

MINUTES

Montachusett Brownfields Group (MBG)

Thursday, March 10th, 2016

1:00 P.M.

Leominster City Hall
2nd Floor Conference Room
Leominster, MA 01453

Attendees Present

Bohart, Mary Jo
O'Hara, Mike
Sprincer, Charlie
Wiiks, Wendy
Dohan, Marc
Myers, Scott
Duffy, Phil
Murphy, Tracy
Marrone, Lisa
Kelly, Kristen
Suhoski, Shaun
Beauregard, Trevor

Affiliation

Economic Development Director, City of Fitchburg
Community Development, City of Fitchburg
TRC
City of Leominster
NewVue Communities
Enterprise Bank
Community and Economic Director, Town of Clinton
Town of Winchendon
City of Leominster
City of Leominster
Town Manager, Town of Athol
Director of Community Development and Planning, City of Gardner

MRPC Staff Present

Glenn, Eaton, Executive Director; John Hume, Planning and Development Director; Chantell Fleck, Principal Planner; Noam Goldstein, Regional Planner

Introductions

Shaun Suhoski explains to the attendees that, we are following the agendas put together by John Hume from MRPC,

Overview of recent activities involving MRPC's \$400,000 Brownfields Assessment Grant

Charlie Springer from TRC talks about the Phase I ESA in Westminster Old Town Hall. He proceeded telling that TRC has completed in February the first site assessment under this grant in which they did not find any environmental conditions. However, outside of the scope of phase I there may be asbestos related issues. Everything remained within the budget, which had an allocation of \$3,000.

Review ESA requests (site nomination forms) from Town of Clinton, City of Leominster, and NewVue Communities (City of Gardner)

Marc Dohan from NewVue Communities started talking about a mixed use property on 246 Central Street in downtown Gardner. Their company discovered that the building may have air quality issues, and with the ESA I they hope to be able to move forward to the purchase of the building. The building is to be used in the same for that it being used now (office space in the ground level and three units of affordable housing up above). The air quality issues consist in V.O.C. coming from a stream running underneath the building, meaning that either the groundwater is infiltrating under the stream, or the point source upstream is infiltrating. Thus justifying the

necessity of the ESA I, so that they can design the correct remediation. Charlie Springer clarifies that in this case NewVue is working with another consultant called TSS and TRC will be executing this phase if agreed upon, with the two companies working in coordination. Phil Duffy gets the confirmation that the budget for this area allocates \$ 25,000 to Phase II ESA and it is located in the non-corridor segment of the Hazardous Grant. Answering to Shaun Suhoski's about the scope's area, the proposed scope is for service water sample along the culvert, upstream and downstream as well as the groundwater. Before moving to motion the funding of this site, John Hume is asked about whether there's any concern about the program, and the answer is no concerns, added by the fact that EPA has approved the project. Motion to fund Phase II of the project: passed. The process for Phase II will involve developing a work plan though EPA called Quality Insurance Project Plan to be finished at around June.

Lisa Marrone presenting about the CSX Rail Trail Corridor project in the City of Leominster. This is a 4.5 mile area being acquired by both the City of Leominster and the City of Fitchburg along Water Street. The previous ESA Phase I done was in 2007 and in 2009. Also, the real estate purchase appraisal from February 2016 is of \$3.15 million. Charlie Springer adds that now TRC has preliminary EPA approval pending on site access agreement, and they anticipate that access to be granted soon from talking with the City of Fitchburg and the City of Leominster. He also denotes that the budget allocated for this property is more expensive due to the extension of the strip with a lot of adjacent land uses potentially noxious to the environment, such as gas stations, dry cleaners, etc. Answering to questions, Mrs. Marrone stressed that the new use is to foster mixed use, considering the multi modal transportation hub that the trail will be part of, providing a pathway for employees from the Credit Union to commute for example. In terms of the additional funding, the City of Fitchburg will be able to use some of their CDBG funds, while the City of Leominster also shows support. Motion to approve allocating \$7,000 as the budget from hazards funds subject to site access agreement: passed with unanimity.

Wendy Wiiks talks about the former manufactory building in 139 Seventh Street, Leominster – located in a residential area. In 2013 the abandoned building got on fire, and as the owner got away from the property. In 2014 there was an oil spillage to the ground; the City of Leominster took it over because of safety concerns. The ultimate goal is to ensure that the property is clean, now that it belongs to the city. There is a Phase I ESA already made with MassDevelopment funds, and the city is willing to pay for tearing down the building. Therefore Phase II ESA can verify that there won't be further oil spillages, like what has already happened before in the same street following a demolition. Mr. Springer adds that, according to a preliminary Phase II ESA performed, the lot size is of .34 acres, and the building size is of 8,140 sq. ft. He also added that this site's assessment is set to be funded by Petroleum funding with EPA and MassDEP approval. Motion to approve this site's Phase II ESA funding conditioned to MassDEP approval: passed with unanimity.

Phil Duffy presents the case for building of former Gene's Auto Service in High Street, Clinton. The building is a former gas station now owned by the Town of Clinton. It is a small site with approx. 5,000 sq. ft. that occupies an important gateway to downtown Clinton. The town would like to rehabilitate the building and put it to use by a possible artist maker-user and further promote the downtown's revitalization, rather than put it up for auction for the smallest price for minimum cost/activities. Mr. Springer adds that this site is also eligible for using Petroleum funding, for both Phase I and Phase II ESA. In the case of need for further cleaning needs are found in the site by the ESAs, the Town of Clinton will have own funds to dedicate. Motion to fund Phase I and II ESA for this site subject to MassDEP approval for using Petroleum funding: approved (Mr. Duffy abstained).

Other Business

John Hume proposes a joint event of the Brownfields and the Economic Development Steering Committees for June.

Adjournment

S. Suhoski adjourned the meeting at 2:30 p.m.