

**Town of East Windsor
Broad Brook Mill Site Remediation Committee**

Meeting Minutes, June 6, 2018

East Windsor Historical Society, 113 Scantic Road, East Windsor

Attendance: Len Norton, Tom Talamini, Jessica Bottomley, Keith Yagaloff, Andy Hoffman and Rand Stanley, First Selectman Robert Maynard

Absent: Kirk Montstream.

Press: none

Invited Guest: Tom Stark, LEP

Public: Representatives were present from AECOM, UTAS and DEEP.

Chairwoman Bottomley called the meeting to order at 7:00 pm.

Public Participation: none

No minutes to approve.

New Business:

Jessica reported on the status of communications, information on webinars and Brownsfields information. The AECOM link was successful in downloading documents.

Andy introduced Tom Starke, LEP, as to the status of the committee's concerns, whether the current plan was in the best interest in our town. Andy asked what alternatives are reasonable, since once the site is done that way a development is not reasonable.

Tom Starke, LEP and senior consultant for GZA gave an overview of his observations and concerns about the remediation plan.

His primary concern was redeposition of materials. He reviewed the REO, looked at concepts but not a detailed look at the data.

He suggested reviewing the old consent order.

He said he looked at the concepts behind the movement of about 1300 cubic yards total to the consolidation site. The current plan is an optimization of a 2010 remediation plan. The biggest change is the reduction in the thickness of the cap. Capping is not usually considered an engineered control. He spoke about the differences between retention of soils

on site versus \$150,000 for the cost for removal of contaminated soils. He said the plan was questionable on that basis.

The concern is the future reuse of this property. The consent order was probably a pollution abatement order.

There was discussion about the 2010 RAP, information about the orphan share and how it was decided.

There was discussion that building a landfill on site is not an option, and the question was asked - How can the site be left in a developable state?

The DEEP representation said there was an apparent misconception that this is not forever, it uses technology that is very common, and is being done on almost every Brownfields site in the state.

There was discussion that while it may not be the state's mandate to make the site a developer's dream, there were concerns about the placement of highly contaminated soils over less contaminated soils. The consultant could look at the optimizations, and ask are there other approaches, alternative approaches that the town believes is of comparable cost, reduction of thickness of the site wide, savings on the cap. The state's money given to UTC should be evaluated, and we should look at the consent order and bonding agreement to see if the plan meets their requirements, and also ask what are the public hearing requirements that flow from the consent order?

UTAS said that it agrees to take the remediation to residential standards.

Rand, noted that it has reached a point where the town needs to enter into a discussion with DEEP, UTAS about the remediation process.

There was input from the representatives from UTAS, DEEP and AECOM.

There was discussion about the relationship of the former RAP to the buildings and whether there were hazardous materials in the building.

UTAS says the building is presently dilapidated and should be torn down.

Andy had meeting with Environmental Services. Comments were simple. Placing the contaminated soil in a consolidation area is probably within the state regulations, however what is acceptable may not be in the best interest of the town. ES urged us to work with UTAS and DEEP rather than having a confrontation with the town. Need to figure out a middle ground.

Jessica will review section 106 requirements.

There was a discussion of the committee's timeline. Jessica will send letter to UTC and DEEP and schedule a meeting to discuss middle ground.

Tom Starke will be sending us his work plan proposal.

There was discussion about setting the date for the public hearing.

There was a report about the Windsor Locks Mill, and information from Jennifer Rodriguez, about their plan of conservation and development, CRCOG, designated Brownfields, monies available for redevelopment, development of reports, networking with developers, sessions, partnership for strong communities, CHFA, Main Street project, They recommended developing adaptive reuse regulations, rallying the community, putting the building on the register, and partnering with the state historic preservation office.

Motion to adjourn the meeting, by Tom Talamini. Second by Andy Hofmann.

Vote: unanimous, in favor.

Meeting adjourned at 9:37 pm.