

**Town of Boscawen
Brownfields Advisory Committee
DRAFT MEETING MINUTES
Monday, April 15, 2024, at 7:00 PM**

Members Present: Kellee Jo Easler—Chair, Mason Donovan – Member (virtual), Tim Kenney—Member, Fred Reagan - Member, Lorrie Carey—Ex-Officio, Katie Phelps—Town Administrator, Michael Tardiff—Executive Director CNHRPC, Matt Monahan – Senior Planner CNHRPC, Dorrie Paar—EPA Brownfields Project Manager (virtual).

Members Excused: None

Chair Easler called the meeting to order at 7:00 p.m.

Roll call completed.

Review of Prior Meeting Minutes:

The Brownfields Advisory Committee reviewed the public meeting minutes from June 27th, 2022.

Motion made by Ex-Officio Carey to approve the minutes as presented, seconded by Mr. Kenney. Roll Call vote, Mason Donovan abstained (due to not being at previous meeting), all others in favor. None opposed.

New Business:

Site Status After Removal Action: Commercial Street

Matt Monahan stated that since the last meeting in 2022 the EPA has come in to do removal action. The structures were crumbling into the water, and it was very unsafe. There has since been removal of piled up materials and debris. All the timber off to the northern side of the property has all been cleared out and there is less contamination to deal with. Credere Associates, LLC did an archeological assessment and determined there are some historical items. An RFP needs to be completed to reselect a consulting engineer to move forward. The emergency aspect of the buildings has been handled. The safety threat necessitated EPA come in and do the cleanup. It took longer than would have hoped but the project is in a good place. There are still some items left to do such as get an extension on the grant, determine end use vs mitigation strategies for dealing with contamination and produce an RFP directed at assisting with reuse planning/vision development cleanup options that maximize potential of area.

Discussion continued about what to do with nice granite walls and to what extent we can deconstruct the walls from a structural integrity aspect. Ex-Officio Carey said it would be nice to have a deck built to look out over the river.

Regarding funding, it is thought we have about \$400K remaining on the grant. The money will be used to try and get the land as developable as possible. The town needs to answer the environmental issues and clean it up as much as possible so it's attractive to a developer.

46 Credere Associates took some samples for testing. Still more work to be done along with
47 assessment at the end to make sure the land is clean.
48 Discussion around use after the cleanup and the potentially different restrictions that will be
49 required for different uses.
50 Cleanup can't be on a privately owned parcel, so no private individual can purchase the land at
51 this time. There are some developers that look for Brownsfield projects. Properties tend to be
52 undervalued. Discussion on impact on adjoining parcels.

53
54 Briar Hydro needs to build a fish ladder on the river toward the west side of the property.
55 The next step is to produce a new RFP, using an existing template from UCONN. Mr. Monahan
56 stated he could possibly have the paperwork done by Mother's Day. Then the committee could
57 take a month to review the RFP and discuss. The committee would like to get a consultant on
58 board and working on this as quickly as possible.

59
60 Fred Reagan, Facilities Director from Merrimack Valley School District offered donations of
61 granite that they have stockpiled for Boscawen's use on various projects throughout town. Chair
62 Easler set up a walk-through with Mr. Reagan and Fire Chief Kenney on Wednesday, the 17th at
63 8am since they were unable to attend the previous walk-through.

64
65 *Next Steps/Schedule –*

66 Review all drafts with Ms. Paar
67 Check if Mike McKlusky with NHDES can come to the next meeting.
68 Committee would like to meet and finalize the RFP the week of May 13th.

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71 *April 2nd Site Visit Overview – Site Visit Notes Attached.*

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74 **Motion to adjourn made by Mr. Kenney and seconded by Mr. Donovan. All in favor.**

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76 Meeting adjourned at 7:31 p.m.

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78 Next Meeting: To be determined at the call of the Chair.

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80 *Respectfully submitted by Ruth Ashby.*