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Executive Director

**Draft Meeting Minutes
Berkshire Brownfield Committee Meeting
May 8, 2014**

Committee Members Present: Jack Hickey (JH); CJ Hoss (CH); Nate Joyner (NJ); Chris Rembold (CR); Nat Karns (NK); Ken Walto (KW); Jim Byrne (JB) and Caprice Shaw (CS).

Others Present: Sean Calnan (SC), MassDevelopment; Tom Biolsi (TB), TRC and Melissa Provencher (MP), BRPC.

Committee Members Not Present: Donna Cesan (DC); John Olander (JO); Steve Sears (SS); Mike Nuvaille (MN) and Marilyn Hansen (MH)

Call to Order

Chair Hickey called the meeting to order at 10:02 a.m.

1. Approval of Minutes

The minutes of the March 20, 2014 meeting were approved by a motion made by CR, seconded by JB.

2. Site Selection, Ranking & Prioritization

TB updated the Committee on 50 Commercial Street, Adams. TB explained that TRC is initiating the Phase I and that the Phase I had been delayed because of access issues that resulted when the owner had a death in the family. The access agreement is now signed and the Phase I can proceed.

MP and TB updated the Committee on the Adams Memorial School Site. MP explained that a new scope and budget has been provided with a budget increase from \$16,300 to \$19,600. The primary reason behind the budget increase is that the original budget, which was prepared more than a year ago, was prepared for the Town and did not include activities required when utilizing EPA funds. EPA funding requires a QAPP and additional samples, activities, etc. related to quality assurance. The QAPP makes up \$2,500 of the \$3,300 increase. JB moved to approve an increase of \$3,300 for the site. The motion was seconded by KW. The motion passed unanimously.

3. Determination of Future Site Assessment Work

MP updated the Committee on Reid Cleaners, Great Barrington. Prior work was conducted on behalf of a prospective buyer. The value of the resulting report, sampling, etc. has been reported to be \$30,000. DEP has confirmed that the LSP that conducted the work is reputable. However, the prospective buyer owns the report and is not willing to give it to DEP or the Committee. The prospective buyer did indicate to DEP a willingness to sell the report at a reduced price. The Committee agreed that it is not appropriate to use grant funds to buy a report. JB will try to speak to the prospective buyer and attempt to convince him to reconsider.

The Committee discussed the possibility of conducting work at this site through MassDevelopment. The project has high economic development potential, which is a good fit with MassDevelopment's mission. SC confirmed that the Town of Great Barrington could request grant funding for assessment work through MassDevelopment. In

addition, it would maximize funding to priority sites and spread EPA funding further. NK moved to advance the site through MassDevelopment before committing EPA funds through the Berkshire Brownfields Program. CR seconded and the motion passed unanimously.

MP, JB, CS, CH, NJ and TB updated the Committee on 35 Federal Street (former Stetson Cleaners). A meeting was held at DEP's office to discuss the site. DEP explained that the City of Pittsfield could take the site in tax title and be protected from liability by not being considered an "owner/operator". The City would be expected to protect the public from imminent hazards, not spread contamination, and work to dispose of the site. If the City took ownership in any other way or intended to retain ownership of the site, they would become an "owner/operator" and would not receive any liability protection. DEP further explained that an investigation could be conducted without the City becoming an "owner/operator". An investigation would ideally include source investigation to determine if the original source of contamination at the site is continuing to contribute to off-site contamination. A groundwater plume migration evaluation should be conducted to investigate probable migration pathways (e.g., via City sewer lines and/or fractures in bedrock) and a sensitive receptor evaluation should be conducted to evaluate potential vapor impacts to sensitive receptors, including the public library and the public high school.

JB offered to investigate the possibility of conducting a portion of the work directly through EPA.

NK moved to authorize TRC to prepare a QAPP and develop a scope for source evaluation. JB seconded and the motion passed unanimously.

4. Revolving Loan Fund

MP updated the Committee on RLF sites. The CDC of South Berkshire has contacted BRPC and expressed an interest in \$200,000 - \$300,000 in grant funds to cover cost overruns for the remediation at the New England Log Homes Site. JB explained that a maximum of \$200,000 can be granted to a site and that since the site has been awarded a grant/forgivable loan through the RLF it would not be eligible for a grant of that size. MP explained that the total pool of funding available for hazardous sites under RLF is approximately \$250,000 and that approximately \$92,000 is available to grant. JB suggested that a meeting be arranged with the CDC, EPA, MassDevelopment and BRPC to discuss the project and next steps.

No updates on the Pittsfield Dewey Ave Parcels or 25 School Street in Lee.

MP anticipates potential RLF applications for the Old Stone Mill Site in Adams and 7 Hoosac Street in Adams. Work needed at 7 Hoosac Street in Adams includes remedial action planning and further delineation of contamination. This work is eligible under both the assessment program and the RLF. Since the assessment funds are limited, the RLF is being considered as a possible grant to the Town, which plans to have an easement on the site.

5. Other - Next Meeting

The next meeting was scheduled for Thursday June 19th at 10AM.

Materials & Exhibits

- Berkshire Brownfields Committee May 8, 2014 Agenda
- March 20, 2014 Berkshire Brownfields Committee Meeting Minutes
- Brownfields Assessment Program Proposed Budget
- Reid Dry Cleaners Phase II Scope & Budget
- 35 Federal Street, Pittsfield (Stetson Dry Cleaners) Phase II Scope
- Adams Memorial School Hazardous Building Materials Survey Scope & Budget
- Brownfields Revolving Loan Fund Budget

Minutes Prepared by Melissa Provencher