

**Meeting Notes of
MetroHartford Brownfields Advisory Committee Meeting
July 15, 2015
CROG Offices, Hartford CT**

Attendance

Glenn Geathers	City of Hartford	Sonya Richmond	Goodwin College
Mike O’Leary	Town of Hebron	John Shemo	MetroHartford Alliance
Mark Pellegrini	Town of Manchester	Mark Lewis	CT DEEP
Kyle Shiel	Town of Manchester	Lilia Kieltyka	CT DECD
Lisa Pellegrini	Town of Somers	Jim Olsen	Tighe & Bond, Inc.
Jeff Bord	Town of Somers	Amy Vaillancourt	Tighe & Bond, Inc.
Shaun Gately	Town of Vernon	Mary Ellen Kowalewski	CROG
Leslie Campolongo	Town of Vernon	Lynne Pike DiSanto	CROG
Jim Burke	Town of Windsor	Lyle Wray	CROG
Jim Hallisey	Town of Windsor		

Introductory Remarks

Mary Ellen Kowalewski of CROG opened the meeting at approximately 10:10 am, welcomed attendees, and said the meeting would focus on a presentation of the candidate sites and a discussion regarding allocation of brownfields assessment program funds among the sites. She introduced Jim Olsen and Amy Vaillancourt of Tighe & Bond, Inc. who are the consulting licensed environmental professionals for the MetroHartford Brownfields Assessment Program. She then asked meeting attendees to introduce themselves.

Presentation on and Discussion of Candidate Sites

Mary Ellen Kowalewski said eight applications had been received from six municipalities. She said Hartford and Windsor each submitted two applications and Hebron, Manchester, Somers and Vernon each submitted one application. She displayed a map of the region showing the location of the eight candidate sites as well as transit stations and routes. She said five of the sites had potential for Transit Oriented Development. She said one site was preliminarily identified as having only petroleum contamination; two sites as having only hazardous substances contamination; four sites as having co-mingled contamination; and one site as having unknown contamination. She said a variety of assessment assistance was requested ranging from Phase I through Phase III ESAs, remedial action plans, and hazardous building materials surveys.

She then presented each of the eight applicant sites separately. Town representatives provided additional details after each site was presented.

Discussion of Ratings/Evaluations of Candidate Sites

Jim Hallisey commended the staff for a transparent rating system. Mark Pellegrini said the scoring was consistent with CROG's overall policies. Mike O'Leary said that all sites would make good projects but was disappointed to see that the rural communities rated lowest. He said the proposed sites in the rural towns have industrial heritages and are located in village settings.

Discussion of Allocation of Available Funds

Mary Ellen Kowalewski said staff estimated the costs of the requested environmental assessments based on past costs of similar assessments undertaken previously in the MetroHartford Brownfield Program. She said the costs would need to be refined by the consultants when scopes of work are developed for the projects. She pointed out there may not be enough funding to proceed with each requested assessment and referred to her memorandum of July 14, 2015, for staff recommendations of the allocation of funds among the requested projects.

There was a discussion of the next steps and strategies to be taken to determine which sites may be funded. Amy Vaillancourt of Tighe & Bond suggested that EPA may allow initial Phase I ESAs with petroleum funding and DEEP should be asked to make a petroleum determination for those projects. There was a discussion regarding ownership liability and viability issues and Mark Lewis of DEEP referred attendees to guidelines posted on the DEEP website. Mr. Lewis also offered to meet with town officials to discuss their sites in more detail. Ms. Kowalewski said the consultants could also meet with town representatives. Lilia Kieltyka of DECD said additional state funding may be available to sites such as the Somersville Mill which is currently receiving DECD Brownfields assistance. Ms. Kieltyka also cautioned that sites which are currently occupied may not qualify as brownfields.

There was a consensus to go forward with the proposal to ask for petroleum determinations from DEEP regarding the Phase I ESAs, the Manchester and Windsor's 20-26 Poquonock Avenue sites; and to initially fund all requested Phase I ESAs, as well as the Vernon HBMS, and the Manchester and Windsor sites upon approval. Shaun Gately asked what was the timeframe for considering how to allocate remaining funds? Ms. Kowalewski responded that another meeting would be arranged for the fall after the consultants had an opportunity to consider each candidate site in more detail.

Adjournment

The meeting was adjourned at approximately 11:50 am.

Note: Meeting attendees were provided with copies of a memorandum summarizing the applications received and the staff rankings and recommended allocations of funding; staff evaluations of each application; maps showing the locations of the candidate sites in relation to transit stations and lines, major highways, water and sewer service areas, and major rivers; and spreadsheets detailing estimated costs of the requested assistance and staff recommendations on the allocation of funds.