

# FRCOG Regional Brownfields Steering Committee Meeting Notes for June 1, 2016

## **Attendance:**

### Committee Members

AJ Bresciano  
Jim Byrne  
Fran Pheeny  
Caprice Shaw

### Representing

Greenfield Savings Bank  
EPA New England (via telephone)  
Franklin County Regional Housing & Redevelopment Authority  
MassDEP, Western Region Office

### Guests

Nancy Milkey

### Representing

Tighe & Bond, Inc.

### 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.

### 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.

- North Sherman Properties, Charlemont: A Phase I Environmental Site Assessment (ESA) was completed for parcels at 394 and 497 Route 8A in Charlemont. A new Phase I ESA was conducted for 497 Route 8A and adjacent parcels. The report has been finalized and is presently being copied. A Phase II ESA is recommended as a conclusion. The Franklin Land Trust has expressed interest in these North Sherman parcels. The Town of Charlemont submitted an application for Targeted Brownfields Assessment (TBA) assistance from EPA New England to conduct a Phase II. J. Byrne noted that the application does not need to be updated to reflect the newly completed Phase I ESA but a copy of the new Phase I needs to be forwarded. J. Byrne added that the first round of funding for TBA has been obligated but the EPA expects more funds in the Fall.
- 130 Charlemont Road, Buckland: A Phase I ESA draft was completed and is presently being reviewed. The Phase I found some staining and debris, and recommends a Phase II ESA.
- Martindale Road Property, Bernardston: The QAPP was recently approved by EPA New England and the site access agreement has been signed. N. Milkey will contact the Town to inform them of QAPP approval and next steps.

- Greenfield Paper Box Company/113 Norwood Street, Greenfield: It was reported that the MassDEP approval letter for a Phase II was received by EPA. However, it was noted that an amendment to the MassDEP letter was needed by EPA. The liability and viability of the past owner (i.e. not Greenfield Paper Box Company) needs to be determined. J. Byrne offered to send copies of sample letters for reference. Upon approval of the MassDEP letter, a QAPP needs to be submitted to EPA and a site access agreement signed.
- Ramage Paper Mills, Monroe: On April 6, 2016, Tighe & Bond conducted an assessment of the site as authorized by the Housing Court order. Some contamination was found in building materials. Tighe & Bond reported an estimated cost of \$260,000 to abate and demolish the wood portion of the building. Due to the contamination found, brownfields funding, such as the remaining FRCOG Brownfields Clean-up RLF Subgrant funds, could be used to abate the contamination as part of the demolition. There was discussion about possible scenarios for using this funding since there is insufficient Brownfield clean-up funds. J. Byrne noted that the Town has to own the property to access the RLF Subgrant funding. N. Milkey noted that MassDevelopment funding would likely require municipal ownership as well. J. Byrne also noted that RLF Subgrant funding could be used to create a conceptual reuse design for the site. Next steps were discussed that included: create a conceptual reuse design, develop an invitation for bids (IFB) for both the abatement and the demolition, and determine how to separate out the area containing the wood portion of the building from the larger mill complex parcel. G. Ayers stated that the Town will need to issue an order to demolish to the property owner, and then ask Housing Court to enforce the order. A meeting with Donna MacNicol, the Town of Monroe's legal counsel, with G. Ayers, P. Sloan, J. Atwood and municipal officials will be scheduled to discuss next steps. An overview of the concurrent activities being undertaken and issues to be addressed will be prepared by FRCOG.

### 3. Update on other Regional Brownfields sites

J. Atwood stated that W. Ramsey of the Town of Montague was not able to participate in the meeting, but shared an email with site updates provided by W. Ramsey.

- Former Strathmore Mill, Turners Falls (Montague): On June 27, 2016, Montague Town Meeting will vote on a debt exclusion to provide funding to abate the interior asbestos and hazardous containing materials on the entire complex. The Town is currently conducting a selective demolition assessment and cost estimate.
- Off of Turnpike Road, Turners Falls (Montague): Town Meeting authorized an advanced schematic design and geotech for a proposed new DPW facility on Sandy Lane. The Phase I ESA for the proposed Turnpike Road Industrial Park and the current DPW lot helped inform the Town's decision to reuse a portion of the former landfill site. The Town will vote on funding for the new DPW facility in the Fall.

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

J. Atwood reported that there are two sites proposed for a Phase II ESA using the petroleum grant funds. They are 5 Ledges Road in Heath and 130 Charlemont Road in Buckland. N. Milkey reported that the Phase I for 5 Ledges Road recommends a Phase II. The Heath Board of

Selectmen met on May 31, 2016 and determined that the town does not want to acquire the site but would like to have a Phase II conducted. The Select Board is willing to work with the Board of Health and Housing Court to gain site access. The Brownfields Steering Committee reviewed the criteria for accepting and prioritizing sites. Discussion followed. AJ Bresciano moved to prioritize the 5 Ledges Road in Heath site for Phase II petroleum funding, and then 130 Charlemont Road in Buckland. Fran Pheeny seconded the motion. The motion was UNANIMOUSLY APPROVED. G. Ayers stated that he would follow up with the Heath Board of Health and J. Atwood would follow up with the Town Coordinator to let the Heath Select Board know.

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

P. Sloan noted that the current hazardous materials assessment funding will be spent down soon. J. Byrne suggested that the FRCOG apply for another hazardous materials assessment grant in the Fall. The Brownfield Steering Committee supported applying for another grant.

J. Atwood reported that the EPA has recently released a document titled “Setting the Stage for Leveraging Resources for Brownfields Revitalization.” She offered to forward this document via email to Brownfields Steering Committee members.

The next meeting date was proposed for Wednesday, September 7, 2016 at 1:30 p.m.

The meeting was adjourned at 2:23 p.m.