

SOUTHWEST REGION PLANNING COMMISSION
BROWNFIELDS ADVISORY COMMITTEE
MINUTES
June 25, 2009

Present: Bill Prokop, Chairman, Town of Antrim; Rodney Bartlett, Town of Peterborough; Jack Dugan, Monadnock Economic Development Corporation; Beth Fox, Town of Swanzey; Bob Harcke, Town of Westmoreland; Al Merrifield, Town of Sullivan; Ralph Wentworth, Town of Troy.

Staff: Tim Murphy, Executive Director; Becky Baldwin, Office Manager; J. B. Mack, Senior Planner.

Guests: Mike McCluskey, NH Department of Environmental Services; Gary Lynn, NH Department of Environmental Services; Don Kirkland and Mike Asselin of GZA; Carol Ogilvie, Town of Peterborough; Rhett Lamb, City of Keene; Gary O'Neil, The Paper Services Limited Mill Complex.

I. Welcome & Introductions

Chairman Prokop called the meeting to order at 12:05 p.m. and introductions were made.

II. Minutes of March 17, 2009

The minutes of March 17, 2009 were approved as submitted by unanimous vote.

III. Update on Clean up Grant Awards for Elite Laundry Site, Jaffrey

Staff member J.B. Mack reported that the Town of Jaffrey was recently awarded a \$600,000 clean up grant by the Environmental Protection Agency for the Elite Laundry site. He noted that the SWRPC Brownfields Program had provided approximately \$20,000 in funds to conduct four Phase I environmental assessments and three hazardous materials building surveys on the site which contributed to making the town eligible to apply for the grant. Chairman Prokop asked if the grant funds would pass through our program and J.B. Mack responded that it would go directly to the Town of Jaffrey.

IV. Update on Environmental Assessment for Former Armory Site, Peterborough

a) Summary of Town of Peterborough's plans for site: Carol Ogilvie provided Committee members with a copy of the report prepared by the Evans Flats Steering Committee that was presented at Town Meeting. She summarized that the Steering Committee took into consideration the events surrounding the December ice storm and suggested the best use of the property would be to utilize it as a community center. Not wanting to place a burden on the tax payers, it was proposed that the facility be used for senior lunch distributions to begin with other potential uses being explored in the future. Ralph Wentworth asked what public opinion was and

Carol Ogilvie responded that two public hearings were held with approximately 25 people attending to express their desire that nothing be done to the building. She added that when the report was presented at Town Meeting there were no objections.

b) Request for work change order: Don Kirkland from the environmental consulting firm of GZA reported that his firm recommends conducting a second set of sampling at the Armory site, using a filtered system. He explained that the first set of samples were taken in the middle of the winter using a quick method to accommodate the town's time schedule and the second set is needed to confirm the results. J.B. Mack noted that a work change order would be necessary to conduct the second set of tests and would amount to an additional cost of \$4,008. Mike Asselin of GZA noted that EPA had recommended against filtering the first set of samples. Al Merrifield asked if EPA is in favor of filtering now and Gary Lynn offered to contact EPA to let them know that DES concurs with the additional sampling and the proposed method.

Rodney Bartlett noted that PSNH sent a cleanup crew to the site in response to the Town's concern over possible diesel and hydraulic oil spills while they were using the property following the December ice storm. He offered to share the report with committee members.

Motion: To approve the work change order for additional groundwater sampling at the former Armory site in Peterborough.

Motion by Beth Fox, seconded by Bob Harcke. Approved by unanimous vote with Rodney Bartlett abstaining.

c) Status of repair of fuel line: Don Kirkland of GZA reported that their firm along with their drilling subcontractor will absorb the cost of the repairs that need to be made to the fuel line at the Armory site. In addition they plan to conform to new NH DES piping standards that will increase the repair cost from approximately \$4,000 to \$10,000. Once the new plan has been approved by DES it will take 30-60 days to complete the repairs. Gary Lynn offered to do what he could to speed along the State's approval of the plan. Tim Murphy commended GZA for stepping up to have the repairs comply with the new State standards and absorb the added cost as well.

V. New Site Nominations

a) 30-50 Recycle Way, Winchester, NH: J.B. Mack introduced Gary O'Neil who is the owner of The Paper Services Limited Mill Complex located on 30-50 Recycle Way in Winchester, NH. He added that this site has been nominated by the Town of Winchester's Revitalization Economic Development Commission for inclusion in our Brownfields Program. Mr. O'Neil provided a brief history of his property noting that it was devastated by the floods of 2006. He stated that he would like to rebuild the property that is located in the Commercial/Industrial zone and although it is not currently an allowed use he would like to see it used for housing. Mr. O'Neil added that the property is in an area that the town has targeted for revitalization and is near hiking and biking trails. Mr. O'Neil is requesting that the Brownfields Program provide funding for six Phase I Assessments and Hazardous Building Materials Assessments for the site which may have possible asbestos and petroleum contamination. Al Merrifield asked if the property is in a designated Flood Plain and if any of the buildings on the property will be removed. Mr. O'Neil responded that the property never flooded in the past and only did in 2006 due to negligence on the part of the dam owner. He added that he does not believe the buildings are in the flood plain. Gary Lynn asked if there is any wastewater treatment on the property and if Mr. O'Neil has worked with someone like Southwestern Community Services (SCS) regarding converting the buildings into housing. Mr. O'Neil explained when the property operated as a mill it was designated one of the cleanest paper mills in the State. He

added that he has had preliminary discussions with representatives of the US Department of Housing and Urban Development but is unable to go any further until a Phase I Assessment has been conducted. Bob Härke noted that if a Phase I Assessment lead to a Phase II Assessment then responsible parties would be involved. Mr. O'Neil explained that he is addressing that issue in a law suit he has against the dam owners that he feels caused the damage to his property. He added that he personally is bankrupt and unable to put any more into the property. Ralph Wentworth questioned who would be involved in redeveloping the property. J.B. Mack noted that the Winchester Revitalization Economic Development Commission is interested in the property and if CDBG funds became available the Town of Winchester may need to support the project. He added that the Winchester Board of Selectmen has written a letter of support that was included in the agenda packet. Al Merrifield suggested that rezoning the property be considered prior to a Remedial Action Plan being created. Chairman Prokop asked if the Town would be willing to proceed with a Phase II Assessment if we were to conduct a Phase I Assessment at this time. Mike McCluskey noted that even if the Town didn't go any further than a Phase I the information that would be gathered would provide valuable information for future development. Gary Lynn added that leaving the structures in their current state will add to further deterioration and possible vandalism. J.B. Mack thanked Mr. O'Neil for attending and noted the Committee would be discussing the nomination later on in the meeting.

b) 560 Main Street, Keene, NH: J.B. Mack noted that the property is located at 560 Main Street rather than 360 Main as it was printed on the agenda. He introduced Rhett Lamb, Director of the City of Keene Planning Department who provided members with copies of the nomination form and a map showing the property location. Mr. Lamb explained that the 8 acre parcel that is being nominated is part of a 20 acre parcel that was the former site of the Keene Public Works Department. The City has owned the site since 1876 and it has been used in the past for storage of Public Works materials, snow removal, salt storage, disposal of liquid materials, and as an open burning solid waste disposal area. The City plans to retain the 2+/- acres that was used for liquid disposal but would like to get the remainder of the property back on the tax rolls. Mr. Lamb noted that the City is applying for a Phase I Assessment through the Brownfields Program but would plan to do any cleanup internally. Gary Lynn noted that they will most likely need a Phase II Assessment as well. Al Merrifield asked if we could do a Phase II without doing a Phase I and Mike McCluskey explained that EPA would have to be involved in that kind of a decision. Al Merrifield suggested we get a proposal from our consultants for conducting both Phase I and Phase II Assessments on this property at the same time since we already know a Phase II will be needed. Mr. Lamb offered to provide a more detailed map that better depicts the exact location of the eight acres that are being nominated. J.B. Mack thanked Mr. Lamb for attending and noted the Committee would be discussing the nomination later on in the meeting.

Nomination Discussion:

30-50 Recycle Way, Winchester, NH: Jack Dugan questioned if an organization such as SCS would be interested in developing the property and expressed concern about the possibility that it might be in the flood plain. Tim Murphy noted that the Board of Selectmen provided a letter in support of the nomination. Al Merrifield pointed out that a Phase I Assessment would be necessary if there is any future hope to redevelop this property. J.B. Mack questioned if either of the Assessments could be paid for by the Brownfields Petroleum Fund. Gary Lynn noted the Phase I Assessment for the mill site could come from Petroleum Funds and the waste water parcel could be paid for from Mixed Hazards Funds. Chairman Prokop questioned how many parcels would be tested and Tim Murphy responded that the nomination was for all six parcels that comprise the site. Gary Lynn explained that by proceeding with six individual parcels any future funding would be able to be distributed accordingly.

Motion: To accept the nomination for 30-50 Recycle Way as proposed by the Town of Winchester Revitalization Economic Development Commission and have our environmental consultants provide a proposal to conduct six Phase I Assessments and Hazardous Building Materials Assessments on the property.

Motion by Al Merrifield, seconded by Ralph Wentworth. Approved by unanimous vote.

560 Main Street, Keene, NH: Chairman Prokop recused himself from any discussion on this nomination. Rodney Bartlett suggested that we obtain any additional information the City might have on this property to pass on to our consultants to assist them in providing us with proposals.

Motion: To accept the nomination for 560 Main Street as proposed by the City of Keene and have our environmental consultants provide a proposal to conduct a Phase I Assessment on the property.

Motion by Jack Dugan, seconded by Al Merrifield. Approved by unanimous vote with Chairman Prokop abstaining.

VI. Other Matters

No other matters were noted.

VII. Next Meeting

The next meeting of the Brownfields Advisory Committee will be at the call of the Chair.

VIII. Adjourn

Meeting adjourned at 1:25 p.m.

Respectfully Submitted,

Rebecca I. Baldwin
Office Manager