

WALPOLE ECONOMIC AND DEVELOPMENT CORPORATION (EDIC)
MEETING NOTES

September 25, 2012

Meeting 2012-01, 7:00 p.m.

Location: Walpole Town Hall Rm 116

Present:

Leo McCormack, EDIC
Mark Resnick, EDIC
Roger Mann, EDIC
Richard Shields, EDIC Vice Chair
Bernie Goba, EDIC, Chair
Stephanie Mercandetti, Economic Development & Grants Officer
Michael Boynton, Town Administrator (at 8:445 p.m.)

Guests: David Foss, LSP, Fuss and O'Neil
Chris Ferrero, RLA, Fuss and O'Neil

Richard Adams, resident
Mrs. Burke, resident

BG called the meeting to order at 7:00 p.m.

02.01. Motion to accept minutes of last meeting by MR and seconded by RC. Motion passed 3-0-0.

02.02 MR reported that he has been in contact with town treasurer but has not moved forward with the EIN. Will follow up with tasks by next meeting.

02.03 SM reported no progress with the PRP regarding funding the EDIC. BG to follow up with MB.

02.04. David Foss and Chris Ferrero of Fuss and O'Neil were invited to attend the EDIC meeting and to share their experience with Brownfield and Superfund sites. The purpose was for the EDIC to get an overview of what might and what can not be done with the site in terms of use and development.

Their overview stated a clean up strategy in which the process is one of Vision/Marketing/Implementation. The process includes the "stakeholders", the EDIC and the community through a series of meetings/charrettes and reviews. The biggest issue facing this process is a "funding gap" between cleanup and development costs and the market value of the property. Fuss & O'Neil noted that one of their services could be to provide advocacy for the site—something that could be helpful going forward.

02.05 MB commented that funding options to tear down the existing buildings or renovate them need to be researched. He questioned, "What is community involvement in process"? A general discussion about reuse of the masonry building on site and the planned water treatment facility (50' x 75') was had.

This will require further input from the EDIC especially as the process moves forward with the EPA. This water treatment plant (according to Dave Lederer, PM for the EPA on 9-24-12) will remain in place ad infinitum, therefore its placement impacts long term planning of the site(s).

02.06 General discussion about the site and the location of the buried asbestos. There was much discussion about location(s) with no clear understanding of what was where and to what extent. BG to ask Robin Chapell to identify sources of contamination for our next meeting.

02.07. SM was asked by BG to identify possible funding sources and to familiarize the EDIC with the options. Stephanie agreed to provide BG with the list of funding sources to the next meeting.

02.08 LM advised that John Podgurski, regional Director of the EPA (617-918-1296) stated at town hall meeting on September 5, 2012 that the EPA is able to provide legal advice to the EDIC regarding cleanup. LM will clarify degree of service at next meeting.

02.08 BG advised that another environmental engineering/cleanup firm has been invited to share process with Brownfield and Superfund sites. Atlantic Environmental Technologies, New Bedford has visited the site previously with me and they have agreed to discuss their approach to EDIC's problem of development of the site. Toivo Lamminen, LSP

01.01. Michael will contact Craig Campbell, attorney for Covidien attorney for Covidien to confirm that the EDIC is preparing to receive the \$100,000.00 start up monies. BG commented that \$100,000 will not go far to design and plan for the sites and that PRPs should be advised that more funds will be required in the future.

01.07 General discussion regarding liability insurances, the required bonding for EDIC members (\$50,000 for each member). Next week, Michael Boynton will ask Jim Johnson to contact the town's insurance agent regarding coverage/costs etc.

Next meeting date is October 23, 2012, 7:00 at Town Hall. Stephanie Mercandetti will reserve a conference room. There being no further business to be done, a motion to adjourn by Richard Shields seconded by Mark Resnick was voted 4-0-0 at 8:45 p.m.

Respectfully submitted

Bernie Goba, Chair, EDIC
Acting Clerk EDIC

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