

BELDING-CORTICELLI IMPROVEMENT COMMITTEE (BCIC)
Thursday, November 5, 2015 – 7:00PM - Library Meeting Room
SPECIAL MEETING

MINUTES

PRESENT: J. Blanchette, Chairman
R. Faucher
J. Hall
N. O'Leary
S. Lewis
B. Davis

ALSO PRESENT: M. A. Chinatti, Director of Planning & Development
Wayne Bugden, CME Associates
Members of the Public – Sign in Sheet attached

1. CALL TO ORDER

Chairman Blanchette called the meeting to order at 7:02PM and introduced members of the Committee to those present in the audience. She then stated that, prior to agenda item 3b, the Committee will be taking care of a couple of housekeeping items.

2. APPROVAL OF MINUTES

- a. October 9, 2015 Regular Meeting – **(M/S/C O'Leary/Faucher)** to approve the minutes as presented. **Carried unanimously.**

3. COMMITTEE BUSINESS

- a. Approval of 2016 Meeting Dates
(M/S/C Lewis/Davis) to approve the 2016 Meeting Dates, with the correction that the dates were approved at the November 5, 2015 Special Meeting, not the December 2014 meeting. **Carried unanimously.**
- b. Public Informational Meeting re 630 Riverside Drive Brownfield Grant Work - Wayne Bugden, CME Associates, Inc.

Chairman Blanchette provided background re creation of the Belding-Corticelli Improvement Committee and its charge, and explained that the site is privately owned but the owner hasn't been able to successfully market the property, and that results of the completed grant work will aid in that marketing.

M. A. Chinatti explained the grant process, noting that the Town applied approximately 18 months ago and was formally notified in spring of 2014 that the application got approved. A Request for Qualifications/Request for Proposals was advertised, with six (6) responses. After the Committee

- Test pits;
- Monitoring wells and groundwater testing;
- Minimal sediment sampling;
- Site survey of the entire parcel.

He stated that the Committee would be briefed bi-weekly, or monthly, on status of the work, and that detailed reports would be provided following completion of each segment of the project, with the final deliverable being the Remedial Action/Redevelopment Plan.

W. Bugden then asked that any concerns/input be expressed, noting there have been some legitimate concerns raised re noise, dust and safety. He continued, stating that the property is fenced, and would remain fenced; he noted no attractive nuisance(s) would be left. Regarding dust, he noted that some debris piles would be moved, but that any dust would be kept from going airborne.

S. Herbert, Wilsonville Rd., asked what the estimated timetable for the project would be, to which W. Bugden responded he would like to get the project completed ASAP. He (Bugden) stated that the Phase I should be done by the end of November. He stated there are an estimated 16 Areas of Concern (AOCs) and that investigation in those areas would be started as soon as contractors are lined up. He stated they will collect samples and have them lab tested. He continued, stating that sampling will probably go into the winter. He stated the Phase II/Phase III ESA plan is currently being compiled. He noted his intention to get the work done before the weather gets bad, and that it is more cost effective to move quicker. He stated he anticipates having everything wrapped up by spring.

S. Lewis asked when subsequent meetings would be scheduled to provide at least preliminary results, and asked if regular status reports would be given to the committee. W. Bugden stated meetings would be held as often as the Town wants them to be held, and he encourages that to get input. He stated he would seek input on the preliminary reports, and also have meetings to address concerns.

R. Faucher asked if the State is required to ratify work done by CME, to which W. Bugden responded that, since the State privatized environmental clean-up, there is no need to ratify everything. He noted that, if an LEP (Licensed Environmental Professional) attests to the work/process by signing required documents, that is acceptable to DECD. He continued, stating that DECD wants to make sure money it disperses is well spent, and that it is a requirement that all reports are sent to DEEP as well.

W. Bugden outlined some steps that will be taken:

- If digging reveals visible contamination, digging will stop;

selectmen, and it could be the Highway Department, an in-kind service provider, spreading the soil.

W. Bugden continued, stating that the base of the chimney structure will be examined for everything that might leach off the brick. He stated the chimney itself is not part of the project though K. Walsh raised a very good point, and that more concern is for the groundwater. He stated asbestos had also been abated, and that abatement was well documented before the buildings were demolished. He stated the chimney, in its current state, is not posing a risk to groundwater, but it could be a risk in the future.

B. Davis stated that the Town taking the property has never been part of the discussions since he's (Davis) been on the Committee.

J. Gauchier stated that the tower still contains asbestos, to which W. Bugden responded that, as the tower is out of the project scope, nothing is going to be done with the tower.

W. Bugden continued, stating that workers are not required to wear respirators but may wear tyvek suits for practical purposes, and the attire will ensure workers are not exposed to any contaminants by breathing or clothing transfer. He stated crew sizes will range from 1 – 2 from CME directing the work, 2 – 4 subcontractors and, at most, there will be 6 – 7 on site at a time. He stated that assessments grants, at the time this grant was awarded, were all in the \$200K range, that the amount has been increased for subsequent rounds – up to \$400K currently. He stated 630 Riverside is a high-profile site from the State's perspective, and could be a great success story. He then requested attendees to let him know of anyone he may contact having personal knowledge of the site, and company information.

There was brief discussion re any existing knowledge; some attendees indicated they may be able to help with contacts; J. Lindley indicated he would check the corporate paper trail.

J. Blanchette stated that BCIC meetings are public meetings and CME will be giving regular updates, so people can get those updates as correspondence. She then thanked everyone for attending and entertained a motion to adjourn.

4. ADJOURNMENT

(M/S/C Davis/Lewis) to adjourn at 8:12 PM. Carried unanimously.

Respectfully submitted,
M. A. Chinatti, Director of Planning & Development

Belding-Corticelli 11-5-15
Spec. mtg.
Sign in Sheet
Voluntary

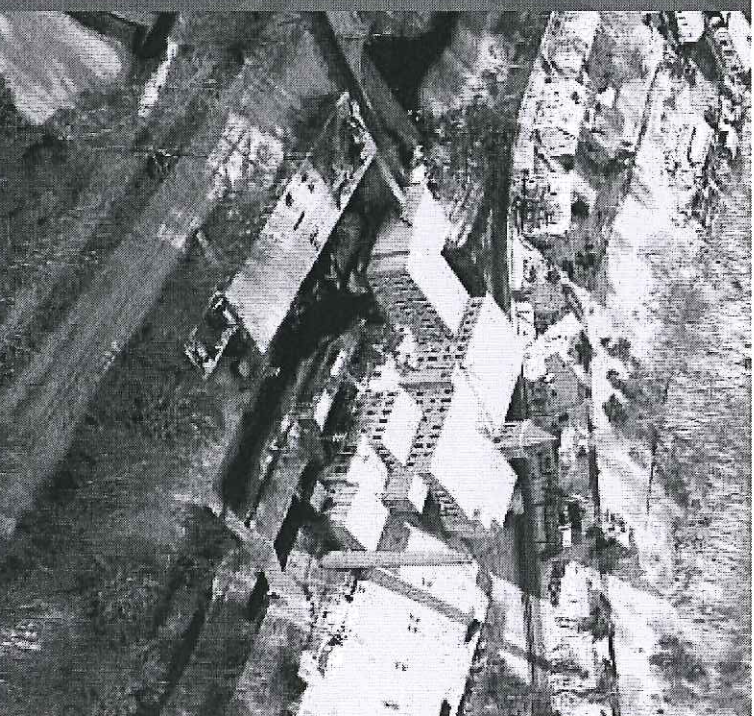
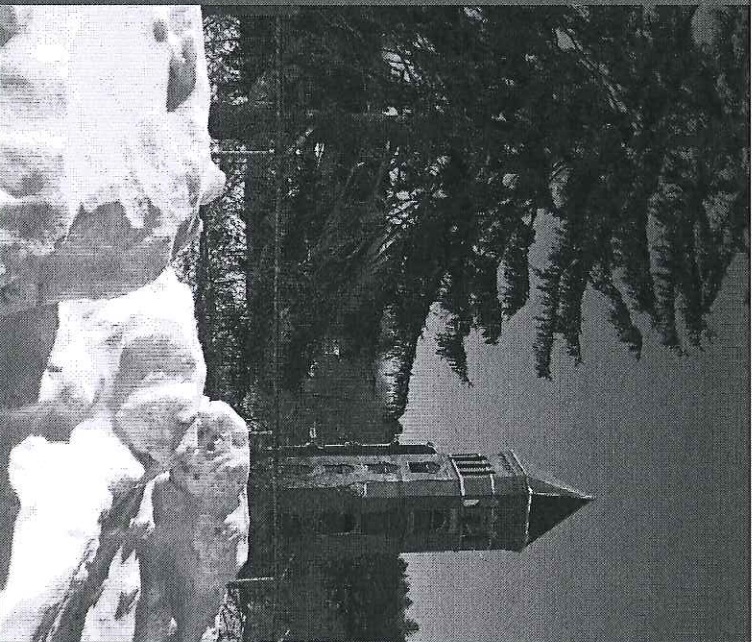
Stephen Herbert

KEN BEASOLEK

KEVIN WALSH

Joseph H GZACHER

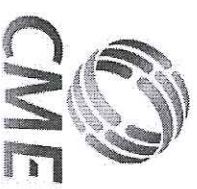
Joe Kindley



Public Informational Meeting: November 5, 2015

Belding-Corticelli Mill Site

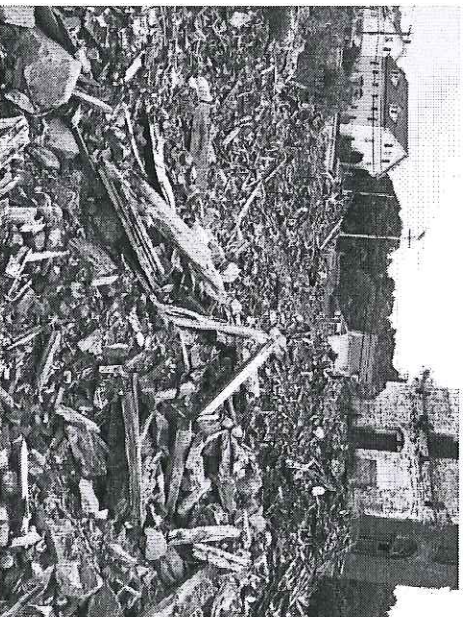
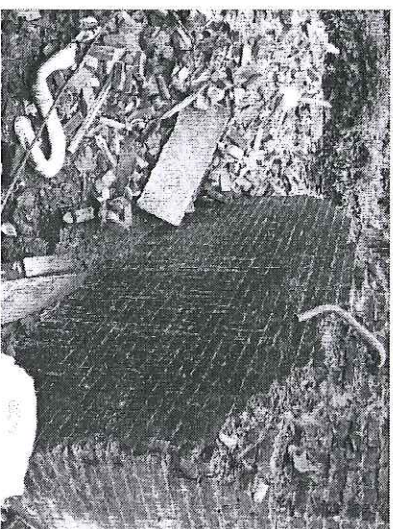
Brownfield Assessment



Town of Thompson Awarded a Brownfield Assessment Grant from CT DECD

State Grant to be used for investigating environmental conditions on the property

Brownfield: *A former industrial or commercial site where future use is affected by real or perceived environmental contamination.*



Purpose

1. Objectives: What Should We Expect to Accomplish?
2. Process: What are the Steps in the Investigation?
3. Concerns of the Public / Citizen Input?

1. *What Should We Expect to Accomplish?*

Eliminate Uncertainty and Provide a Roadmap for Reuse/Redevelopment

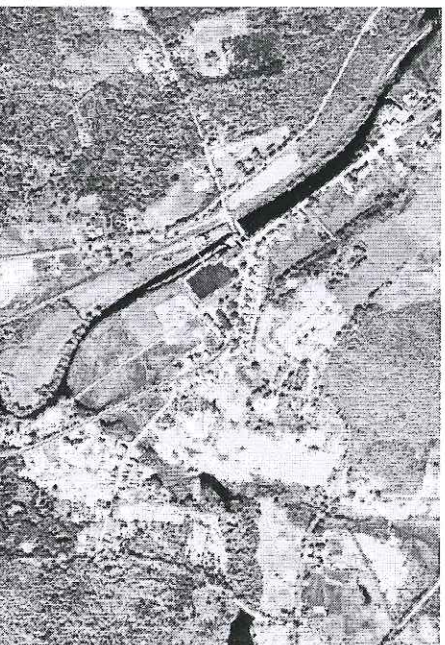
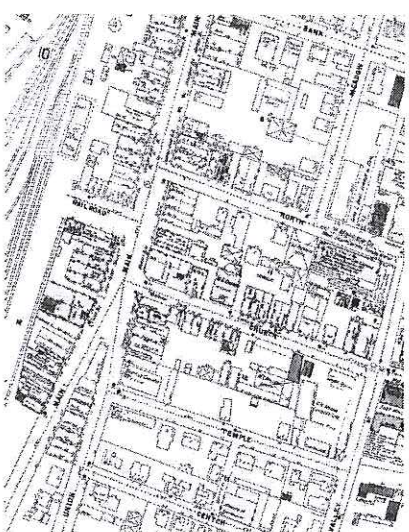
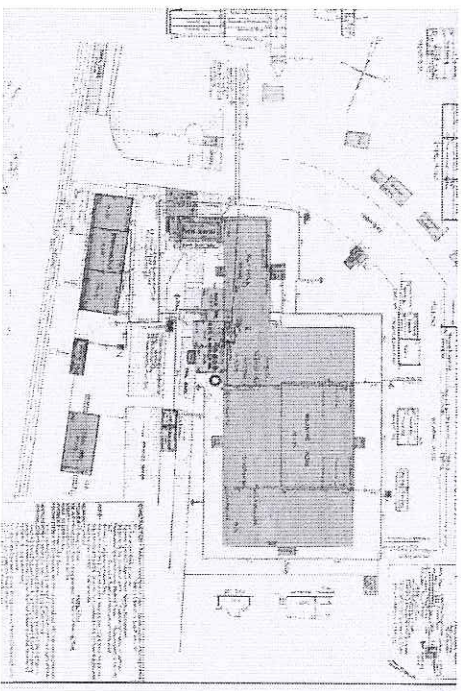
- a. Where are the “Areas of Concern?”
- b. Are These Contaminated?
- c. How Bad is the Contamination?
- d. Cleanup Alternatives?
- e. Floodplains?
- f. What Are Feasible Options for Redevelopment?



2. What are the Steps of Investigation?

Phase I Environmental Site Assessment

- File Reviews – Local, State, Federal
- Site Reconnaissance
- Interviews
- Historical Documents – Photos, Maps, Facility Records, etc.



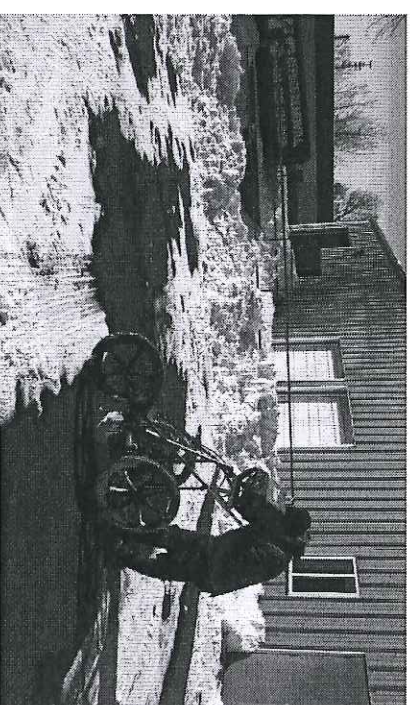
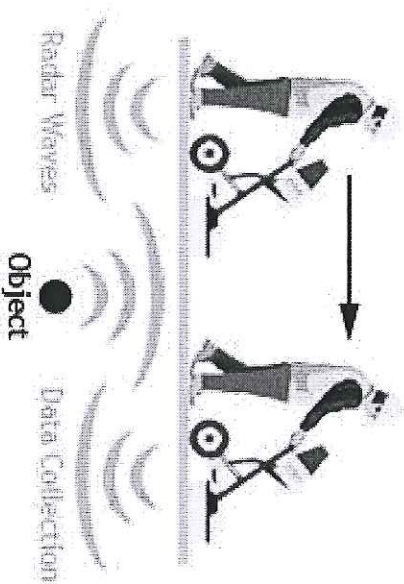
2. What are the Steps of Investigation?

Phase II /Phase III Environmental Site Assessment

Ground-Penetrating Radar (GPR) and

Electromagnetic Induction (EMI)

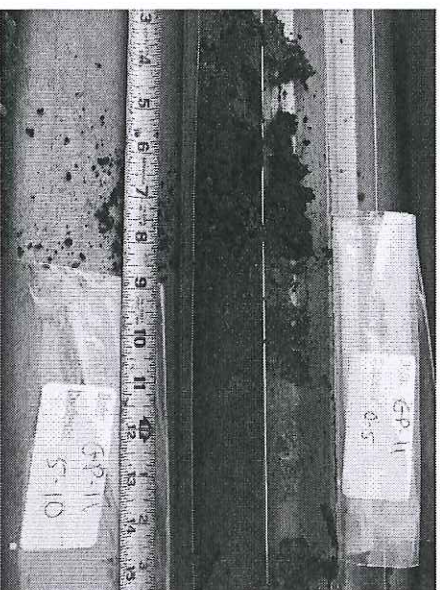
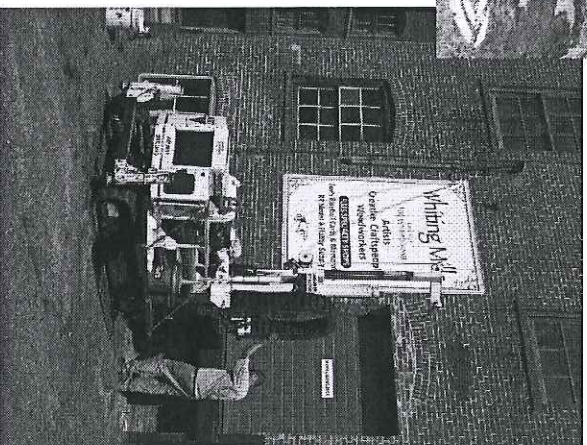
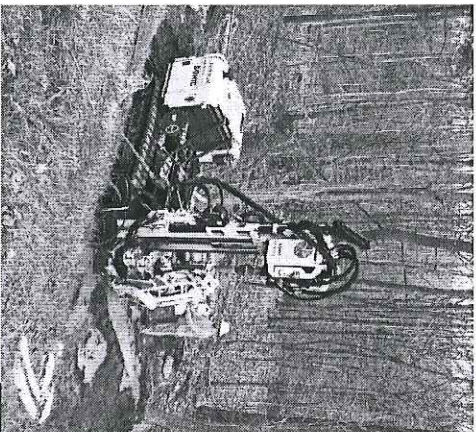
- Looks Underground to see buried tanks, drums, pipes, vaults, cisterns, etc.



2. What are the Steps of Investigation?

Phase II /Phase III Environmental Site Assessment

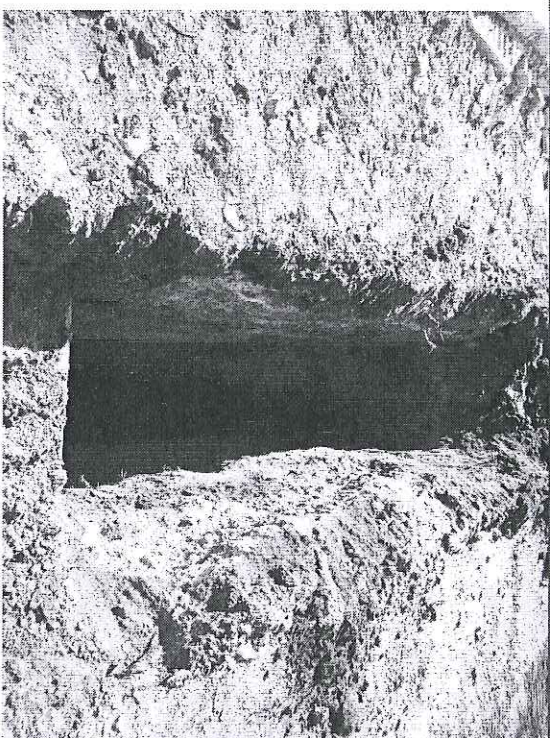
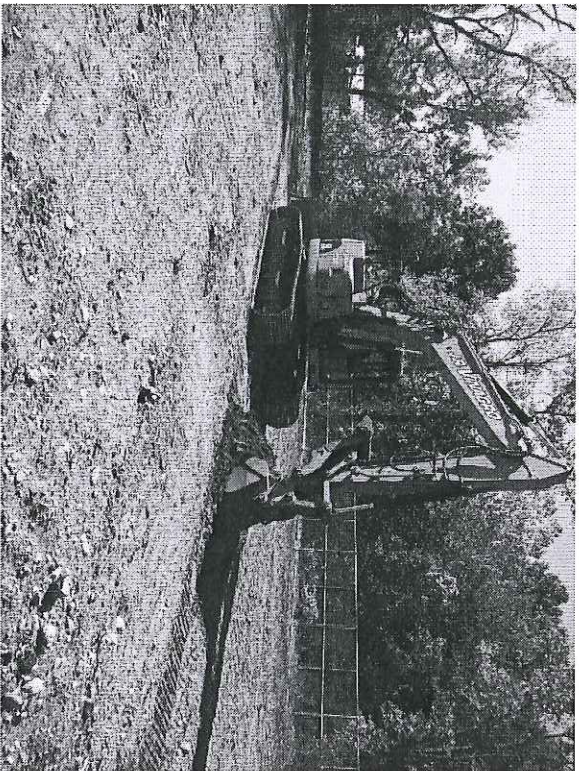
Soil Test Borings



2. What are the Steps of Investigation?

Phase II /Phase III Environmental Site Assessment

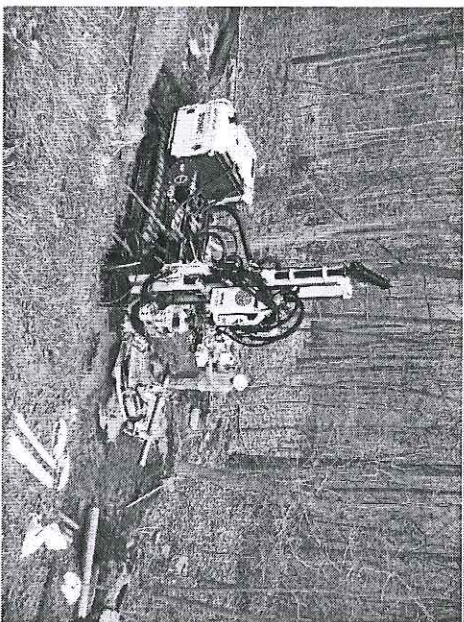
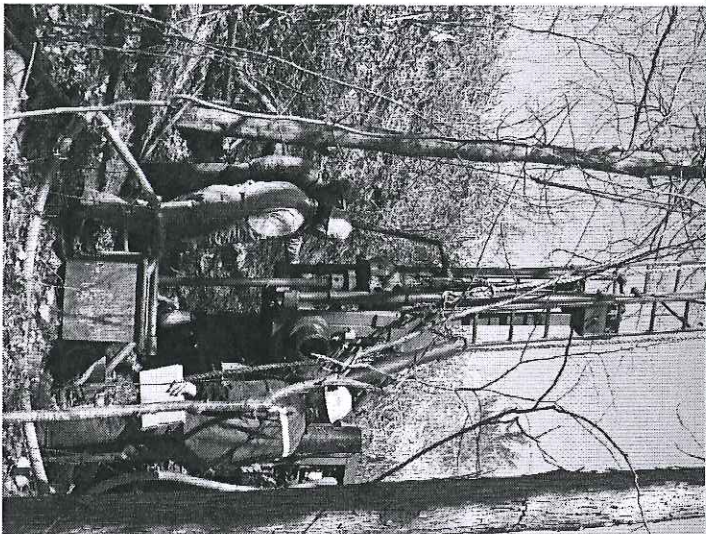
- Soil Test Pits



3. What are the Steps of Investigation?

Phase II /Phase III Environmental Site Assessment

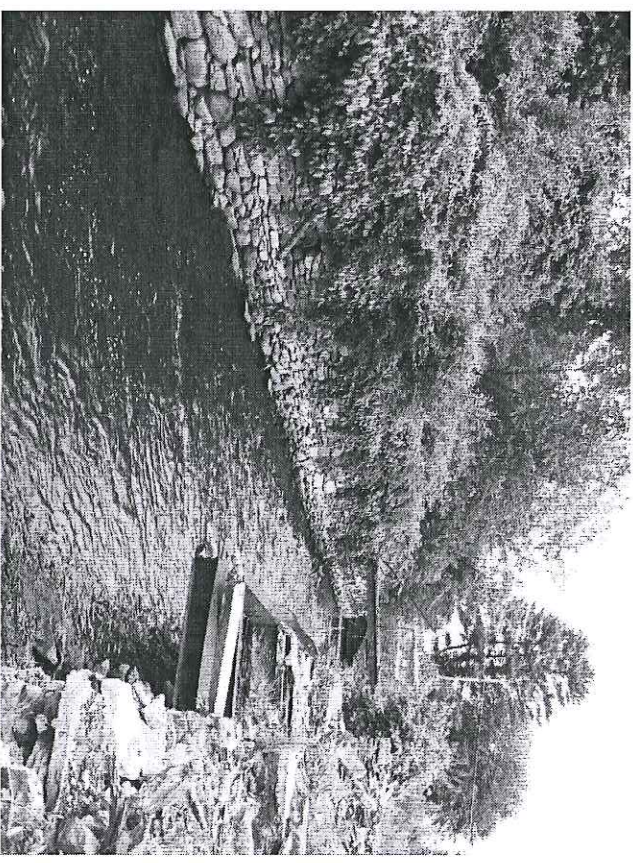
- Monitoring Well Installation and Groundwater Testing



2. What are the Steps of Investigation?

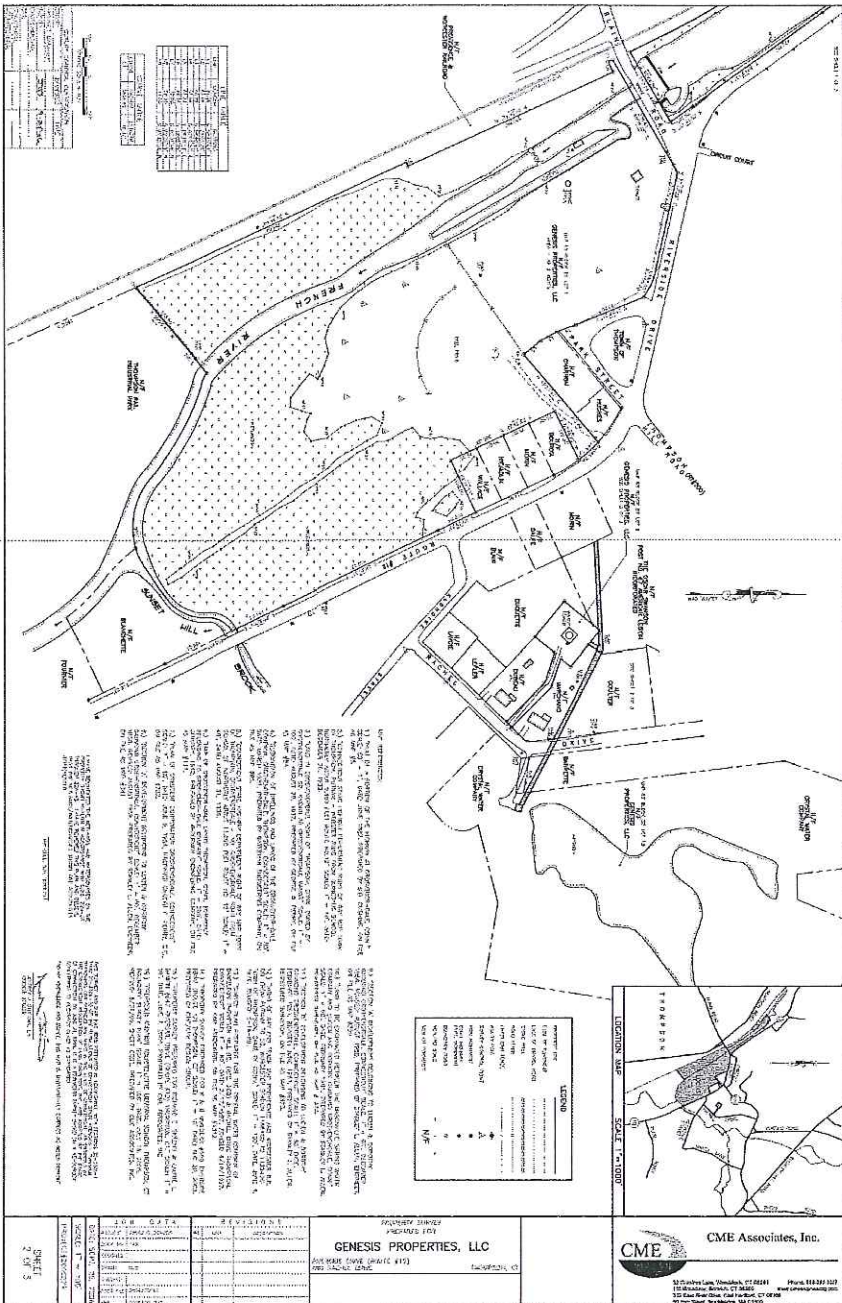
Phase II /Phase III Environmental Site Assessment

- Sediment Testing



2. What are the Steps of Investigation?

- Site Survey and Mapping
- Locate all relevant features
- Topographic Survey and Floodplain Mapping
- Site Plans That Can Be Used for Many Purposes



2. What are the Steps of Investigation?

Deliverables

- Phase I Environmental Site Assessment Report
 - What are the Areas of Concern?
- Phase II / III Environmental Investigation Report
 - Is there Contamination? Does it need to be Cleaned Up?
- Remedial Action / Redevelopment Plan
 - A Roadmap with Options for Potential Investors / Developers

3. Concerns of the Public / Citizen Input?

Noise

Dust

Safety

Other?

