

Belding-Corticelli Improvement Committee (BCIC)
Friday, December 11, 2015 – 9:00AM
Merrill Seney Community Room
Thompson Town Hall
REGULAR MEETING

MINUTES

PRESENT: J. Blanchette, Chairman
S. Lewis
R. Faucher, Jr.
N. O'Leary
B. Davis

ALSO PRESENT: S. Donohoe, Property Owner Liaison
K. Beausoleil, First Selectman, Ex-Officio Member
M. A. Chinatti, Director of Planning & Development
W. Bugden, CME Associates
R. Morin

1. CALL TO ORDER – Chairman Blanchette called the meeting to order at 9AM. A quorum was present.

2. APPROVAL OF MINUTES

a. November 5, 2015 Special Meeting

(M/S/C Davis/Lewis) to approve the minutes as presented.
Carried unanimously.

3. COMMITTEE BUSINESS

a. Update re 630 Riverside Drive Brownfield Grant Work - Wayne Bugden, CME Associates, Inc.

W. Bugden provided an update on the project, and discussed the Phase II/Phase III proposed budget/work plan with members. He stated, in response to M. A. Chinatti's comparison document and questions received via email, the proposed Ph. II/Ph. III differs from the budget submitted with the proposal document due to the fact that the RFQ/RFP requested specifically a Phase II budget. He noted that what the RFQ/RFP language requested was actually a Phase II and a Phase III ESA. He also noted that the Phase II/Phase III budget quote included errors, which will be corrected. He then explained those discrepancies. In addition, he agreed to separate out Project Management and Attendance at Meetings, currently listed as one line item/one price. He also noted that

testing/sampling line items were "worst case scenario" and it was his hope that those numbers were overestimated.

He distributed a marked up map showing AOCs (areas of concern) and talked about geophysical surveying of those areas. He stated his thought that there's been a lot of contamination based on what CME has seen from the surveys, but noted that the six (6) days allotted for surveying is an over-estimate. He noted the firm has already been out there one day and got a lot of information. He stated good news is that AOC #9, as shown on the map mark-up, revealed not much when they went over it with GPR (ground penetrating radar), and that no evidence was seen that there are a lot of drums dumped out there, so that will save a lot of money for someone re-developing the site. He stated the firm has done a lot of work on old drum dumps, and they aren't seeing that for this site.

He noted the firm only bills for work done, and not what was quoted. Re test pit pricing, he stated the firm had previously used a company called AES as its subcontractor, which had recently merged with another company, and AES initially wanted to change the pricing it had previously quoted and then said they didn't have time to get out to the site. He stated CME is now working with R&R (landscaping and tank removal company), that R&R had been out to look at the site and quoted what they think it will cost.

He noted that CME will forward tracking matrixes every week so this Committee can follow where CME is in the project.

M. A. Chinatti asked for clarification from First Selectman Beausoleil regarding the BCIC Charge, which states that any invoice over \$10,000 must be approved by the Board of Selectmen, and asked if, the Board of Selectmen approval of the \$200,000 total cost means that there is no need to go back to the Board for approval of project invoices in excess of \$10,000 each time. He confirmed that to be correct.

In response to B. Davis' question as to whether a running cost total could be part of the weekly matrix updates, W. Bugden stated that CME does billing on a monthly basis. He stated he could include estimates in the weekly updates.

He stated that the projected cost estimate will be corrected as discussed at this meeting.

Chairman Blanchette stated, with that being said, with minor revisions to the proposed project budget as discussed, and

forwarding of those revisions to M. A. Chinatti, CME could then move forward with its work.

(M/S/C Davis/Lewis) to give CME the go ahead to proceed with the project. Motion carried unanimously.

S. Donohoe noted that it's important to check what's across the river, but not to dwell on it because it's not going to be developed in the future. He stated he is in 100% agreement to do some testing, but doing a lot of testing in that area would be a waste.

W. Bugden stated there are a couple of things going on – future development and contamination site closure, and noted that the property is part of the Transfer Act, which states that if there is contamination it must be dealt with. He stated the regulations have been revised to allow better ways to deal with such areas, that you “don't have to study something to death” but can't not examine those spots. He stated that, overall, all areas need to be addressed under the Transfer Act, but that recently DEEP has been of the opinion if an area is to be capped there would be no DEEP investigation of that area.

Chairman Blanchette noted that the above discussion, basically, addressed the Citizen Comments section of the agenda, and that items listed under Correspondence had already been discussed.

She continued, noting that M. A. Chinatti had emailed copies of the Phase I Report, and that a second public informational meeting agenda item would be included on the 1-19-16 Board of Selectmen agenda, with the hope that more people would attend.

First Selectman Beausoleil confirmed that the meeting will be held in the Seney Room, and that he will put W. Bugden on right after Minutes. He stated he would also arrange that, should the crowd be large, noting the Seney Room capacity is 83 persons, the meeting can be moved to the Library.

4. CORRESPONDENCE

- a. 630 Riverside Drive Phase I Environmental Site Assessment Report
- b. Projected Budget/Work Plan – Phase II/III Environmental Site Assessment

5. CITIZEN COMMENTS

Addressed earlier in the agenda.

6. MUNICIPAL DEPARTMENTS – UPDATES

M. A. Chinatti provided an update on projects undertaken by the UCONN School of Engineering students – Blain Road Footbridge, Boat Ramp on the former “Stovepipe Shop” property, water/sewer connection from Rt. 12/down the unimproved portion of Plum Rd./directional bore under the French River and P&W RR tracks/to the Reardon Rd. industrial park, and the Rt. 395/Rt. 193 Interchange project.

7. ADJOURNMENT

(M/S/C Davis/O’Leary) to adjourn at 9:27AM. Carried unanimously.

Respectfully Submitted,
M. A. Chinatti, Director of Planning & Development