

# FRCOG Regional Brownfields Steering Committee Meeting Notes for March 30, 2016

## **Attendance:**

### Committee Members

Fran Pheeny  
Walter Ramsey  
Caprice Shaw  
Eric Twarog

### Representing

Franklin County Regional Housing & Redevelopment Authority  
Town of Montague  
MassDEP, Western Region Office (via conference phone)  
Town of Greenfield

### Guests

Nancy Milkey  
Bill Lattrell

### Representing

Tighe & Bond, Inc.  
Heath Select Board

### FRCOG Staff

Peggy Sloan  
Jessica Atwood  
Glen Ayers

### Title

Director of Planning & Development  
Senior Economic Development Planner  
Regional Health Agent

## **Meeting Notes:**

### 1. Welcome

P. Sloan called the Brownfields Steering Committee meeting to order at 1:30 p.m. in the 2<sup>nd</sup> Floor Library Conference Room at the John W. Olver Transit Center, 12 Olive St. in Greenfield.

### 2. Report on Environmental Site Assessments conducted under current EPA Grant

N. Milkey reviewed the status of properties being assessed under the current hazardous materials and petroleum substances Brownfield assessment grant. The following are highlights of those reports.

- 34 Riddell Street, Greenfield: The Phase II was finalized and distributed. The two primary issues on the site are low concentrations of VOCs in the soil and groundwater, and an area with lead in the soil, which could possibly be background. Most reuse options for the site would require the building to be demolished. For approximately \$10,000 the site could be closed-out.
- North Sherman Properties, Charlemont: A Phase I was completed for properties for parcels at 394 and 497 Route 8A in Charlemont. Recently, there is interest by the Franklin Land Trust to acquire the northern parcel of 497 Route 8A and adjacent parcels. A new Phase I report is being completed that will include these northern parcels. It will be used as part of an application to EPA Region 1's Targeted Brownfields Assistance program for additional environmental site assessment work.
- 130 Charlemont Road, Buckland: To proceed with assessment of this property under the Petroleum portion of this grant, approval is required by MassDEP. A letter requesting approval was submitted. However, there has been a staff change for the State Brownfields Coordinator. C. Shaw offered to follow up on the status of this request.

- 5 Ledges, Heath: The Phase I was finalized, and recommended a Phase II for the site. B. Lattrell stated that the Town of Heath is considering a tax taking of the site, but is concerned with the site's potential liability. Sloan stated that FRCOG and the Town would typically first approach the property owner to request site access. If the property owner is not willing to grant site access and the Town is concerned about contamination of a drinking water supply, then the Town may be able to get access for an environmental site assessment through the Board of Health before acquiring the site. The Town would have to use their legal counsel to help with this process. From there, a Phase II could be done, pending MassDEP approval and EPA eligibility. She added that the Town would need to own the site to pursue any type of clean-up grant funding.

### 3. Update on other Regional Brownfields sites

Meeting participants reviewed the status other Brownfields sites in the region.

- Ramage Paper Mills, Monroe: G. Ayers reported that Housing Court has allowed the Town of Monroe Board of Health and their agents' access to the Ramage Paper Mill on April 6, 2016. On that day, G. Ayers and Tighe & Bond will go on the site, and samples of materials will be taken for the interior hazardous survey. P. Sloan stated that the Monroe Board of Selectmen is anticipated to sign the site access agreement at their April 4, 2016 meeting. J. Atwood reported that a well-attended meeting of stakeholders was held on March 3, 2016 in the Monroe Town Hall. The meeting included local officials, representatives from state and federal agencies, staff from TransCanada, and other stakeholders, such as people from whitewater rafting companies. TransCanada has offered to potentially contribute grant funding support to the project. P. Sloan reported that a draft scope of work has been created for a Site Reuse Plan that will be forwarded to TransCanada for consideration.
- Martindale Road Property, Bernardston: J. Atwood reported that a site access agreement is being prepared for the Bernardston Select Board. The Town is pursuing tax title taking of the property and seeking a Phase II. J. Atwood noted that the work being conducted at Martindale Road and at Ramage Paper is expected to spend down the remaining hazardous substances portion of the current EPA assessment grant.
- Lunt Silversmith, Greenfield: J. Atwood reported that the Town of Greenfield spent down an \$114,000 Subgrant from the FRCOG Brownfields RLF & Subgrant Program to complete the first phase of the Lunt Silversmith clean-up project. E. Twarog reported that the developer is aiming to open the treatment facility by May 1<sup>st</sup>. He continued that the next step is to address the Mowry building on the site and to condo-ize the site into three units for medical related uses.

J. Atwood gave a PowerPoint presentation to provide updates and photos of past FRCOG Brownfields Program sites.

- 13 East Main Street, Orange: The FRCOG Brownfields Program funded a Phase I for the proposed Dial Self Lot at 13 East Main Street. The lot now provides green space for the adjacent new Orange Teen Housing facility at 15-17 East Main Street. The facility offers ten efficiency apartments with supportive services for youth aged 18-24. The project constructed by FCRHRA and is operated by Dial-Self.

- Putnam Hall, West Main Street, Orange: The FRCOG Brownfields Program funded an interior hazardous survey, a Phase II and also provided a Subgrant to help fund an interior clean-up of the property in 2008. The building was demolished in January 2015. Propose reuse of the site was included in Downtown Orange Riverfront Revitalization Plan created in 2016.
- Fox Fertilizer, 60 Old State Road, Whately: The FRCOG Brownfields Program funded the Phase I in 2005, which recommended a Phase II. Through the Program, outreach to the owner was conducted in August 2010, but they had no interest in pursuing a Phase II. There was a change of site ownership in October 2015. Site reconnaissance by the Building Inspector in March 2016 indicates the structure has been removed and site cleared.
- 26-28, 30 & 34 East Main Street, Millers Falls (Montague): The FRCOG Brownfields Program funded a Phase I and II in 2012. Through the Town's commercial homesteading program led to selecting a private developer in 2015. Construction is underway. The site uses will include commercial storefront and upper floor apartments. In addition, Historic District designation is presently being pursued.

An additional update was provided for:

- Millers Falls IP Plant, Erving: P. Sloan reported that a feasibility study for the site was completed in December. Images from the study's redevelopment scenarios were viewed.

#### 4. Discussion and vote on sites to include in FRCOG Brownfields Program and/or prioritize for assessment

E. Twarog stated that the Greenfield Paper Box Company owns 113 Norwood Street in Greenfield, and has a prospective buyer to reuse the site. They had conducted a Phase I, which determined a Phase II was needed but they did not have the funds to conduct it. The current property owner is not considered a responsible party. The Phase I reported that the property had a history of underground storage tanks on site. There was discussion about the site. Fran Pheeny moved to accept the site into the FRCOG Brownfields Program and prioritize it for Phase II assessment under the petroleum grant, pending MassDEP approval. Walter Ramsey seconded the motion. The motion was UNANIMOUSLY APPROVED, with one abstention by Eric Twarog. N. Milkey stated that she will prepare a letter seeking MassDEP approval.

#### 5. Update on Brownfields Clean-up RLF & Subgrant Program Close-Out.

P. Sloan announced that she had heard from EPA today that the FRCOG Brownfields Clean-up RLF & Subgrant contract was successfully closed out. She stated that the FRCOG is waiting for confirmation that the remaining Program Income from the RLF can be used for future clean-up projects.

W. Ramsey reported that the Town of Montague is seeking funds to abate and do selected demolition of structures at the Strathmore Mill. P. Sloan noted that the FRCOG Brownfields Program cannot exceed a \$200,000 Subgrant amount for a particular site which the Town has already received. However, it may be possible for the Town to apply directly to EPA for additional clean-up funding. J. Atwood noted that there are resources available to help with EPA

grant writing that she can share with the Town. N. Milkey also suggested the Town contact MassDevelopment to see what other resources were available.

6. Other Business and Adjourn.

The next meeting date was proposed for Wednesday, May 11, 2016 at 1:30 pm.

The meeting was adjourned at 2:24 pm.