

**ASHLAND BOARD OF SELECTMEN MEETING  
FRIDAY, OCTOBER 24, 2014  
ASHLAND TOWN HALL  
10:00 AM**

**MINUTES**

Chairman DeWolfe called the meeting to order at 10:08 AM with a roll call.

Norm DeWolfe, Steve Felton, Fran Newton, Phil Preston, present. Jeanette Stewart absent with notice.

Others present:

Tony Giunta, Senior Client Manager, Nobis Engineering  
Tim Andrews, Director of Environmental Services.  
E. Badger, D. Toth

The Board met with representatives from Nobis Engineering to discuss a potential \$100,000 Brownfields Grant opportunity for the Ashland Properties site at the mill. The gentlemen informed us that they would be willing to assist us with the grant application at no cost to the town. The application is due on October 30.

T. Andrews provided a brief background of the employee-owned company, which has been in existence for about 25 years. The company of about 100 employees provides civil engineering, geotechnical support and environmental services to private companies, local, state and federal governments. T. Giunta has a background of 15 years with DES. Environmental Services include brownfield assessments and cleanup.

The Board and E. Badger provided the background including mill ownership and brownfield assessments to date to the Nobis staff. Mr. Badger also provided a map outlining the area where brownfield assessments have been done by LRPC (Lane property) and the area owned by Scott Heath (formerly Ashland Properties) now under consideration for assessment.

T. Andrews said the town needs to demonstrate legal access to the property before it can apply for a grant. We informed Nobis that we have the ability to assume the property at any time for unpaid taxes if the owner is not cooperative. We were also told that we must have an endgame in mind for the property, either redevelopment or demolition/reclamation as appropriate, and a commitment to follow up on recommendations for either option by continuing to look for investors or cleanup funds going forward.

Mr. Andrews explained the project phases of dealing with brownfields and assessments. Phase 1 would involve collecting a history of usage and events at the property as well as potential recognized environmental releases. During Phase 2, sampling and monitoring would occur. Phase 3 would involve developing a cleanup plan. The actual cleanup would be done with different grants. If the phases of assessment are completed and satisfactory, the cleanup funds are potentially easier to obtain since there is less competition, and the government has already invested in the assessments. The brownfields study previously done at the mill included phase 1

and 2 studies of those sections owned by the Lanes. The study was done by the LRPC on behalf of the town and with permission from the Lanes.

After completion of phase 1 and 2 assessments, the State would provide the town with a covenant not to sue. This could involve, however, certain activity/use restrictions on the property.

We asked what we could expect to accomplish with the \$100,000 grant. We could easily accomplish phase 1 for both of the S. Heath properties (textile “white” building and boiler room). There would not be enough money for phase 2 for both buildings, but we could accomplish much of it on the “white” building, our primary liability and environmental concern. We were also told that we would need a “champion” for our proposal, but given that we have had conversations with and interest expressed by our state senator, Jeanne Forester, she would be a likely candidate to fill that role.

We agreed that we wanted to move forward with the grant application. The agreements included a commitment by Nobis (T. Andrews) to confirm our eligibility with DES (Mike McClosky) regarding the potential for legal access. N. DeWolfe and P. Branscombe will serve as the primary points of contact and we as a group would complete the 5-page form (with help from E. Badger) to whatever extent we can. T. Andrews will provide the appropriate technical expertise/input.

We were advised that we should explore additional sources of funding including the LRPC, targeted brownfield funding through EPA, the EDA and the Petroleum Fund.

F. Newton moved to adjourn the meeting at 11:15, seconded by S. Felton. All approved and the meeting was adjourned.

Respectfully Submitted,

Fran Newton