

SOUTHWEST REGION PLANNING COMMISSION
BROWNFIELDS ADVISORY COMMITTEE
MINUTES
December 15, 2009

Present: Bill Prokop, Chairman, Town of Antrim; Dorianne Almann, Town of Hinsdale; Rodney Bartlett, Town of Peterborough; Dick Berry, City of Keene; Jack Dugan, Monadnock Economic Development Corporation; Beth Fox, Town of Swanzey; John Gomarlo, Town of Winchester; Ralph Wentworth, Town of Troy.

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

Guests: Jennifer Marts, NH Department of Environmental Services; Carol Ogilvie, Town of Peterborough; Rhett Lamb and Thomas Mullins, City of Keene; Steve Dyer, Ransom Environmental Consultants, Inc.; and Tom Biolsi, TRC Environmental Corp.

I. Welcome & Introductions

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

II. Minutes of October 21, 2009

The minutes of October 21, 2009 were approved as submitted by unanimous vote.

III. Phase I Environmental Site Assessment Presentations and Q&A

a. Paper Services Limited Mill Complex, Winchester

Steve Dyer from Ransom Environmental Consultants, Inc. presented the results of their Phase I Environmental Site Assessment (ESA) that was conducted at the Paper Services Limited Mill Complex in Winchester. Mr. Dyer reported that the Phase I ESA was conducted on a 1½ acres parcel that included three primary buildings. He added that the mill itself ceased operations following the flood of 2005. He reported that the property has several environmental issues including storage barrels, a 20,000 gallon above ground fuel oil storage tank, oil staining on the building walls, a 2,000 gallon storage tank used by a former filling station that was located on the property, and asbestos issues related to the buildings heating systems. Chairman Prokop asked if there was any possible contamination from the lagoons on the site. Mr. Dyer explained that the lagoons were not a part of the Phase I ESA but would be considered if a Phase II ESA were conducted. Ransom Environmental Consultants, Inc. recommends doing a Phase II ESA that would include soil samples, monitoring wells, borings, and locating two storage tanks that are not accounted for according to paperwork received from DES. John Gomarlo asked if there was any concern over mercury in the window glazings and Mr. Dyer noted that this would be investigated during a Phase II ESA as well as lead paint and asbestos. Jennifer Marts explained the DES funding that is available to remove non-contaminated storage tanks and offered to find out if this property would be eligible. John Gomarlo noted that Clark University conducted a study suggesting possible uses for the

property and the Town of Winchester would be interested in the results of a Phase II ESA regarding the level of contamination and how it relates to future development of the site. Tim Murphy asked if Mr. Dyer could give an estimate as to the cost of conducting the Phase II ESA on this property and he responded that it would be between \$30,000 - \$40,000 for sampling and lab analysis.

b. 560 Main Street, Keene

Tom Biolsi from TRC Environmental Corp. presented the results of their Phase I ESA that was conducted on the 560 Main Street property in Keene. He noted that the property has been owned by the City of Keene since the 1800's and from the early 1900's to 1950 it was used as a landfill. Contamination was found in several areas on the property and Mr. Biolsi noted that a Phase II ESA should be conducted to further identify the cause. He added that numerous 55 gallon drums were found on the property that should be analyzed and disposed of as well as possible soil removal where the drums have leaked. He also suggested taking groundwater samples to identify any vapor or gas intrusion. Rhett Lamb explained that the majority of the drums were used for garbage collection at the annual Pumpkin Festival and are simply stored on the property. Dick Berry noted that a couple years ago SEA did a lot of work on the site and questioned if the landfill was ever officially closed. Mr. Biolsi noted that it was never capped. Chairman Prokop asked for an estimate to conduct the Phase II ESA and Mr. Biolsi said that due to the size of the property it would be approximately \$30,000 to \$40,000. He added that the cost would also depend upon what portion of the property the City plans to use for future development.

IV. Scope of Work Presentation and Q&A: Cheshire County Courthouse

Tom Biolsi from TRC Environmental Corp. reviewed his firms proposed scope of work to conduct a Phase I ESA for the Cheshire County Courthouse property located at 12 Court Street in Keene. He noted that the scope of work also includes a request on behalf of the County to investigate geotechnical information relating to the site based on records that might be available from the construction of the National Grange Mutual Insurance Company which is located across the street. Tim Murphy asked what the timeframe would be for completing the Phase I ESA and Mr. Biolsi responded that three weeks is the typical turnaround time.

V. Discussion of Phase I ESAs and Scope of Work (Items III & IV)

Paper Services Limited Mill Complex, Winchester: J.B. Mack reported that staff has conducted some research on the potential redevelopment of this site. He noted that HUD prefers to avoid becoming involved in an active brownfields site and that a local CAP agency has no interest in developing the site at this time. Committee members questioned if they should proceed with a Phase II ESA if the Town or a developer don't have plans for the site. Tim Murphy pointed out that the information contained in a Phase II ESA might encourage someone to step forward with a development proposal. Chairman Prokop suggested asking the Town to provide a general plan for the property before proceeding with a Phase II ESA. Chris Lombard noted that the NJ Institute of Technology has a grant through EPA and they might be able to assist the Town in conducting a charrette regarding future use and development of the property.

Motion: To defer action on a Phase II ESA for the Paper Services Limited Mill Complex in Winchester until stronger redevelopment plans are presented for the property.

Motion by Beth Fox, seconded by Ralph Wentworth. Approved by unanimous vote.

Staff was asked to contact both town officials and the owner to advise them of the Committee's position and concerns regarding this property.

560 Main Street, Keene: Rhett Lamb noted that the City of Keene plans to actively pursue the clean up of this site as well as its future development. J.B. Mack pointed out that the eight acre parcel needs to be

more clearly defined prior to proceeding with a Phase II ESA. Rhett Lamb noted that it will be the portion of the property located the closest to Main Street and offered to provide a more detailed description for the Committee.

Motion: To proceed with obtaining a scope of work and cost estimate for a Phase II ESA for the 560 Main Street property in Keene pending a more detailed description of the acreage involved.

Motion by Dick Berry, seconded by John Gomarlo. Approved by unanimous vote.

Cheshire County Courthouse: Rodney Bartlett noted that it would be nice to be able to utilize the geotechnical information referenced in the presentation regarding this property.

Motion: To approve the scope of work and cost estimate proposed by TRC to conduct a Phase I ESA at the property adjacent to the Cheshire County Courthouse at 12 Court Street in Keene.

Motion by Beth Fox, seconded by Dick Berry. Approved by unanimous vote.

VI. Other Matters

a. Technical Assistance for Brownfields (TAB) Program

Eric Smith reported that staff has been working with a representative from the Technical Assistance for Brownfields Program to identify potential brownfields sites located in communities that have not previously participated in our program.

b. National Brownfields Conference Update

J.B. Mack provided Committee members with an update on the National Brownfields Conference that he and Eric Smith recently attended in New Orleans. At the conference they received information on the Pheonix Award and suggested the Committee might want to consider nominating the Railroad Property in Keene as a potential recipient.

Motion: To nominate the Railroad Property in Keene for the Pheonix Award.

Motion by Beth Fox, seconded by Dick Berry. Approved by unanimous vote.

c. Site Updates

J.B. Mack reported that staff is currently reviewing potential brownfields sites in Spofford, Walpole and Antrim for possible inclusion in our Brownfields Program

d. Other

Rodney Bartlett noted that the Town of Peterborough is in the process of negotiating a Quit Claim Deed for the former National Guard Armory property. He further advised the Committee that the firm of GZA GeoEnvironmental has not yet approved a bid to replace the oil tank line that was damaged at the site during a Phase II ESA last winter.

VII. Next Meeting

It was agreed that the next meeting of the Brownfields Advisory Committee will be at the call of the Chairman.

VIII. Adjourn

Meeting adjourned at 1:45 p.m.

Respectfully Submitted,

Rebecca I. Baldwin
Office Manager