



Meeting Minutes Berkshire Brownfield Committee Meeting July 8, 2024

Committee Members Present: Sheila Irvin (SI); Tom Matuszko (TM); Kevin Pink (KP); Mike Nuwallie (MN); Jim Byrne (JB); Chris Rembold (CR); Ben Lamb (BL); Janko Tomasic (JT); Coby Tarjick (CT); Eammon Coughlin (EC); Nate Joyner (NJ); and Malcolm Fick (MF).

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

1. Call to Order & Open Meeting Law Statement

SI called the meeting to order at 2:01 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.

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

MN made a motion to approve the minutes of the Berkshire Brownfields Committee Meeting of March 8, 2024. JB seconded the motion. CR noted that under agenda item 5 "Discussion and Vote to Approve Sites for Environmental Site Assessments- Rising Pond Parcel, Great Barrington", the minutes should read "ESA" instead of "EAS". A roll call vote was conducted, and the minutes were approved as amended with one abstention from SI.

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

Hide Mound/Former Tannery Dump, North Adams

TB briefly recapped the activities that Roux was authorized to perform, including submission of an Immediate Response Action (IRA) Plan to MassDEP. Roux conducted sampling along the western walking trail that traverses over the hide mound. The purpose of the sampling was to get a more accurate representation of potential exposures to people using the property. Although the Hide Hill property is roughly 12 acres, people are constrained to the established walking trails because the remainder of the property is densely vegetated. Previously, the identification of a potential imminent hazard was based upon elevated lead concentrations in surface soil that was identified off the trail. The IRA Plan included sampling along the trail itself, where people are actually traversing, which did not indicate an imminent hazard along the trail. Through several discussions with MassDEP, the City and Tourists, who are the operator of the property, the IRA activities include installing signage along the trails and fencing off the location that exhibited the high level of lead. The signs are being installed today. The site status table and budget table outline items for the Committee's approval including the preparation and submittal of the Re-Tier Classification and Eligible Persons Submittal and preparation and submittal of the First IRA Status Report.

Carpenter's Variety, Great Barrington

TB summarized activities at the Carpenter's Variety site. The Committee previously authorized Roux to install and sample 3 upgradient wells to investigate high petroleum concentrations that

were identified unexpectedly in the former source area. Roux installed new wells and petroleum was not found in any of the wells, nor was it found in the initial well that was on site in the former source area. After reviewing all of the data that's been collected over a number of years, there's enough information available to prepare and submit a Temporary Solution Statement (report) to MassDEP without collecting additional data. A Temporary Solution Statement (report) will be valid for 5 years while a Permanent Solution would require 2 more years and more funding to support additional samples. At this time, Roux's recommendation is to move forward with the preparation and submittal of a Temporary Solution Statement (report) to MassDEP.

Rising Pond, Great Barrington

Roux completed a Phase I ESA and proposes performing a geophysical survey to locate potential USTs.

JB Paper Factory, Pittsfield

TB explained that Roux was authorized to install and repair a fence along the entrance of Elmvale Place. The entire property is fenced with a double-wide gate installed at the entrance of the property eliminating the potential of an imminent hazard. Roux conducted historical research on past site uses and recommends conducting a limited Phase II ESA.

Stetson Cleaners, Pittsfield

Roux conducted sub-slab and indoor air testing, an imminent hazard evaluation and risk assessment and is in the process of generating a summary report.

370 Wachonah (Bel Air Mill), Pittsfield

Roux proposed performing a geophysical survey to locate potential USTs and conducting a limited Phase II ESA.

100 Woodlawn, Pittsfield

Roux completed a Phase I ESA and proposes performing a geophysical survey to locate potential USTs and conducting a limited Phase II ESA.

3 Tyler Street Lots, Pittsfield

Roux completed Phase I ESAs and proposed conducting limited Phase II ESAs.

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

Heritage State Park, North Adams

TB presented the proposed scope of work for hazardous building materials surveys at a number of buildings at Heritage State Park.

6. Discussion of Financial Report

TB walked the Committee through the financial report which shows the budgets in red as pending approval. Budgets pending approval include both the allocation of funds in relation to the scopes of work presented and deobligation of funds where work has been completed without the need for budgeted contingencies or the scope has changed. The scope of work previously approved for Hide Hill has changed and a Stage II Environmental Risk Characterization is not needed at this time since a Cleanup Grant has been awarded to the City for this site.

CR made a motion to approve the scopes of work and budgets as proposed in the proposed scopes

of work and draft budget table as presented. BL seconded the motion. A roll call vote was conducted, and the motion passed unanimously.

7. Next Meeting

The next meeting is anticipated to be scheduled for October unless the need for an earlier meeting arises. MP will send a Doodle Poll to schedule the next meeting.

8. Adjournment

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

Materials & Exhibits

- Minutes of the Berkshire Brownfields Committee Meeting of March 8, 2024
- Budget Status Update for BRPC Brownfields Steering Committee Meeting July 8, 2024
- Site Status Update for BRPC Brownfields Steering Committee Meeting July 8, 2024
- Proposed Scope of Work and Cost Estimate Hide Mound/Former Tannery Dump, North Adams
- Proposed Scope of Work and Cost Estimate Carpenter's Variety, Great Barrington
- Proposed Scope of Work and Cost Estimate Rising Pond Parcel, Great Barrington
- Proposed Scope of Work and Cost Estimate JB Paper Factory, Pittsfield
- Proposed Scope of Work and Cost Estimate 370 Wachonah (Bel Air Mill), Pittsfield
- Proposed Scope of Work and Cost Estimate 100 Woodlawn, Pittsfield
- Proposed Scope of Work and Cost Estimate 3 Tyler Street Lots, Pittsfield
- Proposed Scope of Work and Cost Estimate Heritage State Park, North Adams

Minutes Prepared by Melissa Provencher