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Brownfields Steering Committee

January 11, 2012

Meeting Notes

A meeting of the CMRPC Brownfields Steering Committee was held on January 11, 2012 at the CMRPC offices. The meeting started at 5:03 PM.

Present: Kristen Garza (Worcester) Adam Burney (Auburn)
Terry Cummings (Oxford) Jeff Schaaf (Hardwick)
Arnold Lanni (Southbridge) Roberta Brien (WBDC)
Shyla Matthews (MassDevelopment)

Staff members present: Ryan Lundergan

Also present: Fuss & O'Neill – David Foss

Program Overview:

Mr. Lundergan provided a review of the CMRPC Brownfields Program to date. Based on the work performed and the proposed tasks in the pipeline, nearly all the Brownfield Grant budget has been “designated for assignment.” To date, the following assessment tasks have been completed:

- Sixteen (16) Phase I ESA's (all complete)
- Three (3) Phase II ESA's (1 complete, 2 on-going)

Minutes: MOTION by Mr. Burney to approve Minutes of the meeting held on November 9, 2011. Seconded by Ms. Garza, the motion carried unanimously.

Review of Work in Progress:

a. Mr. Foss reviewed the **nominations** pending before the Steering Committee.

- Southbridge: The town requested consideration by the Steering Committee for a Phase II ESA of 236 Mechanic Street. After review and discussion, motion by Mr. Schaaf to pursue a Phase II ESA for the site. Seconded by Ms. Brien, the motion carried unanimously. Additionally, after discussion of remaining grant funding allocation, a motion by Mr. Schaaf to conditionally approve the pursuit of a Phase II ESA for this site with the assumption that

all other duties are allowable within parameters of the budget. Seconded by Mr. Burney, the motion carried unanimously.

- Uxbridge: The Town requested consideration by the Steering Committee for a Phase II ESA of the 35 South Main Street site. The purpose of the assessment would be to provide the documentation needed by the town to support the demolition of the building. Ms. Matthews noted that MassDevelopment may have funding for the building material assessment. Ms. Matthews indicated that she would communicate with the CMRPC with respect to this alternative. After review and discussion, motion by Mr. Schaaf to pursue a Phase II ESA for the site. Seconded by Ms. Brien, the motion carried unanimously.
 - Millville – 181 Main Street. – The Town requested consideration by the Steering Committee for site re-use planning assistance for the subject property. Mr. Foss explained that re-use planning and conceptual site design are allowable tasks under within the program. After review and discussion, motion by Mr. Schaaf to submit a request to pursue Re-Use Planning for the site. Seconded by Ms. Brien, the motion carried unanimously.
 - North Brookfield – 185 North Main Street (Town House) – The Town requested consideration by the Steering Committee to provide assistance for follow-up Phase II ESA testing and LSP Services in support of regulatory closure of the site in accordance with the Massachusetts Contingency Plan (MCP). Mr. Foss explained that LSP services and MCP support are allowable tasks under within the program; and that although the CMRPC is the grantee, LSP opinions can be rendered for eligible parties. During discussion, the Committee noted that some costs associated with this work, such as legal fees if required, would be outside the scope of the CMRPC Brownfields Program assistance. After review and discussion, motion by Mr. Schaaf to submit a request to pursue support additional Phase II ESA work and LSP services for the Town of North Brookfield. Seconded by Ms. Brien, the motion carried unanimously.
- b. Mr. Foss reviewed the Phase I ESA's in process/completed.
- Hardwick 307 Main Street – Phase I ESA was completed.
- c. Mr. Foss reviewed the Phase II ESAs in process / completed.
- Brookfield - 15 Post Road - The sampling is complete and a draft Phase II assessment report is expected to be complete by the end of the January.
 - North Brookfield - 185 North Main Street – A limited Phase II has been completed. The summary report was distributed to the Town by CMRPC in December 2011. Discussion of follow-up work is detailed above.

- Northbridge - 2040 Providence Street – The QAPP is being finalized and will be submitted to EPA for review.

d. Mr. Foss reviewed the Public Outreach activities in process. Fuss & O'Neill is preparing press releases for local periodicals for the municipalities with recently completed assessments. The draft press releases will be reviewed by CMRPC prior to publication.

Schedule

The Steering Committee decided it would cancel the meeting in March if no immediate action items are pending. Absent time-sensitive requests, the next meeting is anticipated to be held at 5 pm on May 9, 2012.

MOTION by Mr. Schaaf to adjourn at 6:45pm. Seconded by Mr. Burney, the motion carried unanimously.