

Selectmen's Work Session
Thursday, December 9, 2021 – Noon

The Board of Selectmen conducted a work session via Zoom to discuss the results of the Phase II Environmental Assessment that was done on the former Brown Street Furniture building located at 87 Brown Street.

Those participating via zoom: Peter Corey, John Tholl, Paul Hayes of the Caledonian Record, Rob Larson, Public Works Director, Sondra Brekke, Mike McCluskey of DES, and Tanya Justham, Senior Project Manager of GZA.

Chairperson Corey called the work session to order at 12:00 noon.

Chair Corey thanked DES with their assistance on this project.

Chair Corey said that we asked for this session so the Board and the Town can better understand what the Phase II Environmental Assessment means and can the building be remediated or not?

Mike McCluskey reviewed the history of this building. They hope to be able to give the Town some sense of how the town can make a decision, whether it be acquiring the property for the back taxes or to review other avenues.

Tanya Justham of GZA said that all work done thru Brownfields is public information and is available on the DES website. Tanya reviewed with the board the scope of the work performed, the results, and recommendations moving forward. Peter said he was wondering what if the building was to be renovated rather than assuming it would be demolished. The information being given is helpful either way. A copy of the slides Tanya shared is attached to these minutes.

Mike said we don't typically deal with hazardous building materials. The Board asked about grant funds for assistance with this. Mike said every other year there is a mini clean up grant in the amount of \$400,000 that is a competitive grant. They pay up to \$200,000 per site. EPA has a national clean-up grant but that just closed on December 1st. We are not to the point of applying for grants at this time. Mike suggested bringing in a construction manager to help guide you and to get your specs together is a useful tool to assist in deciding what we want to do.

The Board will have to review these materials and have a discussion whether we want to take on this liability. Paul Hayes said it sounds like the issues found are easily manageable. Chair Corey said that we are pleased that there is not a lot of contamination, which we thought could have potentially been the case. The issues that need to be dealt with appear to be easily manageable, and will assist us in making a decision on the property.

Rob Larson discussed with the Board the Brown Street pump station rebuilding. There is money left in the sewer treatment plant project funds with the exception of \$68,103 for a new control panel. Rob said these funds are currently available in the sewer reserve funds. John Tholl made a motion to use the funds from the sewer reserve account in the amount of \$68,103 to purchase a new control panel for the Brown Street Pump Station. The motion was seconded by Peter Corey. Roll call vote: Corey: Yes; Tholl: Yes. Motion passes, 2-0.

The work session adjourned at 12:45 p.m.