

**Meeting Notes of
MetroHartford Brownfields Advisory Committee Meeting
April 28, 2016
CROCOG Offices, Hartford CT**

Attendance

Lisa Pellegrini	Town of Somers	John Shemo	MetroHartford Alliance
Mark Pellegrini	Town of Manchester	Mark Lewis	CT DEEP
Glenn Geathers	City of Hartford	Lilia Kieltyka	CT DECD
Shaun Gately	Town of Vernon	Jim Olsen	Tighe & Bond, Inc.
Leslie Campolongo	Town of Vernon	Amy Vaillancourt	Tighe & Bond, Inc.
Jim Burke	Town of Windsor	Mary Ellen Kowalewski	CROCOG
		Lynne Pike DiSanto	CROCOG

Introductory Remarks & Acceptance of July 15, 2015 Meeting Notes

Mary Ellen Kowalewski of CROCOG opened the meeting at approximately 10:10 am, welcomed attendees, and asked for acceptance of the draft meeting notes from the July 15, 2015 Brownfields Advisory Committee meeting. There was a consensus that the meeting notes were accurate with the exception of the spelling of Glenn Geathers' and Shaun Gately's names. Ms. Kowalewski then introduced Mark Lewis of CT Department of Energy and Environmental Protection who would make a presentation on the state's brownfields regulations and programs.

CT DEEP Presentation on State Brownfields Programs

Mark Lewis, Brownfields Coordinator with DEEP's Office of Constituent Affairs & Land Management, first reviewed the authorities the State has to require clean ups of contaminated sites and DEEP's enforcement tools. He then outlined DEEP's Spill Response, Property Transfer, Voluntary Remediation and Significant Environmental Hazards Programs, as well as the federal RCRA and Superfund Programs. Mr. Lewis described DEEP and DECD liability relief programs including Third-party Liability Relief, Covenants Not to Sue, Abandoned Brownfields Cleanup Program, Brownfields Remediation and Revitalization Program, Municipal Brownfields Liability Relief, Municipal Access to Brownfields under CGS Sec. 22a-133dd. He also reviewed the potential need for flood management certifications for certain sites. Mr. Lewis closed by reminding attendees of the assistance DEEP provides for brownfields remediation through the web-based PREPARED Workbook, petroleum determinations and support letters for US EPA Brownfields grant applications.

Status Report and Next Steps for MetroHartford Brownfields-Funded Projects

Jim Olsen and Amy Vaillancourt of Tighe & Bond presented an update on progress made on the MetroHartford assessment projects:

- The DECD funded Phase I ESA for 85 Hawthorn Street in Hartford was completed and Tighe & Bond recommends a Phase II ESA and evaluation of demolition debris for hazardous building materials be conducted.
- The EPA funded Phase I ESA for 296 Homestead Avenue in Hartford was completed and Tighe & Bond recommends a Phase II ESA and hazardous building materials assessment (HBMA) be conducted.
- The DECD funded Phase II ESA for 150 Windsor Street in Hartford was completed and the HBMA is in its final stages. In order to complete the HBMA, Tighe & Bond will consult with construction/demolition contractor(s) on probable costs of building demolition due to the presence of significantly more amounts of asbestos and PCBs in the building than previously thought.
- The EPA funded Quality Assurance Project Plan (QAPP) for a Phase III ESA for the Gerich Service Station in Manchester was approved by US EPA and Tighe & Bond will begin site assessment work in May.
- The EPA funded Phase I ESA and HBMA for the Citizens Block in Vernon was completed and Tighe & Bond recommends a Phase II ESA be conducted if the site will be redeveloped.
- The EPA funded Phase I ESA for 20-26 Poquonock Avenue in Windsor was completed and Tighe & Bond recommends a Phase II ESA be conducted.
- The EPA funded Phase I ESA for 109-125 Poquonock Avenue in Windsor was completed and Tighe & Bond recommends a Phase II ESA be conducted if the previously completed Phase II commissioned by a previous owner cannot be obtained.

Discussion of Funds Committed and Potential for New Projects

Mary Ellen Kowalewski referred to the spreadsheet provided to attendees outlining authorized and estimated costs of the environmental assessments identified to be funded through EPA. She pointed out there may not be enough petroleum funding to proceed with each recommended assessment. She said she would seek approval from EPA to use hazardous substance funding on comingled sites. She said it may also be possible to use funds from our DECD grant on further investigations on the Poquonock Avenue sites because of their TOD potential. She said some work remains to finalize cost estimates for these recommended assessments. It was the general consensus of the committee that available funding be used to finance further assessments on currently funded sites and that solicitations for additional sites not be sought at this time. Ms. Kowalewski said CRCOG would seek additional assessment grant funding in the future.

Referring to the EPA funded Revolving Loan Fund program, Ms. Kowalewski said the project is currently stalled because we received no responses to our request for proposals for financial management assistance. She said CRCOG would reach out directly to banks and organizations. Ms. Kieltyka said Connecticut Economic Resource Center (CERC) may be of assistance with the financial management aspects of the RLF program. Ms. Kowalewski asked attendees to let her know if they have potential remediation projects which could use the RLF program loans or grants.

Referring to the Targeted Brownfields Inventory to be funded through the DECD grant, Ms. Kowalewski said Tighe & Bond provided a proposal for the development of the inventory which CRCOG is currently reviewing. Mark Lewis said the GBRC (Greater Bridgeport Regional Council -- now known as Connecticut Metropolitan Council of Governments) has a brownfields inventory project currently underway.

Somersville Mill Project

Ms. Kowalewski asked Lisa Pellegrini, First Selectman of the Town of Somers, to update the steering committee on progress at the Somersville Mill site. Ms. Pellegrini said the Town received State brownfields assessment and clean up grants for the Somersville Mill which burnt in 2012. She said the Town used the PREPARED Workbook to help guide them through the process and choices they would need to make to clean up the site. She said the workbook is an excellent resource for documenting decisions because the process can be long and involve many parties. She said the Town established a local committee and undertook public outreach. She said the reuse plan is still under development but ultimately the Town would like to see business use on the site with public access for recreation on the Scantic River. She said the Town wants to preserve some of the remaining historic features of the site and is working with the Planning and Zoning Commission on zoning regulation amendments which could apply to the site.

Adjournment

Ms. Kowalewski reminded attendees of the state Brownfields Conference to be held on May 17th. The meeting was adjourned at approximately 11:50 am.

Note: Meeting attendees were provided with draft meeting notes from the July 15, 2015 meeting, copies of the slides from Mark Lewis' and Tighe & Bond's presentations and a spreadsheet detailing authorized and estimated costs of the projects utilizing EPA funds.