

Town Center Committee Minutes
March 20, 2014

The meeting came to order at 2:00pm. Committee members present were Victor Artioli, Mitch Feldmesser, Dale Hoag, Judy Hoag, Howard Knickerbocker, Maureen Sullivan, Jay Swift and Alan Vint. Also present were Andrew Loew, PVPC Brownfield Specialist and Elizabeth Rairigh, PVPC Historic District Specialist.

Mr. Loew opened the meeting by asking the committee for a recap on the ownership and use history of the former General Store property leading up to its designation as a brownfield. He said that despite the cleanup efforts of the DEP the site remains out of compliance to meet closure. His main concern is the soil underneath the kerosene tank that remains in place. He outlined the possible types of classifications that the property may be placed in. These are 1) deemed to be clean following additional remediation, 2) operating a future use of the site with an Activity in Use Limitation, such as barring future use of that site as a playground and 3) permanent capping of the site with an impermeable surface. Mr. Loew went on to reiterate Caprice Shaw's (DEP) opinion that the underlying ledge of the site limits the amount of contaminated soil that remains in place. He said that the State has, what it considers, a super lien on the parcel, a lien that supersedes all other non-federal liens.

Mr. Loew outlined the resources the PVPC could offer the Town, including the services of a Licensed Site Professional (LSP) who could help the committee draw up the scope of work to include in an RFP as well as a cost estimate for the LSP's work. Mr. Loew suggested that number be used in an Annual Town Meeting warrant article seeking an appropriation of funds to hire an LSP.

Mr. Feldmesser asked if the scope of work could include the residential property next to the general store property. Mr. Loew recommended that the two sites be looked at separately to avoid any unforeseen obstacles to closure as well as to allow separate tracking of the costs assigned to each property.

Mr. Loew went on to suggest that if any petroleum contamination was found on the residential property the town could qualify for additional LSP funding. He also made mention of another source of funding, the LUST (Leaking Underground Storage Tank) program. Further down the road the town may consider seeking funding through Mass. Development. Funding through Mass Development requires that the site be developed for business use and that the project be beyond the conceptual stage to be eligible for funding.

Ms. Rairigh gave an overview of the historic district designation that includes the town's center. She reported that if the town were to take ownership of the former general store structure there could be money available through the Mass. Preservation Project, a 50%/50% matching grant, for pre-development and

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development funds. For qualifying properties under private ownership there are federal and state tax credits available for business development.

Ms. Rairigh suggested that a structural engineer or architect be retained to determine the condition of the building and its potential for future reuse. This step will help the town get emergency funds to help pay for prevention of imminent damage to the building, if needed. She will send a list of engineers who do these assessments to the committee.

Mr. Loew will instruct the LSP working for his office to get in touch with the DEP. He said that, if reauthorized, a grant to his office to cover the costs of an LSP might be available to the town.

Ms. Rairigh clarified an earlier concern raised about how a grant that the current owner of the general store property had obtained might complicate planning for the future reuse of the property. Ms. Rairigh said that grant was through the Community Development Block Grant (CDBG) program and any restrictions placed on the property at the time the grant funds were issued are no longer in effect.

The next meeting was scheduled for Monday, March 31st at 5:00.
The meeting adjourned at 3:30.

Respectfully Submitted,
Maureen Sullivan, Secretary

Attachment: Middlefield National Register nomination document.
Meeting Agenda