

**Town of Boscawen
Brownfields Advisory Committee
MEETING MINUTES
Tuesday, February 1, 2022 at 5:15PM**

Members Present: Fred Reagan, Mason Donovan, Tim Kenney, Kellee Easler, Lorrie Carey – Ex-Officio, Alan Hardy – Project Coordinator, Michael Tardiff – Executive Director CNHRPC, Matthew Monahan – Senior Planner CNHRPC, Katie Phelps – Town Administrator, Dorrie Paar – EPA Brownfields Project Manager.

Others Present: Rip Patten, Vice President, Credere Associates, LLC. Judd Newcomb, Project Manager, Credere Associates, LLC.

Meeting called to order at 5:15pm.

Roll call completed and guests introduced.

Review of Prior Meeting Minutes

The Brownfields Advisory Committee (BAC) reviewed the public meeting minutes from January 18, 2022.

Motion made by Mason Donovan to approve the minutes as presented, seconded by Tim Kenney. All in favor.

The BAC reviewed nonpublic meeting minutes from January 18, 2022.

Motion made by Fred Reagan to approve the nonpublic minutes as presented, seconded by Mason Donovan. All in favor.

Old Business:

Section 106 Historic Preservation & Stack Status

Matt Monahan, Senior Planner, Central NH Regional Planning Commission (CNHRPC) stated that the Section 106 process is pending internal review. Alan Hardy, Project Coordinator, asked if they had any input on the stack. Dorrie Paar, EPA Project Manager, said she received verbal feedback regarding procuring an architectural historian to take photographs of the building prior to demolition. The written feedback is pending.

Building Concerns

Mason Donovan asked if the shingles on the building were slate. Discussion ensued regarding the shingles, and the potential value.

Mr. Hardy discussed the aerial drone footage taken of the site as well of the salt pile in the basement. It appeared that the salt pile inside had been disturbed and harvested. Mason Donovan asked if there was any signage saying there was possible contamination in the building. Mr. Hardy said there are currently “Keep Out” signs. Tim Kenney inquired as to when they would be applying for additional funding for demolition. Mr. Kenney said on the fire department side, when you have a site that draws the attraction from the public or children such as this building, that the Town could be liable. Mr. Hardy explained that his understanding of the use of the salt

was for when the hides came in they packed them in rock salt to preserve them. The salt in the basement of the building would be salt coming into the building from the rail lines. That building supported a 5 locomotive organization. The rail house shed has tipped onto the fence out front of the building. Michael Tardiff, Executive Director at CNHRPC, couldn't believe the difference in the state of the building after viewing the drone footage.

Mr. Hardy inquired with Ms. Paar if Karen Way with the EPA Removal Program will interact with her or the Town. Ms. Paar noted that she will be in contact with both. Ms. Paar is being kept in the loop and will be involved when they make their decision. Ms. Way will be in touch with the Town as soon as a decision is made.

New Business:

Crede Associates Intro

Rip Patten, Vice President of Crede Associates LLC, started by thanking the Committee and the Town for the opportunity to assist with the project. They know what an important project this is. They know with the Removal Program involved that things are going to change and with their experience and commitment they are willing to work through any roadblocks that may be encountered. Judd Newcomb has been working on the contract. Judd Newcomb, Project Manager, sent a contract to Katie Phelps and needs to make some revisions. They are ready to hit to ground running but they are waiting to see that the EPA Removal Program is going to do as far as the building. In the interim, there was question about the brick and mortar and if there is contamination associated with that which would prevent the bricks from being salvaged. They are preparing a sampling plan which they hope to proceed with quickly.

EPA Removal Program

Mr. Tardiff clarified how the EPA Removal Program and the EPA Cleanup Program will work together. He said the EPA Removal Program is a bonus to the Cleanup program and the two programs will never run at the same time. There needs to be a break between the two programs. There was a joint site walk completed on Friday, January 28th with the EPA Removal Program, NH Department of Environmental Services, Central NH Regional Planning Commission, Crede Associates, and Town of Boscawen staff. Drone footage of the building was taken that afternoon to get a better picture of the current status of the building. Timing could not be better with infrastructure money that is available. We are now waiting for the Removal Program decision. If approved, the Cleanup Program is put on hold, the Removal Program will come in and do their demolition work and the Cleanup Program will pick up when they have completed. Lorrie Carey asked if it is an immediate opportunity. Ms. Paar said it is and the EPA Removal Program is meeting this week to discuss the status. Mr. Tardiff discussed the match and how that works with the addition of the Removal Program. Ms. Carey asked if the landfill could be used if the Removal Program comes in to demolish the building. Ms. Paar said the contents cannot be contaminated but that if you accept the material while the Removal Program is happening it cannot count towards your Cleanup match. Spending any time or dollars during the Removal Program work cannot count towards the Brownfields works because it is a hard and fast stop because those dollars back off from the site. If they could segregate some non-contaminated material and leave it onsite and haul it once the Removal Program has finished it would count.

The Committee discussed the potential liening of the property by the EPA Removal Program. Ms. Paar noted that the Removal Program is an enforcement arm of the EPA. Every time they take an action at a site they have to make a determination if there is someone liable for the contamination. The Removal Program will do a review for the Town of Boscawen and make a determination. The only reason a lien would show up is if they make a determination that the Town is liable for the contamination. At that point they would discuss options and work that needs to be done. It's not a definitive, but it is a step that needs to be looked at.

Mr. Hardy asked Ms. Paar if there is anything that Mike McCluskey's group at NH Dept of Environmental Services needs to do. Ms. Paar suggested inviting them to participate in meetings from here on out to get the DES perspective is on the work we'll be doing. This includes BAC meetings and any other events. Katie will follow up with Mr. McCluskey and find out who is involved with the site and invite them to meetings.

Ms. Carey asked if Rip Patten is the Public Relations spokesperson for the Town. He confirmed he is. She said her expectation is that we will have a positive relationship with EPA and the public. She also noted that a press release should be done that we've engaged Crede Associates to work on this project. Mr. Hardy asked where the best place to post the information would be. Ms. Carey suggested the Union Leader, the Concord Monitor, and the Boscawen Newsvine. A general introduction of the firm and who will be working on the project. Fred Reagan suggested the Town website.

The Committee discussed fencing and securing the area. Discussion ensued regarding signage. The Committee discussed matching time and journaling hours invested in meetings, reviewing and site walks. There will be further communication with Ms. Paar about eligibility.

Motion to adjourn made by Tim Kenney and seconded by Mason Donovan. All in favor.

Meeting adjourned at 6:05pm.

Next Meeting: To Be Determined at the call of the Chair

Minutes respectfully submitted by Katie Phelps