



Meeting Minutes Berkshire Brownfield Committee Meeting September 12, 2024

Committee Members Present: Jim Byrne (JB); Chris Rembold (CR); Nate Joyner (NJ); Coby Tarjick (CT); Janko Tomasic (JT); and Malcolm Fick (MF).

Others Present: Abigail Dobies (AD), EPA; Rich Griffin (RG), MassDevelopment; Tom Biolsi (TB) and Nicole Hudson (NH), Roux; and Melissa Provencher (MP), BRPC.

1. Call to Order & Open Meeting Law Statement

MP called the meeting to order at 2:00 pm and read the Open Meeting Law Statement.

2. Roll Call of Berkshire Brownfields Committee Members Attending the Meeting

MP conducted a roll call of Berkshire Brownfields Committee members.

3. Vote to Approve Minutes of the Berkshire Brownfields Committee Meeting of July 8, 2024

CR made a motion to approve the minutes of the Berkshire Brownfields Committee Meeting of July 8, 2024. JB seconded the motion. A roll call vote was conducted, and the minutes were approved unanimously.

4. Discussion and Vote to Approve Sites for Environmental Site Assessments

Former Tannery/Blackinton Mill, North Adams

TB explained that the Blackinton Mill is adjacent to a vacant lot which was the site of the former tannery. The work currently proposed is primarily to support construction of an at grade parking lot at the Blackington Mill. Part of the scope of work also includes MCP compliance activities.

The City of North Adams hired the Waterfield Design Group to help with flood mitigation measures near the Blackington Mill site. Part of Waterfield Design Group's scope is to design and construct an at grade parking lot. There are environmental concerns since part of the parking lot is located on the site of the former tannery. The City has requested assistance from BRPC's program to address these environmental concerns. Roux has prepared a scope with four tasks. One task is required; however, whether the other three tasks will be required depends upon whether the construction of the parking lot encounters contaminated soil. The goal is not to disturb contaminated soil since it is more costly and would trigger compliance with the MCP and managing the soil appropriately. The baseline cost of \$10,200 in the proposed scope assumes that the parking lot can be constructed without disturbing contaminated soil, which is the intention. The proposed scope also includes preparing a Tier Classification Extension on behalf of the City, who is the owner of the site, and preparing an IRA completion report. If a Release Abatement Measure (RAM) Plan is needed to manage soils, it cannot be done with an open IRA. There is an open IRA that needs to be closed out. The minimum cost is \$10,200 and the maximum is \$26,700. If just the baseline cost is approved, there will be nearly \$23,000 remaining in the budget. If the maximum amount of \$26,700 is approved, there'll still be some remaining funds, but that would drop down to just shy of \$6,500.

CR made a motion to approve up to \$26,700 at the Former Tannery/Blackinton Mill site. JT seconded the motion. A roll call vote was conducted, and the motion passed unanimously.

5. Discussion of Status of Sites Previously Approved for Environmental Site Assessments

Hide Hill/Former Tannery Dump, North Adams

TB updated the Committee with regard to recent activities at the Hide Hill site. Roux prepared and submitted IRA status report No. 1 to DEP back in late June. Roux also submitted a Re-Tier Classification, meaning that the site was classified as Tier 2, but because of the identification of a potential imminent hazard it automatically classifies as a Tier 1 site. Roux also submitted the required forms to file the City as an eligible person, which means that they own the site but didn't cause or contribute to the contamination.

Windsor Mill, North Adams

Roux is in the process of generating a summary report from the work that was previously approved. Roux is also in discussions with the City regarding the future reuse of the site to gain a better understanding, from a regulatory standpoint, of how we may be able to achieve a temporary solution at this site.

Heritage State Park, North Adams

Roux submitted a QAPP for EPA approval. Once Roux receives EPA approval the hazardous building material surveys of the five different buildings can begin.

Carpenter's Variety, Great Barrington

Roux is in the process of preparing a Temporary Solution Statement Report which will be submitted to DEP.

Rising Pond, Great Barrington

At the end of July, a GPR Survey was conducted for pipes that were identified during the Phase I. They were not able to identify anything subsurface. There was a second pipe which connects to something about 7 to 8 feet below grade, but there is low confidence of it being a UST. Roux will try to investigate the pipes a little bit more when they are in the area and see if they can unscrew the cap of the pipes that are sticking out of the ground to get some additional information for very low effort. The pipes are very difficult to access, which limits the ability to utilize heavy equipment that would be necessary to dig down to the depths of where the anomaly was identified. TB will talk with the geophysical folks who did the survey but they don't think it's a tank, it's an anomaly.

Stetson Cleaners, Pittsfield

There's no additional data to be collected. Roux will generate a summary report based upon the sub slab and indoor air testing that was conducted a few months back. The lab needed to reissue the report since there were some compounds missing from the original report. The data corroborated data that had been collected 6 or 7 years ago. This means that nothing has gotten worse, which was the main reason for the sub slab and indoor air testing.

Pittsfield Sites

QAPPs have been prepared and submitted for JB Paper Factory, 370 Wachonah (Bel Air Mill), 100 Woodlawn, 3 Tyler Street Lots. All of the QAPPs have been approved except for 370 Wachonah (Bel Air Mill). Final approval for the 370 Wachonah (Bel Air Mill) QAPP is expected soon. Drilling at all sites has been scheduled for the week of September 23rd. A geophysical survey was done at the

370 Wachonah (Bel Air Mill) and 100 Woodlawn sites to identify potential tanks. No tanks were identified at either of those two sites.

Niagara Mill, Lenox

Roux submitted a summary memo of their historical review and review of the existing AUL to support the owner Spirtas Worldwide. The owner plans to subdivide the parcel into two separate parcels and restrict the footprint of the AUL, which currently encompasses the entire site, to the southern parcel. The owner would like the Town to take ownership of the vacant southern parcel. The northern parcel, which includes the mill, is desired to be retained by Spirtas Worldwide for redevelopment as housing and the owner is in the process of trying to attract another interested party to help develop the site, which is expected to be more attractive without an AUL.

6. RLF

Previously Approved Subgrant to Greylock Flume, Inc.

MP explained that the Committee previously approved the maximum subgrant amount of \$500,000 toward work on the South Wing of the Greylock Flume property. Greylock Flume was recently awarded a Cleanup Grant from EPA, which is limited to the South Wing. Since the RLF has slightly more flexibility, MP asks that the Committee consider approving the \$500,000 subgrant to be utilized for any eligible activities at any eligible parcels owned by Greylock Flume.

JB added that he would appreciate the flexibility on this, because this is the only way the job is going to get done.

CR made a motion to approve the subgrant of \$500,000 to be utilized for any eligible activities at any eligible parcels owned by Greylock Flume. NJ seconded the motion. A roll call vote was conducted, and the motion passed unanimously.

7. Discussion of Financial Report

The financial report was reviewed during the consideration of the proposed scope and budget for the Former Tannery/Blackinton Mill. MP inquired about whether there were any further questions or discussion with regard to the financial report. There were none.

8. Next Meeting

MP will send a Doodle Poll to schedule the next meeting.

9. Adjournment

JT made a motion to adjourn. CR seconded the motion. A roll call vote was conducted and the motion passed unanimously.

Materials & Exhibits

- Minutes of the Berkshire Brownfields Committee Meeting of July 8, 2024
- Budget Status Update For September 12, 2024 Brownfields Committee Meeting
- Site Status Summary Table Berkshire Regional Planning Commission Brownfields Assessment Grant Program September 12, 2024 Committee Meeting
- Proposed Scope of Work and Cost Estimate Former Tannery/Blackinton Mill, North Adams

Minutes Prepared by Melissa Provencher