting are included in the Appendix to this report. Attendance at each meeting after the first meeting has varied from ten to four members attending. Four members have attended all or most of the meetings. A significant point here is that only one of the members attending most of these meetings is a resident of Thames Street.

II. BACKGROUND

From the beginning, TSC has struggled with the conflict inherent in its own limitations and restriction as an advisory group relative to its broad charge. This conflict has been especially apparent with respect to issues related to aesthetic appearances and capital improvements to privately owned property. At the same time, the nature of the process of upgrading a neighborhood is one that must begin with a community standard of appearance if Thames Street is ever going to be improved in an orderly fashion. Thus, it is with these basic premises that TSC began, and has continued in all of its meetings, to consider ways to improve the small amount of city owned property, state owned

- c) UCONN Landscape Architect Student Sketches of Thames Street Redevelopment. Four individual groups of students took on the project of studying Thames Street revitalization and each group provided a set of large sketches and plates of varying levels of competence. These were displayed for some time in the City Council Chamber. TSC reviewed these, finding only one set (prepared by students McVeigh, etc.) which was well done and of near professional caliber. This set of drawings should be of interest to the city planner should he undertake the task of implementing TSC recommendations. These sketches are retained by the city clerk's office. They vary in size from 24" x 36" to 36" x 72".

TSC's activity during the past 18 months is detailed in the monthly meeting minutes and correspondence included in this report Section VII (3) & (4). Highlights are:

- 01/28/88 1st Meeting -- organizational -- discussed need for a full time planner.
- 02/17/88 TSC letter to Council requesting full time planning services.
- 02/18/88 2nd Meeting -- discussed LFS, historic significance of area, survey of property owners, committee goals.
- 03/17/88 3rd Meeting -- speaker Ms. Llewellyn on historic preservation; TSC goals and policy; photo album introduced; TSC to write Council in re: acquisition of Sheetz/Bootlegger property; streetscape changes.
- 04/21/88 4th Meeting -- speaker A. Greenleaf on P&Z requirements and proposed changes; discussion on Bootlegger property, walking tour, TSC introductory letter to Thames Street property owners; list of property owners introduced.
- 05/04/88 TSC letter to Council, Bootlegger property acquisition.
- 05/19/88 5th Meeting -- speaker Jim Orce on Beach & Parks/TSC relationship; streetscape improvements; permanent city beautification committee; 05/04 TSC letter to Council; TSC purpose and goals; Thames Street walking tour.
- 06/16/88 6th Meeting -- TSC walked Thames Street; Harbor Management Plan (HMP) assigned to Newbury, Schellens and Pope for review.
- 06/27/88 TSC attended Council Committee of the Whole to explain Bootlegger property proposal.
- 07/21/88 7th Meeting -- Discussed 06/16 walking tour, 06/27 meeting with Committee of the Whole, Newbury's review of HMP, Bunkley's review of UCONN sketches. Stadtmiller assigned UCONN sketches for review.

- 01/23/89 Committee of the Whole meeting - Lange reported on TSC's past 12 months effort and its full support of Schweid's 12/21 recommendations.
- 02/06/89 Carlson's letter to TSC requesting TSC budget estimate for FY 89-90.
- 02/16/89 14th Meeting -- Discussed FY 89-90 budget, another Thames Street tour to refine the data provided in Section III, and the 1/23 TSC appearance at the Committee of the Whole. Two suggestions were offered: (1) City to request Tracor for right of way thru their property approaching the old bridge abutment to be developed as a scenic overlook; (2) Zoning Board of Appeals should require streetscape and or landscape improvements when granting variance appeals.
- 02/22/89 TSC letter to Carlson forwarding FY 89-90 budget estimate of \$500 (which includes \$250 for final report preparation).
- 02/23/89 TSC letter to the Mayor proposing that TSC's unexpended funds in its \$2,500 FY 88-89 budget and the unexpended funds in the \$6,000 FY 88-99 "Beautification" budget be made available to D. Schweid to spend for Thames Street streetscape improvement professional or consulting fees.
- 03/16/89 15th Meeting -- Discussed 2/18 Thames Street tour by Lange, Bunkley and Newbury; outline for final report; Guggenheim's recommendation that the streetscape proposal emphasize the historical aspects of Thames Street.
- 04/20/89 16th Meeting -- Discussed the 4/12 special joint TSC/Beach & Parks Commission meeting to share ideas to propose if applying for an Outdoor Recreation 40/60 State grant; the 2/23 TSC letter to the Mayor in re: unexpended budget funds; preliminary review of the final report rough draft.
- 05/18/89 17th Meeting -- Further discussion on the 4/12 special joint TSC/Beach and Parks Commission meeting; typing and printing of TSC's final report; continued review of final report rough draft; future of TSC after final report is submitted.
- 06/15/89 18th Meeting -- Detailed review of Draft Report; further discussion of future of TSC.

<u>Item</u>	<u>Street No.</u>	<u>Name or House Color</u>	<u>Comment</u>	<u>TSC Rating</u>	<u>Photo No.</u>
11	97	Grey House	Attractive house whose good appearance is marred by cars parked in front yard.	3	14
12	101	Yellow House	Excellent appearance marred by garbage cans kept in front. This is the only complaint.	2	15,16
13	107	Denoia's Marina	House in disrepair, unoccupied, windows boarded up. Replace unsightly rusted fence along sidewalk. Remove scrub trees along sidewalk to open up river view.	3	16,17 18
14	119 121	Light Green House	A very attractive house but appearance is marred by crude artwork on sidewalk which City should remove.	3	18,19 20
15	125	Dk. Gray House	Presentable, well kept. Tidy up strip by parking space. Relocate garbage cans to rear.	2	19,20
16	127	Buff Color House	Add sidewalk planters.	1	19,20
17	131	Lt. Gray House	Add sidewalk planters.	1	19,20
18	137	Dark Shingle House	Neat house, somber appearance. Built to edge of sidewalk	2	22
19	143	Dk. Gray House	These three houses, attached, non-owner occupied. In need of restoration.	3	24
20	147	Lt. Gray House			
21	149	Lt. Gray House			
22	155 to 163	Lorelei Rest.	Professional planning in progress (with City approval) to build marina although Navy objects. Add trees and shrubs along sidewalk bordering parking lot. Add sidewalk planters in front of building.	3	26,27

<u>Item</u>	<u>Street No.</u>	<u>Name or House Color</u>	<u>Comment</u>	<u>TSC Rating</u>	<u>Photo No.</u>
35	229 to 241	Morgan & White	This property appears to be waiting for commercial takeover and redevelopment. Owner should be approached to inquire into his future plans and how they would affect revitalization planning. Cyclone fence along sidewalk protects unused lot 10' below (where burned out building was removed.) Temporary improvement would be to provide planters or shrubs inside fence. Spruce up facade. Replace signs. Roadway to disposal area for discarded appliances and cartons is unsightly. Screen this area with trees & shrubs.	3	36 - 41
36	245	Morgan & White	Vacant. Small red building. Spruce up with planters, shrubs.	3	39,40
37	247 249	Gray House	Well kept - good appearance	1	40,41
38	253	Green House	Well kept - good appearance is marred by cars parked in front yard.	3	41
39	257	Brown House	Good appearance is marred by cars parked in front yard.	3	41,42
40	261 263	Lt. Gray House	Well kept house. Good appearance is marred by cars parked in front yard.	3	42,43
41	265 267	Grey w/ Red Trim	Well kept house. An interpretive sign for the site of the old Bacon banjo factory might be placed nearby.	2	42,43
42	269 273	Brown Shingle 4 Attach- ed Houses	Add shrubs along sidewalk in front of houses, extending past parking area to driveway.	2	43,44
43		State Parklet	A barren site. Rearrange benches in a separated, more pleasing pattern. Add low profile flowering trees and shrubs, a curved path down to and back from water's edge. Set flowers around millstone marker. Provide interpretive sign and map showing other points of interest in the region.	3	45,46 47,91

REVIEW & ASSESSMENT

East Side of Thames Street - Proceeding South

<u>Item</u>	<u>Street No.</u>	<u>Name or House Color</u>	<u>Comment</u>	<u>TSC Rating</u>	<u>Photo No.</u>
50		Vacant lot at Bridge Street	Improve landscape. Add flowering trees, shrubs and flowers.	3	60
51	18	Old Police Barracks	Barren appearance. Add flowering trees and shrubs along sidewalk & in front of building. Repaint upper columns and trim white.	3	61,62
52	32 34	Grey House	Add shrubs along sidewalk.	2	62
53	36	Spicer Fuel	Add grass, trees & shrubs along sidewalk. Plant grass in extensive unused area.	3	63,64 65
54	50 56	Vacant Land	Plant trees and shrubs. Property is ready for development	3	64,65
55		Jones Garage	Add hedges or shrubs along north property line. Add low profile trees and shrubs along full length of stone wall. Repair wall. Main and rear buildings require paint and uplift.	3	66,68
56		Gray House	Add shrubs along top of wall. Repair front steps.	3	
57		White House	Well kept home, neat grounds. Excellent appearance.	1	67,68
58	108	Mother Bailey House	Restore historical iron fence in poor repair. House is deteriorating after renovation. Repair wall. Add shrubs along wall and in front of house. Add interpretive sign.	3	69
59	112 114	Brown House	Well kept house. Needs shrubs and flowers.	1	69
60	116 118	Red House	Well kept house. Needs shrubs and flowers.	1	69

<u>Item</u>	<u>Street No.</u>	<u>Name or House Color</u>	<u>Comment</u>	<u>TSC Rating</u>	<u>Photo No.</u>
75	242	Fleet Reserve	Property in need of restoration. Add trees & shrubs along front front of bldg. and parking lot. Dress up torpedo display adding interpretive sign & flowers. Pave parking lot. Potential parking for income from City or residents nearby.	3	81,82 83
76	256 258	Merquip	Well kept. Add planters in front & south side.	2	83,85
77	264	Vacant Land (N.E. corner Latham St.	This parcel has potential for development or parking area for nearby residents. In the meantime, add trees, shrubs and benches.	3	85
78	272	Gray House	Well kept house.	1	84,86 87
79	276	White House	Well kept house. Needs trees & shrubs.	1	87
80	282	Yellow House	Excellent appearance.	1	87,88
81		Lg. Lawn in front of Nazarene Church	Needs flowering trees and shrubs.	2	88
82	300	Brown Shingle House	Presentable appearance, little more can be done here except to plant shrubs in front.	2	90,91 92
83	302	Blue House	Porch needs paint. Add shrubs along sidewalk.	2	91,92
84	306	White House	Restoration in progress. Add shrubs in front along wall plus a flowering tree.	2	91,92
85	310- 318	Byles Funeral Home	Somber structure well kept, good landscaping except more color would improve appearance such as planters along top of wall.	1	93
86	324	Griswold Terrace	Well kept condo's. Add flowering trees for color.	1	94

IV. RECOMMENDATIONS TO THE CITY COUNCIL

TSC offers the following proposals and recommendations. These recommendations are not presented in order of priority but in geographical sequence from north to south.

1. Public parks affording access to the river front:

- a) Develop an overlook at the old bridge abutment. This proposal requires the City to request Tracor, Inc. for a right of way through its property (about 40' to 50' wide) for 364 days each year. This right of way would extend from Bridge Street to the overlook site above the old bridge abutment. If granted, the City would level the dirt mound behind the existing steel pipe barricade (which would be removed), provide a path to the overlook, plant flowering trees and shrubs along the way and place benches at the overlook in the vicinity of the existing protective fence. In addition, a fishing dock might be built below the overlook at the waters edge, made accessible by a stepped path leading down from the overlook.
- b) Beautify the State parklet north of the sewage plant. If State approval were obtained, City might provide a U-shaped path from the street down to the millstone marker at the water's edge, plant flowering trees and shrubs in a pleasing arrangement around the site and set benches along the path or overlooking the river. TSC does not believe a fishing dock should be located so close to the sewage plant.
- c) Beautify City property just south of the sewage plant, extending to the drive leading down to the lobster pond. This area could be enlarged for public access and a mini park created if the existing south fence was straightened and aligned closer to the building. This area could be landscaped, scrub brush removed, low profile trees and shrubs planted and several benches placed there.
- d) TSC's major recommendation is the acquisition of the Sheetz/Bootlegger property to be developed as a public waterfront park. Its existing docks and piers are suitable for fishing, tourboat and passenger ferry landing, and there is potential for additional marina docks. A first class restaurant could be situated here in the existing building. As previously noted, this proposal was first offered to the City Council in TSC's letter dated may 4, 1988. Subsequent action by the Council defeated this proposal. TSC continues to feel that this project has so much merit that the new City Council is being urged to consider it.

- c) Install sidewalk planters of various designs (including half barrels) for flowers and small shrubs in the following locations:

West side of Thames Street

- 1) Spicer Fuel Co., Groton Oil Co., Mobil Gas Station, Hewes Sweet Oil Co.
- 2) 127, 131, 137 Thames Street, Lorelei Restaurant
- 3) Local 106 Union Hall, barber shop, Hel-Cat, Morgan and White (inside fence which protects lower vacant lot, and in front of small red building - 245 Thames Street)

East side of Thames Street

- 4) in front of Jones garage
- 5) yellow house at 198 Thames Street
- 6) Post Office
- 7) Les Parks building north of front entrance
- 8) Merquip (256 Thames Street)
- 9) Byles Funeral Home atop wall, along sidewalk
- 10) Technology building (402 Thames Street) atop wall

- d) Install a bench (in addition to those benches indicated in paragraph 1(a), (b), (c)) in the vacant lot on the N.E. corner Latham Street.

- e) The following interpretive signs are proposed:

- 1) at the approach to the overlook at the old bridge abutment, a sign describing the site of the earlier bridge, landmarks across the river, other points of interest north and south of this site and a map of the locale with a "you are here" arrow.
- 2) Flasher Memorial
- 3) site of the old ferry landing and terminus of trolleys to points east
- 4) sites of the old shipyards
- 5) site of the old Bacon Banjo factory near 265 Thames Street
- 6) at the State parklet north of the sewage plant, a sign similar to (1) above
- 7) sewage plant

- f) The following commercial signs are candidates for replacement:

- 1) AFL-CIO Local 106 Union Hall (171 Thames Street)
- 2) Hel-Cat
- 3) Ken's Tackle Shop (painted on north wall)

awards to outstanding business and residential properties. In addition, it would note city-controlled properties whose appearance could be aesthetically improved and make specific written recommendations to the responsible departments or committees. Finally, it would address the unsightly properties and devise methods to encourage their owners to make the necessary improvements.

- b) City Historical Committee, whose initial effort would be to research and compile a new account of Thames Street's past history and points of interest (including Ft. Griswold) which would aid in the preparation of the interpretive signs that TSC has recommended in previous paragraphs of this section. Such an account would be of interest to many residents of the City, and to others. A condensation of this account, in leaflet form, would be of interest to newcomers, visitors and tourists to this area.

A second and ongoing effort would be to research and compile a history of the entire city (including Thames Street), replete with scrapbooks and clippings from periodicals, photos, etc. and taped conversations with old-time residents recalling days of the past. This could be an official record of the City's history to be retained in the City records and made available for reference.

- c) City Economic Development Commission, whose initial effort would be to deal with commercial and economic concerns along Thames Street to cope with the pertinent and viable proposals of those set forth in the 1982 Lane Frenchman Study. Persons on this commission should be residents who are experienced in making large scale development decisions. They should be representative of, or familiar with, the disciplines of banking, law, realty, engineering and construction, as well as environmental protection and public health.

A second and ongoing effort by this commission would be to address the same responsibilities for the City as a whole.

In proposing this commission, TSC supports development in the City that recognizes the limits of the City's water and electric supply, waste disposal facilities, police and fire protection, traffic and parking accommodation, and other environmental impacts.

VI. ACKNOWLEDGEMENTS

The Chairman of TSC would like to express his appreciation to the following:

1. All members of TSC (particularly Horace Newbury, Jim Bunkley and Bill Stadtmiller) for their time and effort spent in struggling with this task.
2. Dick Guggenheim, SCRPA Planner, for his expertise and articulate expression enabling him to guide us in our deliberations, warning us away from pitfalls we might have stumbled into, for crystallizing our thinking, for the excellent minutes he prepared after our meetings and for his valuable assistance in preparing this final report.
3. Sharon Churchill, Director, New London Landmarks, Inc. who, although not a resident of Groton, attended our first five meetings to share her group's successful experience in preservation and restoration of older structures and for her helpful advice and recommendations.
4. Art Greenleaf, City Planning and Zoning Commission, for his briefing TSC on P&Z regulations.
5. City Clerk's office for its cheerful support of TSC and especially Kathleen Clarke who so capably typed our agenda, and correspondence and who saw to their mailing and distribution.
6. Elliott Barnes, City Building and Zoning official, for his briefing TSC on his responsibilities, and future involvement in actions resulting from TSC activity.
7. David Schweid, City Planner, for his briefing TSC on his responsibilities.
8. Averill Llewellyn, Eastern Point Historical District Study Committee, for her briefing TSC on the goals and objectives of the historical committee and the Eastern Point Property Owners Association.
9. Archie Swindell, first TSC chairman, for his able leadership during the early stages of TSC prior to his resignation. His administrative competence and a profound understanding of the Thames Street problem have been missed.

LIST OF TSC MEMBERS

1. **Jim Bunkley**
2. **Clark Lange, Chairman**
3. **Kathleen McDermott (representing City Council)**
4. **Horace Newbury**
5. **Arthur Pope**
6. **Peter Schellens**
7. **Bill Stadtmiller**
8. **Dick Guggenheim, Staff (SCRPA Planner)**

MINUTES AND AGENDA

There follows on the following pages the minutes and agenda of every TSC meeting held, beginning January 28, 1988 and thereafter on every third Thursday thru June 15, 1989 (a total of 18 meetings).

Also included, in chronological order, are the minutes and/or agenda of other meetings to which TSC was invited to attend.

MEETING NOTICE

SPECIAL THAMES STREET ADVISORY COMMITTEE

FEBRUARY 18, 1988

7:30 P.M.

AUDITORIUM

MUNICIPAL BUILDING

AGENDA

- 1. Discussion of 1982 Thames Street Study, and goals of the 1988 Committee.**
- 2. Discussion of potential sources of funding.**
- 3. Appointment of issues study groups.**

/s/Archie Swindell

Fort, attention turned to the potential economic development benefits of such a revitalization project. Particular concern was expressed regarding a public investment in the area which, while generally improving it, would disproportionately benefit the private property owners along Thames Street by measurably increasing the value of their property. As a byproduct of this concern, one of the data needs identified for the project was to update the inventory of property owners along Thames Street.

Sharon Churchill then introduced an economic revitalization program called Project Mainstreet. The primary purpose of this program is to stimulate downtown economic growth. The program has four major components;

1. Organization
2. Promotion
3. Design
4. Economic Restructuring

Following this presentation, a discussion took place regarding the appropriateness of the Mainstreet concept for Thames Street. Reference was made to the 1982 Study which noted a number of factors questioning the feasibility of revitalizing Thames Street as a retail/commercial center. These factors included poor access, limited parking and competition from surrounding retail development, both within Groton and beyond. Discussion then turned to a different, more specialized (thematic) type of development along Thames Street. One such land use theme mentioned was restaurants. Again, concern was expressed about the goal of this project in terms of the beneficiaries; Is Thames Street, in its revitalized form, intended to be for the benefit of tourists or is to be primarily for the people of the City of Groton? It was recognized that the answer to this goal question would have a major influence on the form of the project.

The remainder of the meeting focused on a variety of procedural matters. These included contacting members of other Boards and Commissions in the City to request that they send people to participate on the Committee. Two tasks were identified that required volunteer assistance. These were:

1. Survey of Property Owners
2. Inventory of Funding Sources

Bill Stadtmiller volunteered for the first while Jim Bunkley signed up for the second.

It was noted by the Chairman that materials to be presented at subsequent meetings of the Committee should be prepared beforehand so that they can be distributed with the meeting notice.

The date of the next meeting was set for Thursday, March 17, 1988.

It was voted (Stadtmiller, Lange) to adjourn the meeting. The meeting was adjourned at 9:30 P.M.

*Noted
4-4-88
LNC*

Minutes of the March 17, 1980 Meeting
of the Thames Street Revitalization Committee

Members Present: Bunkley, Churchill, Lange, McDermott, Swindell
Staff: Guggenheim
Guest: Llewellyn

Chairman Swindell called the meeting to order at 7:35 P.M. He again noted that the meeting was to be considered "special" under the notification requirements of the Freedom of Information Act. However, from this point forward, the Committee would have its regular meeting on the third Thursday of each month. The next meeting will be 21 April, 1986.

Item #1, acceptance of the minutes of the February meeting, was reordered with agenda item #2, for the convenience of Ms. Averill Llewellyn, invited guest, representing the Eastern Point Property Owners Association and the Eastern Point Study Committee. Ms. Llewellyn briefed the Committee members on the activities, goals and objectives of both organizations. The Eastern Point Study Committee is in the process of preparing the documentation for the establishment of an historic district comprised of approximately 70 residential units. One of the main objectives of a historic district, in addition to the architectural preservation of the historically significant structures, is the general preservation of the streetscape character of the neighborhood. This entails restrictions imposed on individual property owners relative to prerogatives to alter building facades. Final establishment of a district will require a City ordinance which establishes a permanent commission to oversee the activities of the district as well as the affirmation of 60% of the affected property owners responding to a mailed questionnaire soliciting support for the establishment of a district.

The Eastern Point Property Owners Association is a broader based organization whose goals are to "preserve, protect and beautify the area." Concerns of the organization include Pfizer's acquisition of property, airport expansion, solid waste disposal, loss of trees, future of the golf course, air pollution and zoning. Ms. Llewellyn noted that the Owners Association did have a small membership fee and that meetings were held bi-monthly. At this point in the meeting, parallels were drawn by the Committee as to the appropriateness of either of the Eastern Point organizations to Thames Street. The Committee generally agreed that the Homeowners Association was by far closer to the type of organization needed to focus attention and generate improvements along Thames Street.

Agenda item #1, minutes of the previous meeting, was then considered. It was voted (Lange, Churchill) to accept the

1/15/88
4-13-88
L.M.C.

AGENDA

THAMES STREET REVITALIZATION ADVISORY COMMITTEE (TSRAC)

REGULAR MEETING:

Date: Thursday, April 21, 1988
Time: 7:30 p.m.
Place: City of Croton Municipal Building

AGENDA:

1. Acceptance of Minutes of March meeting.
2. Resignation of chairman resignation (letter attached), election of a new chairman.
3. Discussion with invited representative from City of Croton Planning and Zoning Commission.
4. Reports from subcommittees of TSRAC:
 - Sign-up for walking tour of Thames Street.
 - Continuation of discussion of purpose and general policies and approach of TSRAC.
 - Available sources of funding.
 - Other.
5. New Business.

It was then voted (Eames, Churchill) that Vice-Chairman Lange would contact the prior chairman to determine the status of any such letter and that if no draft had been prepared that staff would prepare a draft for Mr. Lange's signature.

Agenda Item #1 - (Minutes) was then addressed, It was voted (Eames, Churchill) to accept the minutes of the previous meeting.

Agenda Item #4 - Reports from subcommittees were considered:

- a. Clark Lange discussed his proposed walk of Thames Street. It was the concensus that this should occur as part of the June meeting.
- b. Bill Stadtmiller presented an updated list of property owners along Thames Street. Expand involvement of these property owners on the Committee was discussed. It was suggested (Eames) that letters to be sent to these property owners informing them about the activities of the Committee.

It was then voted (Stadtmiller, Eames) to adjourn. The meeting adjourned at 9:44 PM.

MINUTES OF THE MAY 16, 1988 MEETING OF THE
THAMES STREET REVITALIZATION ADVISORY COMMITTEE

MAY 23 1988

Members Present: Bunkley, Churchill, Cooper-McDermott, Lange, Newbury, Pope, Schellins, and Stadtmiller;
Guest: Orce, Beach and Parks Committee;
Staff: Guggenheim.

Acting Chairman Lange called the meeting to order at 7:34 PM. The Chairman reordered the Agenda, introducing Jim Orce, invited guest, from the Beach and Parks Committee. Mr. Lange summarized, for Mr. Orce, the background of the Thames Street Committee and briefly reviewed the previous City Commissions and Committees which had sent representatives to address the Thames Street Committee.

Mr. Orce initially noted that he was a relatively recent addition to the Beach and Parks Committee. He reported that the regulations for Eastern Point Beach had been reviewed and will remain unchanged. He also noted that Mayor Kolnaski had recommended that the City, through its Beach and Parks Committee, hire an architectural consultant to recommend improvements to the Zbierski House. The cost for this service was estimated to be \$10,000. Mr. Orce said the Beach and Parks Committee was uncertain, at this point, whether such an expenditure was justified when there continued to be a question of use for the structure. Chairman Lange then raised the possibility of using the Zbierski House for the Thames Street Committee. Lange then emphasized what he considered to be the potential area of mutual interest between the two committees, the relandscaping of Thames Street as part of an overall beautification program.

Kathy Cooper-McDermott then expressed concern that the planting along the northern gateway section of Thames Street did not appear as extensive as it had been in past years. Jim Orce said he agreed and would pursue it. The issue of insufficient maintenance staff for Beach and Parks was then briefly discussed. Jim Bunkley mentioned the need for good signing at key points along Thames Street and Clark Lange summarized the discussion by noting a need for a citywide committee on beautification.

Minutes:

The minutes of the previous meeting were then reviewed. Distribution problems of minutes and agenda were considered. Sharon Churchill recommended that copies of the minutes should at least go to Council members since it is they who the Committee is charged with advising. It was voted (Bunkley, McDermott) to accept the minutes of the previous meeting.

Old Business:

Clarke Lange then reviewed his letter sent to Council regarding the purchase of the Sheetz Property. Kathy Cooper-McDermott noted that the letter had been read at the Council meeting following its receipt and that the reaction had been mixed. Due to the priority of budgets, the Council will not have an opportunity to meet with the Committee until the latter part of June.

Sharon Churchill noted that she had informally spoken with Jay Levin concerning the release of the \$100,000 to be used toward securing the purchase

1-7-88

SPECIAL MEETING
THAMES STREET REVITALIZATION ADVISORY COMMITTEE

Date: June 16, 1988
Time: 6:30 PM*
South end of former
Bootlegger Restaurant
Parking Lot

AGENDA *

Thames St. walking tour from Allen St. north to
Flasher Memorial (Bridge St) **

Accept Minutes of May 19th meeting

Correspondence

Old Business

New Business

* In the event of rain the walking tour will be postponed until a later date, and the meeting will be held as usual at the Municipal Building at 7:30 PM. If there is doubt, call Lange, 445-0683

** Weather permitting, the walking tour will be the 1st order of business. If time permits after completion of tour, members attending will reassemble at the Municipal Building to address as many agenda items as possible.

Lange, Bunkley and Newbury will meet at 6:15PM in parking lot near Flasher Memorial, leaving 2 cars there, using 3rd car to join others assembled in Bootlegger lot. At completion of tour the 2 cars parked at Flasher Memorial will be used to return members to their cars parked in Bootlegger lot.

Clark Lange, Chairman

7-12-88
Kmc

THAMES STREET REVITALIZATION ADVISORY COMMITTEE (TSRAC)

AGENDA

JULY 21, 1988
7:30 P.M.
MUNICIPAL BUILDING

1. Acceptance of minutes of June 16, 1988 meeting.
2. Old Business:
 - A. June 16th walking tour recapitulation
(Members are urged to bring in notes taken so as to consolidate in one report)
 - B. Bunkley's comments on UCONN sketches of suggested improvements to Thames St.
 - C. Newbury's comments on review of 1987 Harbor Management Commission Report as it relates to Thames St. matters.
3. New Business
 - A. Report on 6/27 meeting with City Council attended by Lange, Bunkley and Newbury.
 - B. Survey of member's attitudes and concepts as to purpose and goals of TSRAC.
 - C. Review of TSRAC purpose and goals as affected by 3 (A) above.

/s/Clark Lange
Chairman

Posted
8-10-88
TKM

THAMES STREET REVITALIZATION ADVISORY COMMITTEE (TSRAC)

AGENDA

AUGUST 18, 1988
MUNICIPAL BUILDING
7:30 PM

1. Acceptance of July 21, 1988 meeting minutes.
2. Lange's report of events leading up to presentation of TSRAC letter to Groton Town's Open Space Land Acquisition Task Force, dated July 22, 1988, at their regular meeting on July 25th.
3. Discussion on actions taken to date re Scheetz property and what merit, if any, there may be to pursue this effort further.
4. Comments by Newbury, Bunkley and Stadtmiller on their review of UCONN Project sketches and the 1987 Harbor Management Commission Report as it pertains to Thames St.
5. New Business

/s/Clark Lange
Chairman

Wasted
9-6-88
KMC

THAMES STREET REVITALIZATION ADVISORY COMMITTEE (TSRAC)

AGENDA

SEPTEMBER 15, 1988
7:30 PM
MUNICIPAL BUILDING

1. Acceptance of Minutes: August 18, 1988 meeting
2. Discussion of TSRAC efforts to date and what future action should be considered.
3. Develop a letter to Thames St. property owners (residents and business owners) with questionnaire on Thames St. concerns, attitudes and problems.
4. Old Business
5. New Business

/s/Clark Lange
Chairman

Discussion turned to the matter of conducting a survey of resident and business property owners on Thames St. to identify their concerns, attitudes and problems relative to the revitalization of the street. Of the four TSRAC members present opinion was decided as to the usefulness of yet another survey, however, sketchy the previous survey(s) were. This subject was tabled until a better attended meeting could weigh the pros and cons of initiating another survey.

The meeting adjourned at 9:45 PM

Clark Lange
Chairman

10570 d
11-10-88
KMC

THAMES STREET REVITALIZATION ADVISORY COMMITTEE (TSRAC)

MINUTES

OCTOBER 20, 1988

MUNICIPAL

BUILDING

Members Present: Bunkley, Lange, Newbury, Schellens

The meeting was called to order at 7:35pm. The minutes of September 15, 1988 meeting were read and accepted.

Concern was expressed regarding newspaper reports on TSRAC matters which are published subsequent to a regular TSRAC meeting of which members had no prior knowledge. Lange stated he would not call members individually to advise them of post meeting developments, but instead would report on the at the next meeting under the agenda item "Communications".

The following communications and events which followed the Sept. 15th meeting are:

9/18 City Clerk Carlson called Lange to request return of the UCONN drawings of proposed Thames St. improvements. Portions of these drawings were to be reproduced and included in the Mayor's letter to the State applying for a grant to fund Thames St. improvements.

9/19 City Council passed a resolution authorizing the Mayor to request \$100,000 for Thames St. development.

9/20 Mayor forwarded a letter to Andrew Brecher, Deputy Commissioner, Dept. of Economic Development requesting the grant of \$100,000 to finance the feasibility, designing, engineering and legal work in connection with acquisition and development of a public access area between Thames St. and the river. Elliott Barnes was designated coordinator of the City's administration of the grant. Enclosures to the letter included the 9/19 City Council and Mayor's Resolution, reduced size copies of portions of the 1986 UCONN sketches and six maps from the 1982 Lane Frenchman Study. Copies of this letter and its enclosures were given to TSRAC members present.

9/20 Christine Kotrba, N.L. Day reporter, called to inquire about TSRAC actions to date and status of the proposed survey of Thames St. residents. The Day published this story on 10/24.

Discussion turned to the comments by Stadtmiller, Newbury and Schellens on the 1987 Harbor Management Plan on those matters specifically relating to Thames St. revitalization. Each member present requested copies of each others reviews. (Lange provided these copies 11/6 to each member.)

Discussion continued on the resident and business property owner's survey, pro and con, with the matter tabled until other TSRAC members can add their views. Members were requested to rough out a proposed questionnaire for discussion at 11/17 meeting.

The action by the City Council in passing its 9/19 resolution and the Mayor's letter of 9/20 has dispelled somewhat TSRAC's despair over its purpose and the Council's evident lack of interest in TSRAC which had led to an uneasy intention of disbanding. It is now felt TSRAC should continue its efforts and focus on those parts of Lane Frenchman Study (LFS) and the Harbor Management Plan (HMP).

To this end, each member was requested to dig into both LFS and HMP and identify specific proposals for Thames St. improvements which TSRAC can recommend for consideration in its final report, to be ready for discussion and resolution at the 11/17 meeting.

Renewed interest was expressed in the proposals for improvements to the parklet north of the sewage plant and the area near the old bridge abutment north of Tracor. TSRAC would require the help of the Town's new planner in establishing where property lines are, and in advising particular recommendations for utilizing to best advantage existing and new features which would enhance public enjoyment and appreciation of these sites.

Horace Newbury was assigned the task of following news accounts of any Harbor Management Commission's activities which might relate to Thames St. improvements. This is to implement a suggestion in Stadtmiller's HMP's comments.

The meeting adjourned at 9:10 PM

Clark Lange
Chairman

Pasted
11-21-88
KMC

MINUTES OF THE NOVEMBER 17, 1988 MEETING OF THE
THAMES STREET REVITALIZATION ADVISORY COMMITTEE NOV 21 1988

Present: Bunkley, Lange, Newbury, Pope, Schellins, Stadtmiller,
Guggenheim

1. Chairman Lange called the meeting to order at 7:37 p.m.
2. It was voted (Bunkley, Lange) to accept the minutes of the previous meeting.
3. Communications:

Chairman Lange noted that he had spoken to Dick Guggenheim prior to the meeting about returning to the committee in a staff capacity. Guggenheim then discussed his concerns about the ambiguous nature of his role given the fact that he was no longer involved with Planning and Zoning. Reference was also made to the very first meeting of the Thames Street Committee at which the committee discussed the urgent need for the City to hire a planner who would be able to assist the Thames Street group.

The Second item of communication concerned a call to the Chairman by Bill Stadtmiller. Mr. Stadtmiller had been approached by Peter George who wished to meet with the committee unofficially, ostensibly to elicit the committee's support for Mr. George's marina proposal. The marina proposal is scheduled for public hearing by the City Planning and Zoning Commission on December 13, 1988. Despite the fact that the project is generally consistent with Coastal Area Management policies and the Lane-Frenchmen Study recommendations for Thames Street, the committee voted (Bunkley, Lange, Stadtmiller opposed) not to meet with Mr. George prior to the public hearing. Freedom of Information Act requirements were cited as one of the reasons. Instead, it was agreed that committee members would attend the public hearing, review the merits of the proposal and if appropriate, make a statement of support at that time.

At this point in the meeting, questions were raised concerning the abbreviated flow of information from the City related to these pending developments. Several members expressed frustration relative to the effectiveness of their role on the committee without such information. It was agreed that Mr. Guggenheim would contact the city Planner and attempt to get copies of the most recent proposals for the Lorelei and the Bootlegger properties.

The next item on the agenda was intended to be a discussion by Elliot Barnes, City Building and Zoning Official concerning his designation by the Mayor to serve as the coordinator of an anticipated grant of \$100,000 for Thames Street from the Connecticut Department of Economic Development. In the absence of

11001-4
12-5-88
JLMC

THAMES STREET REVITALIZATION ADVISORY COMMITTEE (TSRAC)

AGENDA

**DECEMBER 15, 1988
7:30 PM
MUNICIPAL BUILDING**

1. Acceptance of Minutes, November 17, 1988
2. David Schweid, City Planner
 - a) Introduction to TSRAC
 - b) Remarks on his part-time involvement with TSRAC and TSRAC's obligation to provide recommendations for specific Thames St. improvements when the \$100,000 grant for this purpose is approved.
3. Elliott Barnes (tentative), City Building and Zoning Official
4. Communications
5. Old Business
6. New Business

/s/Clark Lange
Chairman

CC: David Schweid
Elliott Barnes

- 1) Northern Gateway (Tracor, boat launch, fishing pier)
- 2) Southern Gateway (Sheet)
- 3) Historic Core

Dave then presented a set of drawings on the Heritage Park Plan. This was a tourist oriented plan whose primary focus is New London (Tourist Information Center) but which includes Fort Griswold and the Nautilus on the Groton side of the river. The Plan envisions a privately operated ferry transporting people to these various sites.

The discussion then returned to the Thames Street project at which point Dave suggested that in his view, the best expenditure of the money would perhaps be in ways that would spur other improvements. His suggestion was for an approach which focused on street scape improvements. These could include elaborate gas-like street lamps, signing, street furniture and landscaping. A cost of \$20,000 was mentioned to hire a consultant with the remaining \$80,000 to be spent on purchase and installation of street items. Re-installation of electrical and phone wires underground was also discussed.

Clark Lange emphasized that he felt that the planner and the Committee had to work closer together. Schweid then briefly reviewed the proposal by Peter George for a 40 slip marina and restaurant on the present site of the Lorelei restaurant. In conclusion, Schweid said that the time pressures for completing the grant would compel him to submit it prior to the next meeting of the Committee.

During the remainder of the meeting, Lange, Newbury and Cuggenheim continued to review Lane-Frenchman recommendations in light of the prior discussion. Guggenheim then noted that he would attempt to get an advanced copy of Schweid's grant proposal, duplicate it for Committee members who could then submit their comments to the Chairman. Hopefully, the Committee's comments could be included in the final package submitted to the City Council.

5. The meeting adjourned at 10:10 p.m.

1-30-89

SOUTHEASTERN CONNECTICUT^{KAL}
REGIONAL PLANNING AGENCY

139 Boswell Avenue, Norwich, Connecticut
(203) 889-2324 06360-4592

MINUTES OF THE JANUARY 19, 1989 MEETING
OF THE THAMES STREET REVITALIZATION Committee

Present -

Members: Bunkley, Lamar, Lange, Newbury, Pope
Staff: Guggenheim

[JAN] 23 1989

1. The Chairman called the meeting to order at 7:38 p.m.
2. It was voted (Bunkley, Newbury) to accept the minutes of the previous meeting.
3. Chairman Lange presented copies of a memo dated 12/21/88 prepared by the City Planner, Dave Schweid, in anticipation of a meeting on 1/23/89 with the Mayor and the City Council. The letter pertained to a grant application for \$100,000 from the State Department of Economic Development. In the memo, Schweid alluded to a shift in emphasis in the present program proposal from the original grant. The original grant was intended to be used for detailed engineering studies of various proposals recommended in the 1982 Lane-Frenchman Study on Thames Street. The present proposal recommends spending a small portion of the funds for a consultant to prepare a working plan on streetscape improvements (landscaping, street furniture, lighting signing, etc.) with the bulk of the funds (approximately 80%) to be used to underwrite some, if not all, of the proposed streetscape improvements.

For discussion purposes, items 3 and 4 on the agenda were combined. As such, there was some initial confusion concerning the meaning of Schweid's letter. This was due to the fact that several members of the Committee were not present at the prior meeting when Dave Schweid discussed his modified proposal. After some discussion, it became clear that the Committee generally concurred with the direction Schweid was proposing for the use of the Economic Development grant. Historically, the Committee has generally concluded that;

- 1) Many of the Lane-Frenchman proposals are impractical.
- 2) Thames Street is in immediate need of some high profile, low cost, tangeable improvements.
- 3) Hopefully, these publicly implemented, high profile improvements will stimulate private property owners along Thames Street to invest in fascade and other improvements on their own.

2-10-89
KMC



THE CITY OF GROTON CONNECTICUT

295 MERIDIAN STREET, P. O. BOX 907
06340

Office of the Mayor
Telephone (203) 441-2103

THAMES STREET REVITALIZATION ADVISORY COMMITTEE (TSRAC)

AGENDA

THURSDAY
FEBRUARY 16, 1989
7:30 PM
MUNICIPAL BUILDING

1. Acceptance of Minutes, January 19, 1989
2. Communications
3. Preparation of TSRAC budget for FY89-90, requested by City Clerk's letter to Chairmen of Groton City's committees and commissions, dated February 6, 1989
4. Discussion on City Council's Committee of the Whole meeting January 23, 1989 attended by certain TSRAC members to hear and offer remarks on an agenda item regarding Thames St. improvements and the \$100,000 State Grant.
5. Preparation of a list of TSRAC recommendations for specific Thames St. streetscape improvements, to support David Schweid, City Planner's proposal to the City Council for approval of a viable master plan utilizing the state's \$100,000 grant for this purpose.

/s/Clark Lange
Chairman

CC: David Schweid
Elliott Barnes
Kathleen McDermott
A. Restivo (Beach & Parks Cmte)
R. Kowaleski (Planning & Zoning Comm)



agencies and committees, the Chairman re-emphasized the Committee's main objective of digesting the Lane-Frenchman study in order to derive some reasonable, workable strategies to help revitalize the area. Toward this, the Chairman reported to the Council the Committee's view that some immediate high profile improvements needed to be made along Thames Street to help stimulate private investment. In meeting with David Schweid, City Planner, it became apparent that Schweid's approach re-directing the \$100,000 grant toward Streetscape improvements was consistent with the Committee's analysis of the best use of funds and the Committee supported Schweid's approach. It was Lange's conclusion that the Council was satisfied and approved this approach.

At this point in the meeting the discussion once again turned to the nature of the final report. Given the fact that the emphasis of activities along Thames Street has become focused on Streetscaping, a question was raised about the usefulness of providing the Council with an analysis of proposals (by Lane-Frenchman) which had virtually no chance of implementation. It was then noted by the Chairman that the Mayor had revealed a surplus of approximately \$1.4 million. He speculated that the use of these funds (for Thames Street) might not only become an election issue but might also expand the range of program activities beyond Streetscape improvements.

After much discussion, it became the concensus that the Committee report would be limited to a specific property-by-property location of the need for Streetscape improvements. It was agreed that proposals for traffic management and parking would not be included.

Andrea Buermeyer noted that the Committee could communicate with the Zoning Board of Appeals and request that the Board require landscaping when variances are issued. Hank Buermeyer then gave a summary of activities of the Submarine Memorial Committee on which he has served. He noted that the City had allocated a sum of \$6,000 for beautification of which it was estimated that no more than \$500 had been spent. It was Buermeyer's suggestion that the Committee test the Council's committment by including this extra sum (\$6,000) in their budget for FY 1990.

The meeting concluded with arrangements for another tour of Thames Street to determine the high priority properties for Streetscape improvements. There being no further business, the meeting adjourned at 9:44 p.m.

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1701-4
3-21-89

SOUTHEASTERN CONNECTICUT
REGIONAL PLANNING AGENCY

MAR 20 1989

139 Boswell Avenue, Norwich, Connecticut
(203) 889-2324 06360-4592

CITY CLERK'S OFFICE
GROTON, CT 06340

MINUTES OF THE MARCH 16, 1989 MEETING OF
THE THAMES STREET REVITALIZATION ADVISORY COMMITTEE

Present: Lange, McDermott, Newbury, Guggenheim

1. Chairman Lange called the meeting to order at 7:37 p.m.
2. The Chairman read the minutes of the previous meeting. The minutes were accepted with the addition of the following paragraph;

Hank Buermeyer also noted that a spin off from the Beautification Committee (which was discontinued after several meetings when the Mayor stopped convening it and nothing resulted) was a Sub-Vets group, including himself, which was formed to establish the Flasher Memorial. About \$75,000 was raised through private contributions. This was spent on an architectural design and drawings used to mount the Flasher Conning Tower atop a concrete base, provide landscaping, marker stones, etc. An additional grant of \$15,000 was obtained from the State of which \$7,500 was to repay Frank Scheetz for cement work and the remaining \$7,500 is to be used to install an underground sprinkler system for watering the grassy area. (Note of this is to indicate that \$90,000 was spent on this one memorial and beautification project alone.)

Buermeyer went on to suggest that Tracor be approached to allow the City a right-of-way (364 days each year) for public access to the site of the old New London bridge abutment, with the privilege of developing a mini-park to overlook the river scene, including a landscaped walkway from the existing road extending in front of Circle Motors Co. to the overlook.

3. The Chairman distributed copies of correspondence sent by him to City officials on behalf of the Committee. Copies of these letters, dated 2/22, 2/23 respectively, are attached to the minutes for reference. The correspondence addresses the issue of the Committee's budget for FY 1990 as well as the future disposition of unspent City funds in FY 1989 for beautification. Kathy McDermott reported that the City Council has not yet met to discuss these requests which explained the lack of response to date.

Regulations pertaining to the Thames Street area, specific questions were raised about the enforcement of regulations ostensibly prohibiting parking of vehicles on the front lawns of residential properties. These and other regulations were considered important in establishing the character of the area.

The planner then introduced his recommendation for a streetscape approach that emphasized the historical aspects of Thames Street. He proposed that the historic sites of such places as the Bacon Banjo Factory, as an example, be recognized by a sign and an outdoor display of old photographs. Also discussed was the possibility of purchasing a kiosk to be located in the park by the sewer treatment plant on which old photographs of the Thames Street area could be permanently displayed.

It was then agreed that in addition to sidewalk planting of shrubbery and trees, streetscaping proposals should include recommended locations of signs, benches and streetlamps. Consideration of vandalism of these accouterments was then briefly discussed.

5. There being no further business, the meeting was adjourned at 10:05 p.m.

4-17-89
KMC

THAMES STREET REVITALIZATION ADVISORY COMMITTEE (TSRAC)

PARTIAL MINUTES OF SPECIAL JOINT MEETING OF
BEACH & PARKS AND TSRAC

APRIL 12, 1989
7:30 PM
ZBIERSKI HOUSE

1. TSRAC was requested by City Council (re: Carlson letter to Lange dated March 31, 1989) to attend this joint meeting to suggest ideas for new and/or improvements to recreation facilities and open space acquisition in the City of Groton relative to the State DEP Outdoor Recreation 40/60 Funding Grant application.

2. As the meeting opened at 7:30 PM Lange requested B&P chairman to place this topic first in its order of business. This was agreed to and discussion began on this topic. Lange provided a brief background of TSRAC's efforts to date, mentioning in passing its early interest in proposing to the City Council the acquisition of the Scheetz Bootlegger property for developing as a waterfront park with fishing and boating docks. After this proposal was flatly rejected by the Council, TSRAC then redirected its attention to streetscape improvements along Thames Street and whatever areas remained along the street which could afford public access to the river.

3. TSRAC offered four specific proposals for this joint meeting to consider in its deliberations:

a) City to build a fishing bock at the State boat launch area under the Gold Star Bridge at the north end of the City (reflecting numerous requests by City residents for a facility of this kind located somewhere along the river).

b) City to request a right-of-way through Tracor property on Thames St. for 364 days each year for an approximately 50' wide approach to the old bridge abutment which the City would level, landscape, provide a path, set benches, plant trees and shrubs, thus providing a picturesque parklet and overlook to view the river scene. Below this site a fishing dock could be built at water's edge, accessible by stairs or a path from the proposed parklet.

c) City to request approval from the State to beautify the state owned parklet just north of the sewage plant on Thames St., presently a grassy area with several benches already placed there by the City, and a millstone marker at the water's edge. This area could be enhanced by the addition of a curved path, planting flowering trees and shrubs and rearranging the benches in a more pleasing pattern so as to transform an otherwise barren open space into a parklike overlook from which to view the river scene. Finally an attractive interpretive sign would be installed on this site to show a map indicating other points of interest in this vicinity.

4-17-89
XMC

THAMES STREET REVITALIZATION ADVISORY COMMITTEE (TSRAC)

AGENDA

**APRIL 20, 1989
7:30 PM
MUNICIPAL BUILDING**

1. **Acceptance of Minutes, March 16, 1989**
2. **Communications**
3. **Discussion on special joint meeting of TSRAC and Beach & Parks Committee, April 12, 1989, in re outdoor recreation funding application for state grant referenced in Comm. Leslie Carothers, DEP letter dated March 15, 1989.**
4. **Review rough draft of TSRAC final report**
5. **Old Business**
6. **New Business**

**/s/Clark Lange
Chairman**

**CC: David Schweid
Kathleen McDermott
Andrea Buermeyer
R. Guggenheim**

Thames Street Revitalization Advisory Committee
Minutes - Page 2

He also noted that the statewide competition for those limited funds was extremely intense and that from his experience in prior years, DEP's criteria for evaluating projects tended to focus on highly urbanized areas with high concentrations of minority population. Thus, despite the worthyness of the projects being considered, within an overall statewide context, he did not feel that the City's projects would be funded and it would be a waste of everyone's time to go through the motions of preparing such an application.

At this point in the discussion, the subject shifted to the status of the budget request by the Committee for the upcoming year. Clark Lange referred to his correspondence dated February 23, 1989, directed to the Mayor concerning the disposition of \$6,000 in the FY 1989 budget for "beautification." Kathy McDermott noted that this subject had not been broached by the Council and indicated she would pursue it pending an opportunity to do so.

3. The major item on the agenda concerned a discussion of the final report of the Thames Street Committee to be submitted to the City Council. Clark Lange presented a rough draft of portions of the report he had prepared as well as an outline of the remaining parts to be completed. The Committee reviewed the draft and made a number of suggestions pertaining to content and structure. After some discussion, it was agreed that copies of the minutes and all pertinent correspondence would be included in the appendix of the report whereas the body of the text would concentrate on the inventory and recommendations. The discussion then shifted to the Committee's main recommendation, purchase of the Sheetz Property, and how and where this should be addressed in the report. It was agreed that the importance of this issue was such that it deserved to be handled in a special way in the Introductory Section.

The Committee then agreed that by the next meeting, a rough draft should be prepared and that the accomplishment of this task would complete the Committee's work.

There being no further business, the meeting adjourned at 9:48 p.m.

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APR 25 1989

CITY CLERK'S OFFICE
GROTON, CT 06340

MINUTES OF THE MAY 18, 1989 MEETING OF THE
THAMES STREET REVITALIZATION ADVISORY COMMITTEE

Present: Bunkley, Dickey, Lange, McDermott, Newbury, Stadtmiller,
Guggenheim

1. The Chairman called the 17th meeting of the Thames Street Committee to order at 7:34 p.m.
2. It was voted (Bunkley, Newbury) to accept the minutes of the previous meeting.
3. Clark Lange then proceeded to read minutes of the April 12, 1989 meeting of the Beach and Parks Committee. Lange expressed concern regarding two aspects of that meeting.
 - a. Whether the purchase of the Sheetz Property was included as part of their recommendations;
 - b. The status of any joint Committee recommendations relayed to the City Council about the Bureau of Outdoor Recreation Grant by the Beach and Parks Committee.

According to the minutes of the Beach and Parks Committee, there was no indication that any recommendations had been transmitted to the City Council. This was confirmed by City Councilor Kathy McDermott. The Thames Street Committee speculated that the Beach and Parks Committee concluded that despite some very worthy city projects, the terms and conditions of the grant offered by the Bureau of Outdoor Recreation of the State Department of Environmental Protection were not sufficiently advantageous for the City to pursue the grant given the fact that the City was responsible for 60% of the project cost.

4. Clark Lange then reported on communications he had with James Carlson, City Clerk, regarding the printing of the Thames Street Committee report. Lange reported that;
 - a. Carlson indicated he would not make his office available for typing the report;
 - b. The Mayor had to approve the report before it was printed;
 - c. In order to have the report typed and printed, the City Purchasing Department must first solicit bids.

In discussion, the Committee concluded that the above conditions would make it necessary to submit a handwritten draft of the report to the Mayor for her approval since it was clear that the Committee did not have direct access to the funds appropriated to it by the Council, even for such things

The Committee concluded this discussion with the recognition that its future would largely hinge on two events over which it had no control and a third over which it had much control. These were:

- a. The disposition of the \$100,000 state grant;
 - b. The Tracor Waterfront Access proposal;
 - c. The Committee's Report.
6. The next agenda item concerned the content of the Committee report. Clark noted that he felt it would enhance the readability of the report if a background section was included which summarized the major issues considered by the Committee. He then read excerpts from new sections of the report he had written since the last meeting. The discussion then turned to the problem of the distribution of this, and as yet to be written, text to the rest of the Committee prior to the next meeting when it was hoped that the report could be reviewed for completion.
7. Due to the lateness of the hour, it was voted to adjourn. The meeting adjourned at 9:39 p.m.

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MAY 22 1989

CITY CLERK'S OFFICE
GROTON, CT 06340

**MINUTES OF THE JUNE 15, 1989 MEETING OF
THE THAMES STREET REVITALIZATION ADVISORY COMMITTEE**

Present: Bunkley, Lange, Newbury, Stadtmiller, Guggenheim

1. The Chairman called the 18th meeting of the Committee to order at 7:39 p.m.
2. It was voted (Bunkley, Stadtmiller) to accept the minutes of the previous meeting.
3. Correspondence: The Chairman reported that he had been contacted by letter on June 6, 1989, by Hank Buermeyer who volunteered to type the final report. Lange reported that in subsequent discussions with the Mayor, it was suggested that since the Committee had sufficient funds remaining in its current budget, the Committee simply contract for the job of report typing. Lange noted that he would contact Hank Buermeyer to explore his offer.

Lange then reported that in his contact with the Mayor, it had been revealed that the \$100,000 grant for Thames Street had been secured. However, it also came to light that the City will have to begin implementing the project within 60 days of receipt. It was felt that under these condition, the primary responsibility for implementation would fall to the Council and City Planner.

4. The next item on the agenda concerned a review of the rough draft of the Committee's final report to the City Council. Clark Lange distributed copies to each of the members. Procedurally, the Committee reviewed the report on a page-by-page basis and made many modifications, corrections, and changes. As a consequence of the extent of these changes, the Planner suggested that the SCRPA secretary attempt to type a clean copy for the Committee. There was some discussion on the need for a final meeting to occur before the end of June although no date was set.
5. The meeting adjourned at 11:10 p.m.

RECEIVED

JUN 21 1989

CITY CLERK'S OFFICE
GROTON, CT 06340



THE CITY OF GROTON CONNECTICUT

295 MERIDIAN STREET, P. O. BOX 907

06340

Office of the Mayor

Telephone (203) 441-2103

January 15, 1988

Mr. Clark Lange
80 School St.
Groton, CT. 06340

Dear Mr. Lange:

Thank you for volunteering to serve on the Thames Street Revitalization Committee. The first meeting has been set for Thursday, January 28th, at 7:30 P.M., in the auditorium of the Municipal Building.

The agenda for this meeting will be:

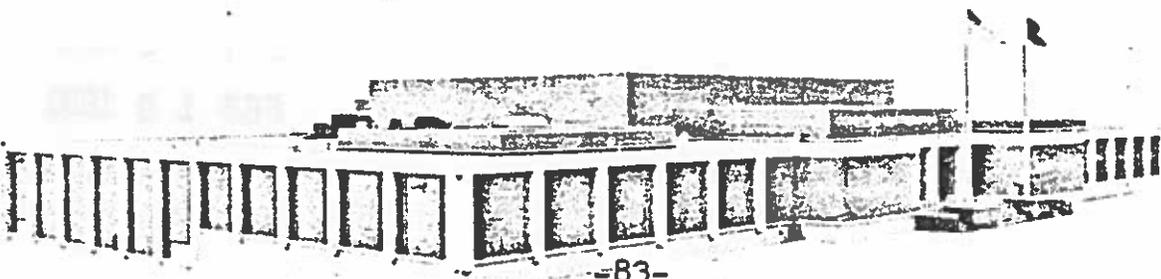
Election of Chairman
Election of Secretary
Set Meeting Schedule
Purpose and Procedures
Other New Business

Please notify clerk's office - 441-2103 - if unable to attend.

Sincerely,

Catheirne J. Kolnaski
Catheirne J. Kolnaski
Mayor

CJK/kmc



FILE COPY

TO: Members of Thames Street Revitalization Advisory Committee
FROM: Archie C. Swindell
DATE: April 13, 1988
SUBJECT: Resignation from TSRAC.

I regret to have to inform my fellow Committee members that it is necessary for me to resign from the Thames Street Revitalization Advisory Committee. I am resuming my education, after all these years, by taking courses related to my work. I will be a part-time student/full-time employee of Pfizer. One course began in January, and the pace will quicken this summer. Realistically, I cannot expect to have the kind of time which participation on the Committee requires, even as an active member, certainly not as chairman.

I sincerely hope the work of TSRAC will continue. We have made a start, we have good people involved, and we have before us many of the issues necessary for a working plan with which to begin to enhance and preserve the unique character of Thames Street. Our neighbors in New London have made their own beginning, and can advise us, as we share many common goals. Your job will continue to be to decide what to recommend to the City Council: a new Development Commission, new charges to existing commissions, etc.

All around us nowadays we have evidence of what happens when unexpected development catches people off-guard. The only way to prevent Thames Street from being eventually "discovered" by a large developer and turned into something we may not like, is for the public-spirited people of this committee to vigorously continue their work. The future of the Thames Street district is at stake: the magnificent vistas of New London harbor, of submarines under construction, and of the Gold Star Bridge; the prospect of a pleasing blend of business and residential within an intimate neighborhood setting; the architectural heritage; Thames Street's own historical significance, plus its proximity to Ft. Griswold and Ft. Trumbull; and access to the open ocean.

I hope you will continue, and that other active members of the community will help when necessary. Please feel free to call on me, and I will do whatever I can to help.

With best wishes,



Archie Swindell



Thames Street Revitalization Advisory Committee (TSRAC)

July 22, 1988

Open Space Land Acquisition Task Force
Town Hall
45 Fort Hill Rd.
Groton, CT 06340

FILE COPY

RE: Acquisition of Scheetz
property, Thames St.
(former Bootlegger Rest.
and parking lot)

Ladies & Gentlemen:

TSRAC was formed January 1988 by direction of the Groton City Council whose purpose is to review past plans and proposals for revitalizing Thames St. and to make recommendations for implementing the viable ideas contained therein, and/or to suggest alternate plans and proposals to this end.

The City Council has suggested that our committee (TSRAC) approach the task force to request the task force consider funding the acquisition of subject property whose purchase price is about \$2,500,000. Acquiring this property is considered to be the most important part of the Thames Street renewal effort in conjunction with other plans to beautify and spruce up existing unsightly areas along its route from Allen Street to the Flasher Memorial.

Subject property is the last available open space which can be preserved for public use and enjoyment of the waterfront along Thames St., and if it is not taken off the open market it will be sold to commercial developers. This beautiful spot with its magnificent view and potential for public enjoyment and relaxation by the City of Groton, Town of Groton and others will be lost forever when commercial interests obtain it.



Thames St. Revitalization Advisory Committee (TSRAC)

July 25, 1988

Mayor of the City of Groton
Members of the City Council

Mr. File
FILE COPY

RE: Acquisition of Scheetz
Property, Thames St.
(former Bootlegger Rest.
and parking lot)

Ladies and Gentlemen:

In accordance with your suggestion that TSRAC forward a letter to the Open Space Land Acquisition Task Force (OSLATF) requesting that it consider funding acquisition of subject property, this was written July 22, 1988, copies of which were prepared for each of you.

By accident I learned OSLATF was meeting July 25. Because it was doubtful our letter would reach OSLATF in time I hand carried our letter to that meeting, accompanied by Horace Newbury, our vice chairman.

OSLATF Chairperson Judith DuFlocq read our letter aloud at the meeting and discussion followed with questions directed to Newbury and me, which we answered (except for one question - we did not know the acreage). We gave a good account of our proposal and the benefits and advantages to the residents of the Town of Groton and the City were a public waterfront park placed on the site. We also emphasized the importance of such a park to the Thames St. renewal effort. Newbury displayed an aerial picture of the area for everyone to see the extent of this property and its relation to other parts of the City.

When I spoke to DuFlocq before the meeting began, she wondered why we (or the City) had not brought up this proposal much earlier. The significance of this comment was made clear later during the meeting when one member mentioned a conversation she had with Frank Scheetz in which he said that he had forwarded a letter to the City Council offering subject property for sale to the city at less than market value, but had received no reply. To this I could only say I was unaware of it.

DuFlocq advised that our request would receive OSLATF consideration and that a general public information meeting would be held by OSLATF on August 1, 1988. TSRAC will be there.

Respectfully,

Clark Lange

Clark Lange
Chairman, TSRAC

JUL 27 1988

DAY-TIMERS
Time-Saver

LETTER
IN REFERENCE TO:

CITY OF GROTON
295 MERIDIAN STREET
GROTON, CONN. 06340

FIRST CLASS MAIL INTER-OFFICE

FOR Chairmen, City of Groton Committees & Commissions
Re: Fiscal Year 1989-90 Budget

HOW TO USE THIS

Time-Saver LETTER TO SAVE TIME.
Type or write your reply in the space below. Then mail the white copy to us and keep the pink copy for your files. You'll save time and effort, and we'll have your answer much faster! Thank you.

MESSAGE

DATE: February 6, 1989

Budgets for FY89-90 are due for review by the Mayor on March 3, 1989. Please submit a list of any expenses you expect to incur, such as postage, envelopes, dues, conferences, reports, etc., to the clerk's office as soon as possible.

FILE COPY

- Al Restivo, B&P
- L.J. Chmura, Con. Comm.
- A. Llewellyn, Eastern Pt. Hist. Dist. Study Cmte.
- T. Clay, Harbor Mngt.
- C. Lange, Thames St. Revit. Adv. Cmte.

James Carlson

BY James Carlson, City Clerk

REPLY

JC/kmc

DATE:

THAMES STREET REVITALIZATION ADVISORY COMMITTEE (TSRAC)

February 23, 1989

Mayor Catherine Kolnaski
City of Groton

Dear Catherine:

During our February 16, 1989 TSRAC meeting the matter of the \$2,500 line item for TSRAC and the \$6,000 line item for "Beautification" were discussed, and it was thought proper that these budget line items might be available for consulting, professional, or street-scape improvements which David Schweid might want to propose and spend (with Council approval) prior to the close of FY 88-89.

I would like to suggest that similar amounts be included in the FY 89-90 City Budget for this purpose in addition to the basic TSRAC budget estimate of \$500 (for TSRAC expenses only) already forwarded to City Clerk Carlson in our letter dated February 22, 1989. All of which would indicate good faith by the City in getting on with the Thames Street revitalization effort.

Sincerely,

Clark Lange
Chairman, TSRAC

cc: David Schweid
Elliot Barnes
Dick Guggenheim
James Carlson



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

3-21-89
7:11
STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

James J. P.
B + P
Bell

To: CHIEF EXECUTIVE OFFICER
From: LESLIE CAROTHERS, COMMISSIONER
Date: MARCH 15, 1989
Subj.: OUTDOOR RECREATION FUNDING APPLICATIONS
1989 GRANT ROUND FUNDING

FILE COPY

In anticipation of additional funding, the Department of Environmental Protection is now receiving formal requests for grant assistance to municipalities for the acquisition and/or development of public outdoor recreation facilities or lands.

It is not expected that there will be any significant amount of federal funding available. Therefore, state participation would be 40% of the total project cost and the municipal share would be 60%.

All projects must comply with Sections 7-131c through k of the General Statutes of Connecticut, as amended, concerning Grant-In-Aid for open space land acquisition or development.

Enclosed you will find a questionnaire which, with the supporting documentation, will enable my Department to evaluate the project proposal without a major expenditure of funds on the part of the municipality.

A municipality should submit individual questionnaires for multi-site projects when the recreation activities and/or the neighborhoods are significantly different.

Please return the completed questionnaire by May 15, 1989.

Staff assistance is available to any municipality and may be requested by contacting:

Land Acquisition and Management
State Office Building, Room 102
165 Capitol Avenue
Hartford, Connecticut 06106
Telephone: 566-2904

RECEIVED

MAR 15 1989

CITY CLERK'S OFFICE
HARTFORD, CT 06340

Thank you for your interest in public outdoor recreation

Leslie Carothers
Leslie Carothers

cc: Municipal Park & Recreation Department, Board or Commission and Conservation Commission (without enclosures)

Phone:

165 Capitol Avenue • Hartford, Connecticut 06106

An Equal Opportunity Employer

THAMES STREET REVITALIZATION ADVISORY COMMITTEE

June 30, 1989

Mayor Catherine Kolnaski
City of Groton
295 Meridian Street
Groton, CT 06340

Dear Mayor Kolnaski:

Herewith is TSC's final report with its recommendations to you and the City Council on what steps might be taken to improve the image and vitality of Thames Street.

Since this report is a public document which probably will be in demand by many of the public and the media, personal background information has not been included therein. I refer to

- a) Chairman's notebook
- b) Audio cassette tapes of TSC meetings from October 1988 to present.

These are yours for the asking should you feel they might aid other groups or individuals involved in pursuing Thames Street's renewal.

May I say for myself and each TSC member, that we have been pleased to serve you, the Council and the City in struggling with this most difficult task.

Respectfully,

Clark Lange

Clark Lange,
Chairman, TSC

THAMES ST. (WEST SIDE-RIVER) NORTH TO SOUTH

STREET NO.	OWNER	USAGE	REMARKS
-	Spicer Fuel Co.	CO	Tracor
-	Spicer Fuel Co.	CO	
-	J. Santacruz	CB	Marina
-		CO	Hewes Sweet Oil
-	Senkow, J. Shore Rd., Groton	RR	
101	Berube, T.W. & H.L. 17 Laurel Crest Dr. Waterford, CT	RR	
107, 107R	DeNoia, Ida 33 Burgess Pl, Groton	CB	Groton Marina
119	Stebbins, E./Burke, L. Elm St., Noank, CT	RR	
125-127	Ager, V.M. 100 Eastwood Dr, Groton	RR	
131	Stadtmitter, W./D. 60 Society Rd, Niantic	RR	
137	Stafford, Amelia	RO	
143-151	Johnson, C. Bluff Rd, Gales Ferry	RR	
155-163 157,159, 161,169, 171	George, P./W. Noank, CT.	CB	Lorelei Restaurant
173	^{Local} Lodge 106 OPEIU, Inc.	CO	
175/7/9	Levesque, A.	CB/RR/RO	
181	Glas, G./C. 90 Wintechog Hill Rd. No. Stonington, CT		
185 189	Zelvin, S. 20 Propect St., Mystic		
193	Budwitz Bosselin, P. 193 Thames St., Groton	CB	Motel/Boatel

THAMES ST. (EAST SIDE) NORTH TO SOUTH

STREET NO.	OWNER	USAGE	REMARKS
18	State of Connecticut		
32-34	A&P Hulsizer		
36	Spicer Ice & Coal		
50-56	Elion Trust 26 Thames St., Groton		
64	Spicer		
72	Missing		
74	Elion Trust		
88-90	Hester, R. 120 Old Norwich Rd., Quaker Hill, CT		
108	Jamison, H. 108 Thames St, Groton		
112-114	Brennan, B.		
116-118	Eaves, S. & M Broad St., Groton		
122	Clark, S.		
128	Richardson, M. 128 Thames St/		
132-132R	Scheller, P. 35 Broad St., Groton		
142-144	Copp Assoc. Smith Nect Rd.		
154-174	Copp, J. et al		
184	Wrenn, M. Missing		
188-190	Thames Men Assoc 71 Granite St., New London, CT		
198	Rowley, K. 198 Thames, ST., Groton		

350 Murphy, G. & E.
P.O. Box 227
Old Mystic, CT

364 G & T Assoc.
P.O. Box 321,
Quaker Hill, CT

368 Harwood, K. Trust
368 Thames St., Groton

380 Sheetz
591 Rt. 12, Groton, CT

390 McLaughlin, F. & L.
P.O. Box 1824
St. Thomas, VI 00801

402-404 Boris T. & S.
664 Pond Meadow Rd.,
Westbrook, CT

420 Burrows, B. & W.
70 Fort Hill Rd.,
Groton, CT

426 Wolfenbarger, A.
426 to Allen St.

USAGE LEGEND

CB - COML-BUSINESS

CO - COML-OFFICE

RR - RESID. RENTAL

ROO - RESID. OWNER OCCUP.

WP REF: 88.9, DOC 26

D. Investment Tax Credits for Rehabilitation

1. Available to private property owners for income-producing bldgs
2. Two-tiered program through National Park Service and IRS
 - a. 20% ITC - historic rehab only for certified historic bldg
 1. Can be residential or commercial income-producing
 2. Must be "substantial" rehab - equal or greater than \$5000 or adjusted basis in property
 3. Plans and rehab must be approved, meet Sec'y/Interior Standards for Rehabilitation
 4. Work closely with CHC on 3-part application
 - b. 10% ITC - buildings 50 years and older
 1. Available for commercial/industrial properties only
 2. Building must be de-certified as non-historic
 3. Rehab work has less review
3. Limited partnerships can be established to get investors
 - a. Primarily used for large rehab projects (\$1 - \$2 million)
 - b. Passive partner has limits on amount of credit which can be used, depending on income-level and other passive investments

II. Private Funding Sources

A. Endangered Properties Fund - Conn Trust for Historic Preservation

1. Short-term low-interest loan for rehab/acquisition
 - a. One to five year loan, flexible interest rate, below prime
2. Property must be on State Register
3. Matching loan on at least 50% basis, maximum loan is \$100,000
4. Preservation restrictions included in package

B. Local Foundations

1. Funds available to non-profit/municipality only
2. Can be used to match other grants/loans for rehab/acquisition

C. Limited partnerships using ITCs are source of private \$

III. \$100,000 Grant for Thames Street development, State Department of Economic Development

