

Middletown Springs Building Committee
Approved MINUTES
May 17, 2012

Public Present: None.

Committee Members Present: D.Munyak, D. Wright, P. Kenyon, P. McWilliams, T. Hurcomb, F. Bradley, M. McCormack, R. Chesnut-Tangerman, and C. Haynes.

Call to Order: 7:10 PM

I) Approval of 5/3/12 Minutes: Robin moved and Fred seconded the approval of the minutes as revised. All in favor.

II) Communication: Ron Masleh has withdrawn as a member. Resignation accepted with regret. Dave will ask the Select Board to maintain the posting for new members for another 2 months.

III) Reports on Action Items:

A) Tom Hurcomb reported on the Brownfield status and funding for purchase and/or cleanup.

1) The site is considered a Brownfield site. Tom talked with John Diego from Leggette, Brashears & Graham, Inc.; Trish Coppelino, the Brownfields Program Coordinator from the Vermont Dept of Environmental Conservation, (VTDEC); Matt Becker, Environmental Analyst from VTDEC, and Ed Bove from RRPC, a key player in this process. Tom has been in touch with him by email as he has been out of the country. Tom asked each consultant a series of questions. Some of their answers were encouraging; yet, there are timelines to be on top of.

2) Matt Becker answered that there is no cleanup required. However, “there is contamination at depth” at the former hydraulic lift site. “It may remain in place and noticed in the land record through filing of the Certificate of Completion. If to be disturbed, it needs to be handled appropriately (capped on-site or disposed of off-site) with VTDEC notice and approval.”

3) Trish Coppelino wrote what she saw as the next steps to be taken before purchasing the property.

In the next 4-6 weeks we must:

a) have a new Phase I completed in accordance with ASTM 1527-05 BEFORE purchasing the property and giving us Federal Government liability protection and access to cleanup funds. Tom inquired why we needed a new Phase I since we had secured one.

It appears the Phase I has a shelf-life of 180 days and it is well past that now. So this Phase I must be rewritten in order for the town to be considered a Bona Fide Prospective Purchaser before purchase of the property.

b) apply for a state protection program, BRELLA, ASAP. She gave the necessary information for application.

c) obtain assistance from RRPC on funding, if we are eligible (there is an application fee of \$500) and remove the tanks.

d) coordinate the site redevelopment plan and corrective action.

e) apply for cleanup funds from several locations. Request for proposals will be out this summer. She will help with funding applications and keep us up-to-date.

4) Tom stated that John Diego wrote that a CAP addressed by Becker might not be needed-this to be resolved.

5) Ed Bove told Tom that RRPC can fund the updated Phase I and removal of tank and they can assist with the clean up application. Tom stated that we have some action items that need to get done at the next Select Board meeting. Since we don't own the property Ed Bove will communicate with Norm Parker.

Discussion:

David W. asked about the Select Board's sales agreement with Norm. The property must close by April 2013. The survey has yet to be completed.

Tom said he and Dave M. had set up a some dates to get the consultants together to talk out what must be done, in what order and by when. We can talk by phone with Trish on Tuesday and Ed Bove and Matt on Thursday. Tom held up a Gantt chart, an example of an engineering calendar that organizes tasks, showing who is doing what, and by when. Tom read from Coppilino's letter in answer to Robin's question on what is covered in the Brownfield cleanup.

Dave M. asked the committee to authorize him to communicate action items to the Select Board as a result of the phone meetings with the consultants next week. All members agreed.

Tom spoke with Jonas Rosenthal, Poultney Town Manager. about the funding sources used in renovation of the Stonebridge Inn. They used multiple grants in their request for money. Jonas suggested we have the Town Clerk of Poultney speak at our information meeting.

B) Fred Bradley and contact with Tara Kelly: F. Bradley said that when he called the names Tara gave him he found Tom had already talked to them. Tara is more than willing to help. According to Tara the group that did the Parker site testing is seen as very competent by state authorities.

C) Contact with Jonas Rosenthal: P. McWilliams contacted Jonas and referred him to Tom.

D) Narrative and List of Town Office Uses:

Dave M. stated what he had done in researching the town office uses, and how he compiled his list. He put the responses on a chart that he passed around to the committee.

IV) BC Narrative/History: The narrative was distributed by email with an addendum about the conceptual design.

A) Actions prior to BC formation:

The first question is what to do about actions taken before this committee commenced and Dave M. reviewed some of these. Should these things be included in this report? Patty McWilliams suggested we have a separate listing- perhaps, said, Robin, as an appendix. Robin volunteered to try and put these earlier site investigations into a list designating what body did the investigation and for what purpose.

B) Other BC actions:

Dave M. asked members about other investigations done by this committee that he could add to his narrative.

V) Subgroup Tasks:

A) List of questions and tasks for subgroup work. All Members: Carl asked questions about the septic at Parkers. In answer David W. read from an email from Frank Parent of Long Trail Engineering to Mike Beattie detailing septic and well options. Dave M. asked members to look at his graphic of tasks that included Mike Beattie's tasks. He asked if members had additional questions or tasks to share from their homework list. Tom asked if this graph was meant to organize how we are to work on these tasks. Tom has condensed the tasks to four points: Parker site work/funding, community information, building design and funding. Patty Kenyon stated we should identify tasks that maybe done simultaneously as all of us don't have to be involved in every phase. There was agreement on this.

B) Dave M. focus for the next month should be:

- 1) Brownfield permitting and application,
- 2) funding applications for both Brownfield and other funding, and
- 3) planning the information meeting.

Fred asked if the building had to be removed before purchase. Patty asked how far out is our information meeting? David Wright suggested that the information meeting be around the actual purchase of the property to celebrate the milestone. Tom doesn't think we will be ready for an information meeting till the fall. Carl added we have two voting times coming up, August and November, in case we should need some voting. Robin stated that the elections are an opportunity to disseminate information- polling and information could be done.

VI) Subgroup assignments: None at this time.

VII) Information Meeting: Not for several months-most likely when the property is purchased.

VIII) Other Business: David W. was pleased to see the “Evaluate Historic Content” in the flow chart that Dave M. prepared for this meeting. Our town green has been identified as one of the special greens of Vermont. It is important to relate the Town Office project to the other buildings around the park and possible even reference structures on the south that were lost in the fire of 1920-just as a community might do in rebuilding after a fire or disaster that happened more recently. Further, there is grant money to deal with this kind of planning. David W. has verified this with Ann Cousins of Preservation Trust of Vermont, who says we would qualify for a grant for a preliminary study. The committee agreed to have David W. explore this further.

We would like to hear from the neighbors to the Parker Property-to hear their concerns. Carl will make a call for this purpose.

Our next meeting will be on Wed. June 6, 2012.

Adjourn: 9:22 PM

Respectfully Submitted,

Maureen McCormack, Clerk