

**Town of Boscawen
Brownfields Advisory Committee
FINAL MEETING MINUTES
Monday, June 27, 2022 at 5:30 PM**

Members Present: Kellee Jo Easler—Chair, Tim Kenney—Member, Lorrie Carey—Ex-Officio, Alan Hardy—Project Coordinator, Katie Phelps—Town Administrator, Michael Tardiff—Executive Director CNHRPC, Dorrie Paar—EPA Brownfields Project Manager (virtual).

Others Present: Kearsten O'Brien—Deputy Planning and Community Development Director, Kara Gallagher—Planning and Community Development Clerk, Nadine Miller—NH Division of Historical Resources, Michael Nawoj—Boscawen Historical Society President, Mark Varney—Planning Board Chair, Nefeli Bompoti—University of Connecticut TAB Program (virtual), Aaron Hinze—University of Connecticut TAB Program (virtual) and Melinda Bubier—NH Department of Environmental Services (virtual).

Members Excused: Mason Donovan and Fred Reagan

Chair Easler called the meeting to order at 5:34 p.m.

Roll call completed and guests introduced.

Review of Prior Meeting Minutes:

The Brownfields Advisory Committee reviewed the public meeting minutes from February 1st, 2022.

Motion made by Ex-Officio Carey to approve the minutes as presented, seconded by Mr. Kenney. All in favor. None opposed.

Old Business:

Business Removal Update-Town Administrator Phelps said the EPA Removal Program is at the site and the Stratton Flower building has been demolished. They are working on sifting through all of the debris and removing any mechanical gears or lumber that could be reused. Currently, the program is making sure the foundation and stone walls stay intact as they are holding the river bank in place. There needs to be a State Historic Preservation review done before the foundation can be removed. Town Administrator Phelps said she is looking for feedback from the Committee about the old gears for future use. Project Coordinator Hardy said that quite a bit of the pulley system remains. He explained what the pulley system was for and how it worked. He said the only materials that didn't survive were the shafts. The Committee looked at a few pictures of some of the gears. Ex-Officio Carey asked if anyone knew the dimensions of one particular gear. Project Coordinator Hardy said it was suggested to him to wait until other buildings come down to start measuring and choosing which gears to keep since there will be more gears to choose from once that happens. It was asked if the timber and bricks could be retained. Project Coordinator Hardy said there needs to be contamination testing done to determine what materials are safe to keep and reuse. There is a lab coming soon to conduct the testing. Ex-Officio Carey wants to eventually create an "interpretive sculpture" made out of the

materials pulled from the buildings and asked the Committee to keep in mind finding an artist that can create this piece and also putting aside funds for this project. Discussion ensued about potential grants and artwork.

New Business:

Gears and Historic Items-The Committee discussed items that will be taken from the buildings that will potentially be used in the interpretive sculpture. Specifically mentioned was the granite 1909 date block that came from the chimney. Ex-Officio Carey suggested using this as a bench. Discussion ensued. Town Administrator Phelps asked Mr. Nawoj for his input. Mr. Nawoj said the Boscawen Historical Society is happy to help in any way that they can. There are many pictures as well as other resources that can be made available.

Re-Use Ideas-Chair Easler said that the Planning and Community Development Department has been speaking with CNHRPC and will be speaking with the Planning Board about changing the town's zoning this year for the 2023 Town Meeting. The goal is to make the Mill Redevelopment District more diverse, probably mixed-use. Project Coordinator Hardy said one of the biggest challenges is going to be parking. He suggested that parking be integrated into that zoning district. Mr. Tardiff said that mixed-use zoning is becoming a lot more well-known than it used to be. Ex-Officio Carey said there is also property that the town owns in that area that would make a great park. Mr. Kenney suggested having a map of the MRD for the next meeting.

TA Phelps asked if during this discussion would be a good time to bring the Committee up to date on the UCONN TAB Program. Ex Officio Carey agreed and asked Mr. Hinze to introduce himself. Mr. Hinze is a junior at the University of Connecticut and an intern for UCONN TAB. He explained that the majority of his work involves looking at the town as a whole, including demographics and planning studies, like the Master Plan. Mr. Hinze was given a list of 5 or 6 potential sites in town, as well as many on Commercial Street, and he is to come up with ideas for potential reuses. He will also provide a visual model, for example a 3D map, to go along with the reuses. Ex Officio Carey asked Mr. Hinze if he had any questions for the Committee. Mr. Hinze asked questions about a few of the properties he was given, and there were discussions about each property. He then asked about the Water District and whether all the properties in the Water District have access to water. Project Coordinator Hardy said no, being in the Water District and having water are not the same thing. Mr. Hinze's last question was about the Master Plan and whether the reuse section in it was still relevant. Chair Easler said no, that document is from 2002 and is currently being updated. Ex Officio Carey said this would be a great opportunity for Mr. Hinze to make recommendations.

Matching Funds-The only current costs incurred to date for the town are the environmental engineer, the project coordinator, and CNHRPC. The rest is being funded through the EPA Removal Program. Ex-Officio Carey said in order to have a discussion about what the match will be the Committee will need to know if there is an adjusted number for the cost at this point. The engineer has a contract so that cost will remain the same. This discussion item will stay under old business for future meetings.

Planning Board & Mill Redevelopment District Changes-Planning Board Chair Varney said the foundation will need to be removed before moving forward with this topic. He will talk to the Planning Board about opening up the MRD to be a little more flexible. Ex-Officio Carey said the

UConn TAB program will be a great asset in this discussion. They will help the Committee figure out what is a potential best use of this area. Ex-Officio Carey thinks the Committee should check to see what is town owned property within the MRD. Planning Board Chair Varney agreed.

Discussion ensued about putting money away into the CIP for the interpretive sculpture.

Motion made by Ex-Officio Carey to support the educational component of the Mill Redevelopment District in the amount of \$15,000 for 2023-2024. Seconded by Mr. Kenney. All in favor, none opposed?

Motion to adjourn made by Chair Easler and seconded by Mr. Kenney. All in favor.

Meeting adjourned at 6:53 p.m.

Next Meeting: To be determined at the call of the Chair.

Respectfully submitted by Kara Gallagher