

FRCOG Regional Brownfields Steering Committee  
Meeting Notes for November 16, 2016

**Attendance:**

Committee Members

Bill Ahlemeyer  
Ann Darling  
Caprice Shaw  
Bryan Smith  
Eric Twarog  
Walter Ramsey

Representing

Greenfield Cooperative Bank  
Community Action of Franklin, Hampshire and North Quabbin  
MassDEP, Western Region Office  
Town of Erving, Town Administrator  
Town of Greenfield, Planning Department  
Town of Montague, Planning Department

Guests

Nancy Milkey  
Erika LaForme  
Cyndi Pawloski

Representing

Tighe & Bond, Inc.  
Greenfield resident  
MassDEP, Western Region Office

FRCOG Staff

Peggy Sloan  
Jessica Atwood  
Glen Ayers

Title

Director of Planning & Development  
Economic Development Program Manager  
Regional Health Agent

**Meeting Notes:**

1. Welcome & Round of Introductions

P. Sloan called the Brownfields Steering Committee meeting to order at 1:00 p.m. in the 2<sup>nd</sup> Floor Library Conference Room at the John W. Olver Transit Center, 12 Olive St. in Greenfield. A round of introductions followed.

2. Updates on Regional Brownfields Sites

Committee members and N. Milkey reviewed the status of properties being assessed under the current EPA assessment grant as well as other sites in the FRCOG Regional Brownfields Program. The following are highlights of those updates.

- Ramage Paper Mill – Wood Structure, Monroe: Milkey reported that Tighe & Bond has completed the draft Analysis of Brownfields Clean-up Alternatives (ABCA), which is a required document for use of funds from the FRCOG Brownfields Clean-up RLF & Subgrant program. On November 14, the Town held a public hearing to review the draft ABCA and a public information session on the project. After the hearing and information session, the Town held a Special Town Meeting, which approved the taking of the wood structure parcel by eminent domain. With the site in municipal ownership, the Town was eligible to accept the Subgrant for clean-up of the wood structure as well as a grant from the Executive Office of Energy & Environmental Affairs grant to fund the demolition of the building and construction of a public park on the site. J. Atwood presented a PowerPoint that reviewed the project components, activities taken to date, funding secured for the project, and initial conceptual designs for the park.

- Millers Falls IP Papermill, Ervingside (Erving): P. Sloan reported that the Town of Erving is applying for an EPA clean-up grant to fund the remediation of hazardous building materials in the mill complex. Milkey noted that the Town has procured the services of Tighe & Bond to create a draft ABCA for the clean-up project. Sloan explained that a feasibility study for the site identified some redevelopment scenarios. The Town is further exploring scenarios that may keep 1-2 buildings for rehabilitation, or may clear the site to create a small industrial park. Sloan noted that the Town has received inquiries from local businesses about prospective use of the site, pending clean-up and available space.
- Strathmore Mill, Tuners Falls (Montague): W. Ramsey reported that the Town of Montague will apply for an EPA clean-up grant for Building #11 of the Strathmore Mill complex. The Town has committed up to \$350,000 for clean-up. He continued that selected demolition of complex building is anticipated. He also reported that he is working presently with a UMASS studio group on a Historic Canal District reuse vision. The final presentation will be completed in December and used to solicit further support for the project.
- Dubois Site, Tuners Falls (Montague): W. Ramsey reported that the Dubois site has been redeveloped into a municipal parking lot with 24 spaces using funds from a MassWorks grant. The parking will help with redevelopment efforts in the Historic Canal District.
- 5 Ledges Road, Heath: J. Atwood stated that the site has been determined eligible by the EPA and MassDEP for use of FRCOG petro assessment funds. For a Phase II to proceed, site access has to be secured. The site is vacant and has multiple family member owners, one of whom is difficult to get in touch with. The Town filed a tax title proceeding, but has not acquired the site yet.
- 3 Ledges Road, Heath: J. Atwood reported that the Town of Heath would also like the adjacent property at 3 Ledges Road included in the FRCOG Regional Brownfields Program. The site is in private ownership and occupied. The site has an RTN and is in the MassDEP system. The site would need to be determined eligible by the EPA and MassDEP for use of FRCOG petro assessment funds. C. Shaw reported that in the past the property owner had filed a financial inability form with MassDEP, which has since expired. If the form is renewed by the property owner, it could help determine the site's eligibility for assessment. Communication with the Town Board of Health and the property owner will continue to see if this form can be resubmitted to MassDEP.

3. Discussion and Vote to include the following site into the FRCOG Regional Brownfields Program: 106 Hope Street, Greenfield.

J. Atwood distributed copies of a letter of request from the Mayor of Greenfield to assess the Wells Tool Company at 106 Hope Street. E. Twarog asked that the FRCOG Brownfields Steering Committee hold off on conducting assessment activities at this time, until further information is known about the project. He explained that the property owner is looking to sell the property, and that given the past industrial uses on the site, a Phase I for hazardous substances is needed. There was discussion.

Bill Ahlemeyer MOVED to accept 106 Hope Street in Greenfield into the FRCOG Regional Brownfields Program. Walter Ramsey SECONDED the motion. The motion passed UNANIMOUSLY with one ABSTENTION by Eric Twarog.

4. Discussion of available funding and vote to prioritize site(s) for hazardous substances and/or petroleum assessment.

It was estimated that there are sufficient funds remaining in the EPA hazardous substances assessment grant to complete one Phase I ESA. There was a review and discussion of sites in the FRCOG Regional Brownfields Program that need assessment using hazardous substances funds.

P. Sloan explained that it was recommended the Town of Monroe have an updated Phase I ESA completed for the Ramage Paper Mill – Wood Structure parcel, once the clean-up and demolition projects are complete.

J. Atwood reported that two sites require Phase II assessment. She continued that the Town of Charlemont has requested the EPA Region 1 Technical Brownfields Assistance to do a Phase II for the North Sherman properties. J. Byrne stated that this request will be considered by the EPA Region 1 office in Spring 2017. Atwood reported that the Friends of Wissatinnewag site in Greenfield has also been recommended for a Phase II. The site owner was not been responsive to earlier inquiries about pursuing a Phase II.

B. Smith reported that as park construction is underway at the Usher Mill, underground storage tanks were confirmed on the site. He continued that there had been a concern this would be an issue and further assessment might be needed, but fortunately this is not the case. The tanks will be removed next week.

There was discussion about projects recommended for assessment, the amount of funds available, and the criteria used to prioritize brownfields projects. Walter Ramsey MOVED to prioritize 106 Hope Street in Greenfield for a Phase I assessment using EPA hazardous substances funding, and if that site does not proceed, then the Ramage Paper Mill – Wood Structure in Monroe will proceed with a Phase I assessment using EPA hazardous substances funding. Bill Ahlemeyer SECONDED the motion. The motion passed UNANIMOUSLY with one ABSTENTION by Eric Twarog.

5. Review FRCOG application for EPA Assessment Grant.

P. Sloan stated that the FRCOG is preparing its application to the EPA for a \$200,000 hazardous substances assessment grant. If awarded, these funds could be used on the FRCOG Regional Brownfields Program waiting list of sites recommended for assessment. Letters of commitment from key community partners will be sought for inclusion in the grant application package. The application is due on December 22, 2016.

6. Other business not reasonably anticipated 48 hours in advance, and adjourn.

Brief updates were provided about other sites in the FRCOG Regional Brownfields Program.

- Usher Mill site, Erving: A state PARC grant was awarded to the Town of Erving and is being used with municipal funds to construct a riverside park at the site.

- Former HAPCO site, Greenfield: It was announced that the Town of Greenfield was awarded a MassWorks grant to help fund a downtown parking structure at the former HAPCO site and Olive Street parking lot.

The next meeting date was proposed for Wednesday, February 8, 2017 at 1:30 p.m.

The meeting was adjourned at 1:40 p.m.