BELDING CORTICELLI IMPROVEMENT COMMITTEE
March 11, 2013 Regular Meeting

MINUTES

PRESENT: J. Blanchette, Chairman
B. Davis
J. Hall
N.O'Leary

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

ABSEMT" S. Lewis

1. CALL TO ORDER

Chairman Blanchette called the meeting to order at 9AM.

2. APPROVAL OF MINUTES
   a. December 11, 2015 Special Meeting

(M/S/C O'Leary/Hall) to approve the minutes as presented. Carried unanimously.

Chairman Blanchette asked for a motion to modify the agenda to put Item 4 – Correspondence, to after Item 5 – Citizen Comments.

(M/S/C Davis/O'Leary) to modify the agenda as suggested by Chairman Blanchette. Carried unanimously.

3. COMMITTEE BUSINESS
   a. Preliminary Discussion – Possible remediation actions/redevelopment scenarios

Wayne Bugden, CME Associates, presented CME's preliminary Phase II and Phase III findings for the site.

Mr. Bugden began the presentation by saying that the project is the best he's ever been involved with regarding public involvement. He continued, stating that the formal report has not yet been completed and some investigation is still ongoing. He stated that the next phase is the Remedial Action Plan, and that he is looking for everyone to weigh in on the pros/cons/etc. He stated that there is a lot more information for CME

to go over, and that he would go over the status and detail of what they (CME) found.

He discussed buildings on the property, and what had previously gone on in terms of uses. He stated the focus of the investigation was on 12 acres, as opposed to the entire site, because that is the area that was most used.

Mr. Bugden gave a powerpoint presentation as part of the discussion, which is not included with these minutes as it is purely preliminary in nature and he did not want it to be misinterpreted as final.

He noted that the goal of the project is to provide a roadmap to redevelopment of the site, noting that Phase I of the project was completed in November. He then discussed clean-up strategies and the different kinds of criteria for clean up, depending on proposed use, and discussed preliminary testing results. He stated there were no "big surprises", there were a lot of empty drums on the site which had been cleaned up as opposed to being buried. He continued, stating that all Areas of Concern (AOCs) were identified in Phase I of the project, that no additional AOCs were found during the Phase II investigation, and that soil contamination is present in most AOCs. He noted that contamination does not appear worse than was anticipated, doesn't appear to exceed clean-up standards, and most of it appears to be in areas nearest the French River.

He then reviewed the individual AOCs, and noted that an Environmental Land Use Restriction (ELUR) would be necessary for AOCs 2 – 4 to address soils nearest the French River.

He noted that AOC 5 contained no contamination evidence, so there is no further investigation recommended.

Re AOC 6 (former Building #5 – R&D building), he stated there is a small volume of oil-contaminated fill materials; he also noted that soil contamination exceeds clean-up standards but that the soil can likely be left behind using an ELUR. He stated it is not advisable to dig it up since the contamination is immobile and digging could compromise the integrity of the arches that go underneath Blain Road. He continued, stating that residual soil contamination is not a significant source of contamination.

He stated, re AOC 7, no evidence of contamination was found and, therefore, no further investigation is recommended.

Re AOC 8, the former coal storage area, he stated that clean up is recommended if the area is subjected to future active use and, if not, an

ELUR could be placed on the area, and he noted that groundwater remedy is not needed.

AOC 9 is the area, he stated, that DEEP reported as a drum dumping area. He stated CME went through the area "with a fine tooth comb" and found no buried drums, so the drum dump concern was laid to rest. He stated a couple of additional monitoring wells will be installed.

Re AOC 10 (former Building #11, storehouse/storage), he stated there was no evidence of significant contamination and no further investigation is required.

Re AOC 11 (former waste house), he noted soil/groundwater impacts consistent with pollutants found in fill materials along the side nearest the railroad siding; he stated it is possible to address this with an ELUR, and that no evidence of contamination was due to the waste house.

He stated, re AOCs 12A – 12D, that the area was previously cleaned up and it appears it was effective; he noted it appears whoever did the work did get most of the contaminants, and that no further investigation is recommended. He did note, however, that PCBs may remain in the river sediment.

Re AOC 13 (former carpentry/machine shop), he stated there is soil contamination from metal waste. He stated likely clean up to remove visible wastes, and possibly soils beneath also, noting that, though clean-up will be required, it will not be hard to accomplish clean-up/haul away.

AOC 14, he stated, has soil impacts throughout and is a prime candidate for an ELUR.

He stated that AOC 15 (French River) sediments have not yet been tested, noting that samples could be taken this spring and documented in a separate report; he noted this will have to be detailed within one way or another since the property is in the Property Transfer Program. He noted he would like to do testing as little as necessary to get some rudimentary answers, noting this will be done as part of the project but he will separate it out from the Phase I, II and III reports because it makes more sense.

He stated that lead tested pretty much throughout the site, that the Malcom Pirne report was reviewed, that it (lead) doesn't leach very much, some areas are above standard and that some of those areas will need to be addressed but the manner is dependent on the reuse. He noted the Redevelopment Plan will note its presence and said ELUR(s) could be used, that it could be left if under a parking lot, but that it would have to be dug up if the use would be for community garden, etc. noted the "hottest"

areas will be next to the River so there should be an ELUR placed in those areas, even though it's very spread out. He noted most areas are not difficult to address.

He then discussed work left to do on the project, noting Phase II/III should be finished up, with a report provided, in about five (5) weeks (by the end of April).

He then reviewed what will be provided in the summary of overall findings/remediation strategies/important factors for redevelopment. He noted that any area(s) that ended up being capped must also have an ELUR. He noted CME will also provide volume calculations for debris remaining on the site, as those were topo'd when the site survey was done.

5. CITIZEN COMMENTS

R. Morin asked if Joe Flynn was ever interviewed, to which W. Bugden responded that CME tried to contact him but was not able to get ahold of him. He (Bugden) noted CME did have a list of people to interview.

R. Morin stated, "putting on the hat as a community person" it's a little discomforting to hear there is more testing/more phases; he noted the good news is it's moving forward, but the bad thing is the Town has been working on this for the past 10 – 15 years and nothing's happened/can't' promise the community that anything will happen there, in the main corridor coming through town. He stated he is very frustrated to hear "here's the report but we're gonna do more testing", and stated it sounds like it should be said that "never gonna do anything with it and if you don't like it, move."

Chairman Blanchette stated that, from a procedural standpoint, this is Citizens Comments and she encouraged R. Morin to come to the next public informational meeting.

W. Bugden stated he "totally gets" the frustration, but noted that his firm was under contract in November and that it hasn't been that long and they're going to be done with the Phase III work. He stated these things often take years to complete and, oftentimes, no resolution is evident. He stated the additional testing he was talking about will be done as part of this grant, and based on the mere fact that the Town has received State financial support (DECD putting ore money into brownfield work), and DEEP support, and a lot of other people that used to be obstructionists that now are saying "I want to be part of a successful project." If there's an opportunity to get them to think outside the box and not be caught up in those regulations, this is it. He stated it's been very frustrating for everybody, but it's getting better now. He

continued, noting a lot of what CME did with this project is eliminate the fears of the unknown on the site.

J. Rice asked if the final report will itemize on a map the areas of ELURS, to which W. Bugden stated that would be done. He (Bugden) stated there will be two (2) reports provided – the Phase III/III Report, and the Remedial Action/Redevelopment Plan, and that the map would be included, with a caveat that what is shown is not the only option, but that those options will be the way for interested parties to "get where they want to be; he noted potentially feasible options will also be defined.

S. Donohoe, Property Owner Liaison to this Committee, asked, re some of the AOCs, if ground water monitoring would be moving forward after the ELUR, and can the existing monitoring wells be used for that monitoring going forward, to which W. Bugden responded that they could. S. Donohoe continued, stating the expense moving forward would be the monitoring, the sampling, and more wells if necessary, to which W. Bugden responded that is correct. S. Donohoe asked, re moving forward, when W. Bugden mentioned possible ground water monitoring may be required, it would be pre-existing wells and cost would be for the sampling, to which W. Bugden responded that CME has "nailed down" where contamination is and should have enough wells to do adequate sampling. W. Bugden continued, noting he has never worked on a site where at least one of the areas didn't turn out to be worse than anticipated, and that results from this site have been "great". S. Donohoe then asked if the final reports could include required testing, type(s), frequency(ies) and how many years testing would be required, as that would add to the cost for a potential purchaser.

J. Rice noted that well testing done for the oil spill at the school, with two clean reports sent to the State, satisfied the State; he noted that things are moving in the right direction re this site.

S. Donohoe stated he had "a bunch of people" look at the site for hydro, with some interest, but it was very small. He stated that there has been a lot of interest in solar, and that the owner has "a ton of interest" in solar.

4. CORRESPONDENCE - **NONE**

6. MUNICIPAL DEPARTMENTS – UPDATES - **NONE**

7. ADJOURNMENT

(M/S/C Hall/O'Leary) to adjourn at 11:10AM. Carried unanimously.

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