

## MINUTES

WALPOLE EDIC  
TOWN HALL  
ROOM 116

November 19, 2013

7:00 p.m.

Present:

Bernie Goba, Chair EDIC  
Richard Shields, Vice Chair EDIC  
Leo McCormack, EDIC  
John Morris, EDIC  
Mark Resnick, EDIC Treasurer  
Roger Mann, EDIC

Robin Chapell, Board of Health  
David Foss, Fuss and O'Neill

Walpole Public Participants

JoAnn Barry  
Charles Barry  
John Panciocco  
Lois Glasgow  
Thomas Macomber  
Lenny Bonner

There being a quorum present Chair Goba called the meeting to order.

The minutes from the October 29, 2013 meeting (which were earlier distributed electronically to all members) were read. Robin Chapell made a request to amend the 2<sup>nd</sup> paragraph from the bottom, 1<sup>st</sup> sentence from "Town of Walpole would assume no ownership of the West site" to "Town of Walpole would assume **partial** ownership of the West site"

The amendment was accepted. Richard Shields motioned to approve the minutes as amended seconded by Mark Resnick.

It was voted: 6 ayes  
0 nays

The Chair submitted Invoice 0168287 for services from Fuss and O'Neill in the amounts of \$4830.00, \$2500.00, \$2660.00 and \$2000.00 totaling \$11,990.00. Motion by Richard Shields to approve Invoice for payment was seconded by Leo McCormack.

It was voted: 6 ayes  
0 nays

The Chair submitted the invoice to EDIC Treasurer Mark Resnick for payment.

David Foss of Fuss and O'Neill delivered a review of the draft report to be delivered to the joint meeting of the BOS and the EDIC on December 2, 2013 at 7:00 p.m. Salient points of the presentation are as follows:

The proposed Water Treatment Plant design must be accepted by the EDIC by early February 2014 according to Robin Chapell as per the PRPs schedule. Central to a decision is the EDIC to confirm and accept a building design and siting.

Richard Shields recommended that F & O identify last submissions with current dates to prevent confusion during any review(s). David Foss will resolve.

There was no comment on the introduction and site inspection portion of the report except that F & O to add the names of the Board of Selectmen to the list of credits.

General review of rainwater infiltration/ the community benefits of the redevelopment and how it will be handled. The West side was more critical due to treatment facility and its proximity to the containment/capped areas. The East side will have less impervious cover upon rebuilding of the site with a new Police Station and Senior Center than currently exists. David will calculate the percentages of existing pervious/impervious area with the proposed ground covers. In addition to water control and reintroduction to water table and the use of photovoltaic panels for energy generation were examined as beneficial impact points. Simply stated; it should be an environmentally sensitive design

The question of fencing around the capped landfill was discussed. F & O will examine the site and building (water treat building) controls required by EPA/PRPs and Treatment Building operators. David will return with options for the final report. The final plan will be expanded to explain the beneficial impact on the community. Issues surrounding fencing are site isolation/control of access/ security of the treatment plant. David to offer alternatives in final report.

The Chair reminded Fuss and O'Neill that a major community benefit as a result of cleaning the site(s) and redeveloping the sites for municipal use is the restoration of a community blighted by the contamination and abandoned buildings. This is a reconstruction and rebuilding of an uncared for part of the whole Walpole community. And rebuilding and redefining the land uses will re-create a community link to the rest of the town, with walks to the town center, a trail walk linking the downtown

to the senior center to the high school, etc. This is a MAJOR community benefit as a result of the redevelopment. David will add this impact note to the benefits portion of the report.

Bernie Goba reported on a conversation with John Giorgio, Town Counsel of Kopelman and Paige, regarding a Brownfields Covenant (also known as a Covenant Not to Sue). This involves negotiations with the Attorney General's office for the State process and the Federal government under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). BG noted that Town Counsel has been authorized by the town to begin the application process. As noted earlier, a major part of the reuse plan includes demolition of the mill building and redevelopment of the East site with a Senior Center and Police Station. The application process/approval will take approximately four months. John Giorgio will be at the joint meeting of the BOS and the EDIC on Dec. 2, 2013 to expand on the process and our respective roles.

Final report to EDIC by next Tuesday, November 26, 2013.

Final review of Fuss and O'Neill's report by the EDIC at the 6:00 p.m. meeting on December 2, 2013. It is expected that the report will be in order and ready for review, discussion and a vote of acceptance by the EDIC.

There being no further business a motion to adjourn by Richard Shields was seconded by John Morris.

It was voted 6 ayes  
0 nays

The next meeting of the EDIC will be at 6:00 p.m. on December 2, 2013. (Prior to meeting with BOS)  
The meeting between the EDIC and the BOS will be at 7:00 p.m. on December 2, 2013.

Meeting adjourned 8:45 p.m.

Respectfully,

Bernie Goba Chair  
Acting Clerk