



Meeting Minutes Berkshire Brownfield Committee Meeting March 8, 2024

Committee Members Present: Tom Matuszko (TM); Kevin Pink (KP); Mike Nuwallie (MN); Jim Byrne (JB); Chris Rembold (CR); Ben Lamb (BL); Janko Tomasic (JT) and Nate Joyner (NJ).

Others Present: Caprice Shaw (CS); Tom Biolsi (TB) and Nicole Hudson (NH), Roux; and Melissa Provencher (MP), BRPC.

1. Call to Order & Open Meeting Law Statement

TM called the meeting to order at 1:01 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.

TM explained that Chair Irvin is not able to attend the meeting and if there are no objections he is willing to chair the meeting to keep things moving. There were no objections voiced.

3. Vote to Approve Minutes of the Berkshire Brownfields Committee Meeting of January 18, 2024

BL made a motion to approve the minutes of the Berkshire Brownfields Committee Meeting of January 18, 2024. MN seconded the motion. A roll call vote was conducted, and the motion passed with one abstention from CR.

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

Hide Mound/Former Tannery Dump, North Adams

TB explained that because the City took over the property DEP established two interim deadlines in late November, one of which was transferring the existing tier classification to the city, which has been done. The second one was to conduct a new imminent hazard evaluation because of the observation that the property is being used as walking trails. Roux conducted a new imminent hazard evaluation based upon an exposure scenario to a recreational user instead of a trespasser scenario. There was a potential imminent hazard that was identified, based upon elevated concentration of lead. Due to the potential imminent hazard identified, a 2 hr notification was triggered and DEP was notified. Subsequently, a site meeting with DEP was held specifically to discuss how to mitigate the potential imminent hazard in the short term. DEP approved an approach that included applying a layer of mulch and wood chips along the walking path that traverses the hide mound to prevent direct contact with walkers on the path to the underlying soil. An immediate response action (IRA) must be submitted to DEP. The proposed scope includes collecting samples along the walking trail to more accurately evaluate the potential risk to walkers on the trails since all the existing data that's been collected to date has been collected off the trails. One of the requirements of DEP is to use a portable X-ray fluorescence analyzer. This is a portable handheld device that gives you instantaneous readings of metals. It's considered to be a screening tool that will help select which samples to submit to the laboratory. Imminent hazards focus on evaluating potential risks within the top 12 inches of soil. The proposed scope does not require any

heavy equipment, Roux will scrape away the wood chips and mulch that are on the paths now to sample the underlying soil. Based upon the newly acquired data, Roux will conduct another imminent hazard evaluation and can then close it out with an IRA completion.

CR moved to approve the proposed scope for the Hide Mound/Former Tannery Dump. BL seconded the motion. A roll call vote was conducted. MN abstained and the motion passed.

Carpenter's Variety, Great Barrington

TB updated the Committee regarding the installation of three monitoring wells and sampling of those three wells along with two existing wells. The purpose of that was to identify if there's a potential upgradient source of petroleum contamination that may be coming onto the former carpenter's variety site. This is based upon a detection of elevated petroleum constituents identified in a well on the site a few years ago. Roux installed three new wells along the right of way or shoulders of Main Street. The good news is that there's no constituents above State standards. The perplexing result is that the well had previously had high levels is now below the State standard. The overall objective of installing these wells was to evaluate whether any petroleum contaminants are flowing onto the site, and the answer to that question is, no, it does not appear to be the case because the groundwater results from those 3 wells didn't show anything above standards. Roux will be meeting internally to discuss and develop a path forward. Part of the explanation could be fluctuations to the water table that may mobilize some of the contaminants that may be trapped in the soil. No action was needed for this site at this time.

Pittsfield Phase I Environmental Site Assessments

TB reminded the Committee that Phase I ESAs were previously approved for 370 Wahconah (former Bel Air Mill), 100 Woodlawn and 3 parcels on Tyler Street. The Phase Is are underway and they're almost complete. TB will have an update on each of these sites at the next meeting. No action was needed for these sites.

JB Paper Factory, Pittsfield

TB explained that Roux was authorized to install and repair a fence along the entrance of Elmvale Place. There was a potential imminent hazard at the site, but if the property is fenced off the potential imminent hazard doesn't exist. The entire property is fenced with a double-wide gate installed at the entrance of the property. Roux is in the process of conducting historical research to identify if there's additional sampling that maybe needed above and beyond what EPA did when they removed the building debris pile that had asbestos in it. Roux believes it is prudent to do some historical research on the property to gather a comprehensive understanding of the site and what constituents potentially will need to be investigated. At the next meeting we'll have the results of the historical review and a path forward. No action was needed for this site at this time.

Stetson Cleaners, Pittsfield

TB reminded the Committee that a lot of assessment has been done at the former dry cleaner property itself and the building was previously demolished. The Committee previously approved a current round of indoor air and sub slab air data collection. The last time data were collected was in 2017. Roux has prepared a QAPP and submitted it to EPA for approval. TB and NJ also met with property owners to determine if sub slab sampling ports that were installed back in 2017 are still there, and luckily all of them are still there and look viable for sampling. Roux anticipates approval from EPA on the QAPP in a few weeks and then they will mobilize for sampling. No action was needed for this site at this time.

Windsor Mill, North Adams

TB reminded that Committee that there is an outstanding issue of cyanide in the groundwater. Roux has been looking for a location to install an upgraded monitoring well, to see if cyanide may be flowing onto the Windsor Mill property, which is suspected based upon the direction of groundwater flow. Roux met with the geophysical contractors to survey proposed areas to put in a well, because there are a variety of underground utilities in the area. Roux is waiting for the results to come back to identify safe area areas to install an upgradient well. Roux is also finalizing the QAPP to be submitted to EPA. No action was needed for this site at this time.

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

Rising Pond Parcel, Great Barrington

CR explained that similar to the Tyler Street parcels in Pittsfield, this is a parcel that is slated to be given to the Town as part of the Housatonic Rest of River Settlement Agreement with GE. Is donating to the town. It's approximately 140 acres of forested land on the west bank of Rising Pond, which is an impoundment of the historic river. GE owns the parcel and will donate it to the town. Since the Town is not taking it through a tax taking, the Town wants to make sure that a Phase I ESA is done to protect the Town. So, seeking this committee's assistance for that. The parcel includes part of the impoundment which is part of the Rest of River PCB remediation action. JB confirmed that it might be a complication to a Phase I ESA under this program since there is a prohibition of spending brownfields funds on superfund or CERCLA sites. TB provided a proposed scope of work for a Phase II ESA. CR and JB agreed that clarification regarding eligibility is needed and both would reach out to their contacts.

BL moved to approve the scope of work as proposed pending eligibility confirmation from EPA. NJ seconded the motion. A roll call vote was conducted. JB abstained and the motion passed.

Niagara Mill, Lenox

TB explained that he spoke with the current owner, Spirtas Worldwide. There is an Activity and Use Limitation (AUL) on the site that includes approximately 4.5 acres in the Town of Lenox and 1 acre in the Town of Lee. The Centennial Mill was located on the southern portion of the site. It is the current understanding that the Centennial Mill was demolished and buried in place. The current owner would like more information regarding the AUL and the potential restrictions on future development. They would also like information about the various options to reduce the size of the AUL, divide the property and/or conduct more sampling to eliminate the AUL or make it minimally restrictive. The Niagara mill site was closed in 2012, TB proposed comparing historical data to the current standards, conducting a site visit and preparing a memo that states in more detail what the AUL restricts, and outline steps needed to remove the AUL. Since this site is located along a portion of the Housatonic River that is included in the Rest of River PCB remediation action, JB will look into it and make sure there are no eligibility issues.

BL moved to approve the scope of work as proposed pending eligibility confirmation from EPA. CR seconded the motion. A roll call vote was conducted. JB abstained and the motion passed.

6. Discussion of Financial Report

TB walked the Committee through the financial report which shows the budgets for the scopes just approved in red as pending approval. The financial report shows that after approving the scopes that were approved today there is \$214,800 remaining in uncommitted that is available for additional assessment activities and/or additional sites. MP clarified that the grant period runs through 9/30/26 leaving plenty of time to allocate the remaining funds.

7. Next Meeting

MP reminded the Committee that a meeting had previously been scheduled for March 21, 2024 at

12pm. The Committee agreed that another meeting in March is not necessary. MP will send a Doodle Poll to schedule the next meeting.

8. Adjournment

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

Materials & Exhibits

- Minutes of the Berkshire Brownfields Committee Meeting of January 18, 2024
- Budget Status Update for BRPC Brownfields Steering Committee Meeting March 8, 2024
- Proposed Scope of Work and Cost Estimate Hide Mound/Former Tannery Dump, North Adams
- Proposed Scope of Work and Cost Estimate Rising Pond Parcel, Great Barrington
- Proposed Scope of Work and Cost Estimate Niagara Mill, Lenox

Minutes Prepared by Melissa Provencher