

Town of Chesterfield Board of Selectmen

MINUTES February 10, 2010

Call to Order

Chairman Jon McKeon called the meeting to order at 6:00 pm. Others in attendance were Board member Cliff Emery and Administrator Rick Carrier. Bob Brockmann was absent.

Appointments

- 6:30 John Liptak, John Regan and Keith Dubois from DES and JB Mack from SWRPC

Liptak advised he has been the project manager of the Spofford Place site since 1999. Regan is the supervisor of hazardous waste sites and Dubois is the Brownfields coordinator.

Liptak gave an overview of what EPA and DES have done to date at the Spofford Place site. Remaining site work is to have environmental assessments done on the site; Phase I and Phase II. This could be accomplished by the Brownfields Grant Program. The Selectboard needs to nominate this site for the program with SWRPC.

If the Town is awarded the grant Phase I & II would help to indicate what is necessary to proceed with the clean up. The Town would not be required to have ownership of the properties until after these phases and there is no cost sharing for this program. Once completed there could be estimates on the cost of the clean up.

Dubois advised that NHDES could under Brownfields funding contribute to the clean up with a cap of \$200,000 per parcel per funding source. There is no cost share if the property were owned by the Town. They have a revolving loan fund for 5 – 10 years maximum at 3% interest.

The EPA has a nationwide grant with a cap of \$200,000 per parcel. This has a 20% cost share. The cost share could be met with in-kind services or DES could help with non-federal funding. There is a possible waiver to \$350,000 per parcel.

The Brownfields Program's goal is to get properties back on the tax rolls and opening opportunities for economic use.

There would be no liability to the Town pre-acquisition of property. DES would help the Town get the funding. Brownfields has a covenant program giving liability protection.

Regan advised that there wouldn't be an issue with the release of the NHDES lien. He advised the EPA lien is routinely placed on a property. It has a statute of limitations. He recommends that the Town proceed with applying for the Brownfields grant then have a plan for the property and be committed to restoring the property before going to the EPA to release the lien. He advised that DES would support the Town's efforts to get the site back to a productive use.

Emery asked about the Brownfield's timeframe. It was noted that Phase I takes about a month to complete, Phase II depends on the scope of the problem. A reasonable timeframe for completion is 2 years.

Mack advised that in order to turn the property around the Town needs to go through Phase I & II. SWRPC is interested in Village Centers. They would offer some assessment funds to get the site back to a productive use.

Dubois advised that DES has dedicated funds to other projects this year so it is a perfect opportunity for SWRPC to come in. There is no lien associated with Brownfields expenses.

McKeon stated it makes sense to do Phase I & II. Both property owners are willing to cooperate. He clarified that the funding after the Phase I & II has been completed would only be eligible if the Town took over the properties. The Town would know what the costs would be to complete the clean up before we take the properties. McKeon stated the Town would not take the properties without the liens being removed. It was noted that either the EPA lien has expired or DES would help get this released. Showing a plan could leverage funds and could continue to leverage funds to complete the project.

Mack noted that it is his understanding that the Board has approved nominating the site for the SWRPC Brownfields grant program. He advised that the advisory committee will be meeting Thursday, February 18th and recommends that the Selectboard send a representative to this meeting.

➤ 8:00 Steve Piispanen & Roy Faulkner

Piispanen and Faulkner from Keene Auto Body were present asking why Keene Auto Body has not been included in a towing pool by the Chesterfield Police. He stated they typically use Emerson. Piispanen advised they have numerous trucks and drivers on call and can give as good or better service.

Carrier advised that he thought Fairbanks was waiting for an insurance certificate. Faulkner stated he hand delivered one to the PD.

Piispanen advised there was a person who had requested Keene Auto Body to be called to tow them but the PD called Emerson to tow them to Keene Auto Body. They are not asking to be called all the time but to be used in a rotating fashion.

McKeon will follow up with Fairbanks to see what their process is calling for a tow.

For Signature

- Manifest #6
- Selectmen minutes – Feb 3rd – the amended minutes were signed.
- 2010 Town Meeting Warrant
- Town Hall Energy Efficiency Grant (5 copies) – Ross notarized the application.
- Bokum correspondence
- Camp Spofford correspondence
- Intent to cut - Cassin
- Appointment paper – Planning Board

For Discussion

- Town Hall grant application

Carrier advised the application should be completed tomorrow with information on the energy savings calculations. The grant was signed and notarized.

- Town Report status

The Board reviewed the final reports. Carrier will be compiling the final report and bringing it to the printer tomorrow.

- Old Business

Camp Spofford – A letter was sent requesting more information from Olson.
Fine for building without a permit – Greenwood will be in next week to meet with the Board.

- Other business

1. Emery advised that it appears the PD have gone back to taking call out.
2. Emery advised he had sent a letter to those responsible for handling the H1N1 Clinics congratulating them for the efficient process.
3. Emery gave an overview of the tea with Molly Kelly and had expressed the Board's concerns with the Welcome Center. She advised she would bring the concerns to Concord. He had also mentioned the old bridge and Chesterfield Gorge noting the State's lack of maintaining State property in Chesterfield.
4. McKeon advised he is scheduled to meet with Jeff Chandler regarding the flooring at the TO/PD building.
5. Carrier advised that Argent will be coming to the Board next week.

Information

- DES correspondence – Norton
- Dept of Safety ice storm matching funds
- ZBA Goulet letter

- PD schedule
- Misc. correspondence & newsletters

Adjournment

With no other business to conduct, the meeting adjourned at 9:05 pm.

Respectfully submitted,

Carol Ross
Secretary

Approved by:

Jon P McKeon, Chairperson

Date

Robert E Brockmann

Date

Clifford D Emery

Date