

# FRCOG Regional Brownfields Steering Committee Meeting Notes for September 14, 2016

## Attendance:

### Committee Members

Bill Ahlemeyer  
AJ Bresciano  
Eric Twarog  
Caprice Shaw

### Representing

Greenfield Cooperative Bank  
Greenfield Savings Bank  
Town of Greenfield, Planning Department  
MassDEP, Western Region Office

### Guests

Nancy Milkey  
Erika LaForme

### Representing

Tighe & Bond, Inc.  
Greenfield resident

### FRCOG Staff

Peggy Sloan  
Jessica Atwood

### Title

Director of Planning & Development  
Economic Development Program Manager

## Meeting Notes:

### 1. Welcome & Round of Introductions

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.

- Martindale Road Property, Bernardston: The Phase II ESA field work was completed over the summer and the report has been drafted. Jim Byrne and the Town are presently reviewing the report. Once their feedback is received it will be finalized.
- 130 Charlemont Road, Buckland: The Phase I ESA report was finalized. Vehicle debris and soil staining were visible on site. A Phase II is recommended. Due to the “liable or viable” clause, the site was not considered eligible to pursue a Phase II under this Program. Tighe & Bond was approached by the owner, Fannie Mae, and their local realtor to do a Phase II ESA for the site, independent of the FRCOG program.
- Greenfield Paper Box Company/113 Norwood Street, Greenfield: J. Atwood reported that the site is owned by the Greenfield Paper Box Company and leased to Jim’s Tree Service. The tree service company would like to purchase the property. A Phase I was completed by the owner, which recommended a Phase II due to historical records that underground storage tanks had been on the site and removed. A ground penetrating radar survey was recommended to confirm that there are no tanks on the site. The site was approved at our March meeting, pending an eligibility determination by EPA and MassDEP because the site to be assessed would use petroleum funds. After review and considerable discussion, the site was not considered eligible because it did not pass the “liable or viable” test.

This means that there was a previous owner still in existence that could be considered liable or viable for the contamination. In this case, since Greenfield Paper Box Company is still in operation, and the responsible party, New England Telephone/Verizon, is still in operation, they are considered “viable” and thus the property was determined not to be eligible for federal funds. The owner has been notified of this situation.

### 3. Update on other Regional Brownfields sites

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

- Lunt Silversmith site, Greenfield: J. Atwood stated that the addiction treatment facility at the former Lunt Silversmith site is up and running. There have been some discussions between MassDEP and the Town of Greenfield regarding indoor air quality and some contamination remaining on the site. E. Twarog stated that air testing was conducted after the treatment facility moved into the site. The results exceeded allowances and air retesting will be done once the HVAC system is adjusted. Additional testing is being done to find any potential source in the basement. The developer is funding this work. The remaining building, the Mowry building, will likely need a basement barrier.
- Strathmore Mill, Tuners Falls (Montague): J. Atwood stated that since the last meeting, Montague Town Meeting approved over \$385K for asbestos removal. The Town also intends on pursuing an EPA clean-up grant. In March, a private developer’s proposal was accepted by the Town to create condos in one of the buildings. A MassWorks award is funding the creation of a parking lot between the canal and downtown, which would provide much needed parking for any future uses at the mill. This is the former Sweeney Ford/Dubois property, a former Brownfield site, that has been home to the youth sculpture park. A missing piece for the Strathmore Mill redevelopment project is funding to improve the pedestrian bridge and utilities. Funding from the State is presently being used to assess the bridge and come up with options. At the same time, a UMASS graduate studio will be coming up with concepts and recommendations for the for the historic canal district revitalization.
- East Main Street properties, Millers Falls (Montague): J. Atwood reported that Walter Ramsey is not here because there is a grand opening event happening at 2:00 p.m. today to celebrate the opening of the Millers Falls Laundry Company. Through an RFP process, Obear Construction acquired these sites and has renovated four buildings for mixed use. There is the laundry, the construction company’s offices, and eight residential units so far. The Powers Block is still under construction.
- Millers Falls IP Papermill, Ervingside (Erving): P. Sloan reported that the FRCOG is working with the Town to explore reuse options for the site. Some local businesses have expressed interest in locating to the site. Tighe & Bond is being hired by the Town to do a more detailed reuse plan that includes an option that keeps historic Building 2 and another option that would clear the site and create a small industrial park. From the Town’s experience with the Usher Mill site, they know that a clean-up sooner rather than later could save money in the long run. The Town plans on pursuing an EPA clean-up grant.

- Usher Mill site, Erving: P. Sloan reported that a groundbreaking ceremony was held for the new Riverside Park on the site. A State PARC grant was awarded to the Town, which with the Town's own funds, will pay for construction of the park.
- 5 Ledges Road, Heath: J. Atwood reported that the EPA and MassDEP have confirmed eligibility for a Phase II on the site. The site was approved at the last Brownfields meeting for a Phase II pending site access by Town. The timetable for site access is to be determined.
- 3 Ledges Road, Heath: J. Atwood reported that she recently heard from the Heath Board of Health. Under the petroleum assessment grant, a Phase I for 5 Ledges Road was completed which recommended a Phase II. The Town would also like an assessment of the neighboring site at 3 Ledges Road, using the petroleum assessment funding. The site has an RTN by MassDEP. There was discussion about the work conducted by MassDEP on the site in the past and the possible sources of contamination, including the 5 Ledges Road. The Board of Selectmen sent a letter via email to FRCOG today to make this request. J. Atwood distributed the letter to Committee members. After discussion, A.J. Bresciano moved to accept 3 Ledges Road in Heath into the FRCOG Brownfields Program and to have a Phase I conducted, pending program eligibility approval by MassDEP and EPA. Eric Twarog seconded the motion. The motion was UNANIMOUSLY APPROVED.

#### 4. Discussion and vote on FRCOG Brownfield Clean-up RLF & Subgrant application for a Subgrant to clean-up the wood structure of the Ramage Paper Mill in Monroe.

The Town of Monroe's application package for a subgrant award from the Brownfield Clean-up RLF & Subgrant program was distributed to Committee members via email on August 29, 2016. P. Sloan explained that the application is seeking up to \$100,000 of Subgrant funding to clean-up hazardous materials from the wood structure of the former Ramage Paper Mill. She continued that while this EPA contract has been closed out, there are Program Income funds remaining due to the repayment of outstanding loans. A Hazardous Building Materials Assessment conducted earlier in the year identified contaminants including asbestos and other hazardous materials. The estimated cost for design, clean-up and demolition is \$260,000. Subgrant funds can only be used for eligible activities related to engineering and clean-up, not for demolition. The site is still in private ownership, but the Town is pursuing an eminent domain process to acquire the site.

A.J. Bresciano asked how much of the Program Income would be spent down if this request was awarded. P. Sloan responded that this request would use nearly all of the Program Income. She continued that once funds were spent down, FRCOG could seek to reapply for another RLF & Subgrant award from the EPA. Eric Twarog moved to approve a Subgrant award of up to \$100,000 to the Town of Monroe, pending the Town's successful acquisition of the site. A.J. Bresciano seconded the motion. The motion was UNANIMOUSLY APPROVED.

There was discussion about the brick structure and possible reuses for the site. P. Sloan stated that the Town is exploring its current needs and possible resources.

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

J. Atwood reported that the FRCOG would like to apply for another EPA hazardous substances assessment grant. The application package and guidelines are anticipated to be released soon. Eric Twarog moved to support the FRCOG applying for an EPA hazardous substances assessment award in the upcoming grant round. A.J. Bresciano seconded the motion. The motion was UNANIMOUSLY APPROVED.

The next meeting date was proposed for Wednesday, November 16, 2016 at 1:00 p.m.

The meeting was adjourned at 2:20 p.m.