



Lawrence B. Adams Executive Director
Community Development
Mary Ellen Blunt Transportation
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Business Manager
Otto R. Lies Commission Chair

Brownfields Steering Committee

May 9, 2012

Meeting Notes

A meeting of the CMRPC Brownfields Steering Committee was held on May 9, 2012 at the CMRPC offices. The meeting started at 5:00 PM.

Present: Paul Morano (Worcester) Adam Burney (Auburn)
Terry Cummings (Oxford) Jerry Minor-Gordon (EPA)
Arnold Lanni (Southbridge) Roberta Brien (WBDC)
Kerry Bowie (MassDEP)

Staff members present: Ryan Lundergan
Lawrence Adams

Also present: Fuss & O'Neill – David Foss
Fuss & O'Neill – John Chambers

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)
- Four (4) Phase II ESA's (1 complete, 3 on-going)
Including LSP support services at one site
- Two (2) Re-Use Planning

CMRPC submitted a \$400,000 Brownfields Grant application. EPA has indicated the next awards will be announced before June 2012.

Minutes: MOTION by Mr. Burney to approve Minutes of the meeting held on January 11, 2011. Seconded by Mr. Cummings the motion carried unanimously.

Review of Work in Progress:

- A. Mr. Foss reviewed the **nominations** pending before the Steering Committee.
- Uxbridge: The Town previously requested consideration by the Steering Committee for a Phase II ESA of the 35 South Main Street site. The purpose of the building material

assessment would be to provide documentation to support the demolition of the building. Mr. Foss is coordinating with the Town to submit an application to MassDevelopment. If funding from MassDevelopment is awarded, Fuss & O'Neill intends to work directly with the Town to conduct that project.

- B. Mr. Foss reviewed the Phase I ESA's in process/completed.
- No Phase I ESA's were pending or in process as of May 2012. Sixteen Phase I ESA's have been completed.
- C. Mr. Foss reviewed the Phase II ESAs in process / completed.
- Brookfield – Finney Property – The Phase II ESA is complete and the report was provided by Fuss & O'Neill on January 30th, 2012.
 - North Brookfield – 185 North Main Street (Town House) – Phase II & LSP Services are anticipated to be complete by July 2012. The Phase II field work is complete and data is pending from the laboratory.
 - Northbridge – 2040 Providence Road – Phase II field work is complete and data review and reporting is in progress. Report date is anticipated for June 2012.
 - Southbridge – 236 Mechanic Street – The Phase II of Lucy's laundry is on-going. Soil Testing and Groundwater sampling is complete. Fuss & O'Neill is awaiting data from the laboratory. Anticipated report date is July 2012.
- D. Mr. Foss reviewed the Re-Use Planning in process/completed.
- Millville – 181 Main Street – Staff from Fuss & O'Neill and CMRPC attended Board of Selectmen and Planning Board meetings on March 19th and April 30th, 2012. Mr. Foss presented Conceptual Layouts, Character Images, Conceptual Reuse Plans, and a Preliminary Concept that is engineered to address current zoning requirements. The Town had positive responses to the Concept Layouts and would like to know next steps. Additionally, Trish Settles, CMRPC staff, conducted a visual preference survey. The report detailing results of the survey is in progress and will be presented to The Town by CMRPC staff upon completion.
 - Brookfield, 15 Post Road – Fuss & O'Neill provided the Town of Brookfield with Engineering Cost Opinions and guidance with respect to remediation activities necessary to facilitate redevelopment planning at the former Finney Property. The Town has requested additional support in its communications with the MassDEP with respect to next steps and a strategy review if the Town were to consider acquisition of the property via tax title.

E. 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. If funding is available after work is complete on the Uxbridge task, Community Meetings will be held in Phase II municipalities.

Schedule

The Steering Committee will hold its next meeting on July 11, 2012. If additional funding is received for the Brownfields Program, the meeting following July 11th is anticipated to be held on September 12, 2012.

MOTION by Mr. Burney to adjourn at 5:50pm. Seconded by Mr Cummings, the motion carried unanimously.