

SPECIAL MEETING

Belding-Corticelli Improvement Committee (BCIC)
Friday, May 27, 2016 – 9:00AM
Merrill Seney Community Room
Thompson Town Hall

MINUTES

PRESENT: J. Blanchette, Chairman
R. Faucher
N. O'Leary
J. Hall
B. Davis (arrived at 9:05AM)

ABSENT: S. Lewis

ALSO PRESENT: M. A. Chinatti, Director of Planning & Development
S. Donohoe, Property Owner Liaison
W. Bugden, CME Associates, Inc.
K. Beausoleil, First Selectman (arrived at 10:10AM)

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1. CALL TO ORDER

Chairman Blanchette called the meeting to order at 9:02AM

2. APPROVAL OF MINUTES

a. March 11, 2016 Regular Meeting

(M/S/C Faucher/O'Leary) approve the minutes with the following corrections: ABSENT" s/b ABSENT: R. Faucher was not present at the March 11, 2016 meeting. **Carried/R. Faucher abstained.**

(M/S/C Faucher/Hall) to move item #4 CORRESPONDENCE to after item #5 CITIZEN COMMENTS. **Carried unanimously.**

3. COMMITTEE BUSINESS

a. Wayne Bugden – CME Associates – Presentation of *Draft* Final Report

Chairman Blanchette stated that the draft report was forwarded to members, which W. Bugden will go over. She stated W. Bugden

gave a really nice overview in March, and that the Committee will be scheduling another public meeting to discuss the findings. She stated the Committee is interested in W. Bugden briefly reviewing the findings, leaving enough time for a dialogue.

W. Bugden stated this is the best project he'd ever been involved with in terms of public involvement. He stated he did not anticipate much of a "presentation" since he went over things in detail at the March meeting. He provided highlights of areas that don't need further work, and that there is still some investigation ongoing so the report is not yet in its final form, and clean-up alternatives are currently being worked through.

He described work done to date, and work remaining to be done, before the Remedial Action Plan (RAP) can be prepared.

B. Davis stated he would like also to see the overview map and highlight on that everything that's changed since the Committee last met to discuss.

W. Bugden discussed photos showing some of the areas studied. He stated the plans presented show most areas of concern, and that those areas are mostly concentrated close to the river, with a few little outlying locations. He stated nothing was found in those outlying locations. He stated the northwest corner of the property is where the areas of concern were, noting that CME investigated all Areas of Concern (AOCs). He then detailed that investigation.

He stated most contamination is right at or just above the water table (which is +/- 6' down). He then discussed the monitoring wells that had been previously installed and CME was able to locate, and the new monitoring wells CME installed.

He noted that the area out by Blain Rd., where the R&D building used to be, is where formaldehyde was found (AoC #6); he noted most of the former building was built over the tailrace, and that, under the slab, there is a bunch of fill soils which are mostly contaminated with petroleum and associated compounds. He noted that the chemicals don't leach much at all, and if it does leach it will go into the River and not into the groundwater.

He stated the area of the old Coal House, adjacent to the old rail spur, is AoC #8, which is where DEEP designated a drum storage area; however, CME could not find evidence of that drum dump. He noted that trace amounts of chemicals were found, previously documented in the Pirne report, but that CME presumed the area

was cleaned up and that only one test pit revealed a little residue. He noted all of AoC #8 is covered in a layer of coal ash, the depth of which varies from a couple of inches to about a foot or two. He noted that coal ash issue is not just limited to the Coal House portion of the site.

He stated CME investigated the fill in the area of Building #11 (AoC's #10 and #11) on the west parcel. He stated very little was found and it was determined that area needed no further investigation.

Re the island, AoC's #13 and #14, which is approximately 1/3 acre in area, the area was very heavily used, and a lot of ash was found basically everywhere on the island, mixed with the dirt. He stated that there is a fairly high lead concentrations and PAH compounds everywhere, but that minimal PCBs were found, noting that only one location had very low concentrations.

Chairman Blanchette asked if CME would be developing a chart of future monitor scheduling requirements, and what the schedule would be, so future developers would have an idea of the cost. W. Bugden stated the RAP and the Redevelopment Plan will lay all of that out. He stated groundwater monitoring will be directed by the development alternative selected, and the associated remediation alternatives associated with that selection.

He stated the site is remarkably clean, containing mostly constituents that don't migrate. He stated that DEEP requirements have been reduced a lot in the recent past, that it may be possible to only do four seasons of monitoring, and he thought groundwater is not going to be a driver going forward.

He stated in the Boiler House area oil concentrations are so high, and that if any associated compounds did migrate they would migrate to the River. He noted that if you don't touch the soils in that area the migration would be very low.

He noted the biggest remediation concerns he has are the island and the tailrace channel, as the contaminants go right up against the edge. He stated that material cannot be removed unless the retaining wall is removed as well, and that removing the retaining wall would be removing an historic structure; he noted the process would cost millions of dollars and there is no need to do that. He stated one would only want to dig up what one could do practically. He further stated DEEP should be involved early on. He noted the most practical ways to deal with AoC's 2, 3, 4 and the island would

be to put an Environmental Land Use Restriction (ELUR) on those AoCs, and an ELUR and direct exposure cap on the island. He stated that would address the issues. He stated he would like to get DEEP involved and find out their concerns. He also stated he would want to put an ELUR on AoC #6, and the AoC 2,3 and 4 recommendation is to take up what you can, without disturbing the soil, and bring in clean fill.

He stated that he would like to, for the RAP, get a layout of each AoC "what needs to happen/here are the options" and then, from an implementation standpoint, would like to vet it through DEEP – possibly invite Bill Warzecha, and possibly Morris Hamel to, sooner rather than later, to go over the documents and possibly visit the site. He stated he would like to have himself and DEEP present for the discussion if the Committee is amenable to that; the Committee indicated it is amenable. He stated he really wants to deal with the issue of the structural integrity of the structures around the island and the tailrace.

The Committee then discussed/agreed to cancel the June meeting, as it was doubtful there would be anything new to discuss within the next two weeks. The Committee also agreed that it would hold the July 8 Regular Meeting as scheduled, and possibly invite DEEP to attend.

- b. Scheduling of Special Meeting – Final Report Public Informational Meeting – **Committee consensus to schedule the Special Meeting/Public Informational Meeting at a later date.**

- 4. CORRESPONDENCE – **Moved to after item #5 CITIZEN COMMENTS.**
- 5. CITIZEN COMMENTS - **NONE**
- 4. CORRESPONDENCE - **NONE**
- 6. MUNICIPAL DEPARTMENTS – UPDATES - **NONE**
- 7. ADJOURNMENT

(M/S/C Hall/Davis) to adjourn at 10:35AM. Carried Unanimously.

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