

# **Regional Brownfields Partnership of West Central CT**

## **Quarterly Brownfields Meeting**

### **Brownfields Workshop Breakout Groups**

The Regional Brownfields Partnership of West Central CT (RBP) is applying for EPA Brownfields Assessment Grants in October. As part of its continuing work, the RBP invites you to an open meeting and workshop to discuss some of the primary issues of Brownfields projects. There will be workshops on Sustainable Development, Community Concerns, Legislation and Economic Development. This is another of the educational and outreach activities sponsored by the Partnership. Join us, learn something, and help the region.

When: 2:00 – 4:00 p.m. Thursday, September 20, 2007

Where: Waterbury Regional Chamber  
83 Bank Street – Conference Room

#### Breakout groups – Topics

1. Sustainable Development – reuse planning, infrastructure, transportation
2. Brownfields Legislation 2007 – funding, goals
3. Community Concerns – health, reuse
4. Economic Development – CEDS

#### Schedule:

2 p.m. – Business meeting – Introductions; Vote to authorize EPA Applications

2:10 – Other Business

2:15 – Description of Workshops and Objectives

2:30 – Workshops

3:15 – Discussion of Workshop outcomes

3:45 – Comments

4:00 – Close

**MINUTES OF MEETING  
REGIONAL BROWNFIELDS PARTNERSHIP OF WEST CENTRAL CT  
THURSDAY, SEPTEMBER 20, 2007  
At Waterbury Regional Chamber  
Waterbury, CT**

**RBP Representatives Present:** Beth Lynch, Ansonia; Robyn Bugbee, Bristol; Sheila O'Malley, Derby; Wayne McAllister, Naugatuck; Richard Eigen, Newtown; Bill Kuehn, Plymouth; Ron Skurat, Seymour; Maura Martin, Thomaston; Roy Cavanaugh, Watertown; Karen Spargo, NVHD, VCOG; Sam Gold, COGCNV; Jill Harris, CCRPA; Carol Burkhart-Lyons, NVP; Jeff Rouleau, Waterbury Reg. Chamber

**Others Present:** Arthur Bogen, Rick Dunne, Jan Jadach, VCOG Staff; Gary O'Connor, Governor's Brownfields Task Force; Daniel White, CTDEP; Pat DeRosa, CTDEP; Joseph Marena, Loyola Development; Walt Gancarz, Steve Brown, HRP; Christine Cook, Bpt. Com. Land Trust; Brenda Mindez, Waterbury; Winston Stephenson, Waterbury; Aaron Silva, BL Companies; Andrea Boissevain, Health Risk Consultants; John Albrecht, Metcalf & Eddy, Inc.; Doug Rhoads, Suleyman Simsek, EnviroMed; Joe Perrelli, COGCNV; Mike O'Connor, WDC; Lucille Maslak, Quest/Thomaston; Ben Rieger, Kleinfelder.

Chairman Roy Cavanaugh called the meeting to order at 2:10 p.m. and asked that all rise to pledge allegiance to the flag. Following this, the Chairman asked that everyone present introduce themselves.

**Vote to Authorize Applications to EPA:** The Chairman called for a motion to authorize two assessment applications to EPA—one for hazardous waste funds for \$200,000 and one for petroleum funds for \$200,000.

**Motion:** by Robyn Bugbee; – To authorize the RBP to submit two applications to EPA—hazardous waste and petroleum. **Second:** Sheila O'Malley; **Vote:** Unanimous

Arthur Bogen then thanked those present for attending. He also thanked the new RPB sponsors—BL Companies; GeoDesign, Inc.; HRP Associates, Inc.; Kleinfelder, Inc.; Leggette, Brashears & Graham, Inc.; Loureiro Engineering Associates Inc.; LFR Inc., and Tighe & Bond, Inc. Arthur informed the group that the Partnership has been working on brownfields for more than ten years now. For more information on the RBP including sites we have worked on, he invited people to access the VCOG website. He noted that we have regulators, consultants, municipal officials, conservationists, and community activists here today. Shortly, the group will divide into breakout groups on four topics—sustainable development, brownfields legislation, community concerns and economic development. EPA and DEP talk about getting people to the table to talk about these topics, so he is very glad to see this attendance.

Arthur went on to say that brownfields occupy most of the prime real estate in older urban cores in CT today. They are located in business and industry where our state grew up. He noted that we are fortunate to have one of the two co-chairs of the Brownfields Task Force set up by the Governor to look at these issues. Attorney Gary O'Connor will address the group and explain where the committee is headed. He has helped to foster legislative initiatives and define the funding that makes the projects work.

Atty. O'Connor then spoke, saying that because of the efforts of Arthur Bogen and many of those present here, brownfields is now front and center in the Legislature and the Governor's office. Both smart growth and brownfields remediation are the subject of intense discussion in Hartford. He went on to say that the task force was set up two years ago. They worked several months last year crafting recommendations in a report. As a result of those recommendations, legislation was passed. He noted that there is no silver bullet. It will take a lot of work and a number of legislative sessions as well as creative thinking on the part of the State Legislature. Atty. O'Connor said the three main areas are: government coordination, funding and regulatory reform. This will be a direct report to the Commissioner of DECD. It will be a point of contact with developers and community leaders in dealing with the state on brownfields issues. A case manager will explain what funding is available and help with regulatory compliances. It was found that the state was great with funding big projects but the smaller projects were having problems as they needed bonding and other compliances. A program was created under DECD and is being bonded. The goal in the next legislative session is to get real funding for it. Five to ten million dollars is okay but won't make a dent in what they want to do. This is a primary goal. In closing, Atty. O'Connor indicated that the task force is very excited about the progress that has been made, and they are happy the Governor is continuing the task force.

Arthur Bogen then indicated that the group will divide into breakout groups to discuss four topics. He has volunteers to lead each of those sessions. Following that, a spokesperson from each of the groups can share with the entire group the top three concerns of that group. Those top concerns will then be compiled and sent out to all. The breakout groups are as follows: (1) Legislative – Led by Atty. Gary O'Connor; (2) Community Concerns – Led by Karen Spargo, Executive Director of Naugatuck Valley Health District; (3) Economic Development/CEDS – Led by Sheila O'Malley, Economic Development Director in Derby and Chairperson of CEDS; (4) Sustainable Development – Arthur will work with that group until someone takes that over. Arthur noted that it is 2:30 now and the entire group will reconvene around 3:15 to discuss the top concerns.

The breakout sessions ended at 3:15 p.m. and the group reconvened. Sheila O'Malley spoke first for the Economic Development/CEDS group. She said that everyone understands that there is a lack of space left in New England. Most of it is contaminated so it is important that we work together. Three areas of concern from her group are: (1) A more user-friendly or generous funding pool on both state and federal levels; (2) What

can cities and towns do in order to dispel the fear about these properties? What can they do to make themselves more viable as an applicant for funding? (3) If you come up with creative ways of developing a site such as phytoremediation or green roofs, will that make you a more viable candidate for funding? How will that affect your application and will there be more money available for those projects?

Andrea Boissevain spoke for the Community Concerns group. She indicated that their concerns were: (1) Health and safety – how can projects effectively communicate to residents during projects like air monitoring, etc. so that people know the work is being done adequately by licensed professionals? Are there resources to prioritize which sites get done? Are there resources for adequate monitoring? (2) How do you do the outreach? What are effective ways to involve the community (guidelines)? (3) What are the Partnership's process, timeline and responsibilities in terms of overseeing the project?

Sam Gold was the spokesman for the Sustainable Development group. Three areas of concern they had were: (1) Define sustainability; there are many different elements—fiscal, economic, etc.—that is something that needs to be defined. (2) Incentives or requirements are needed to make sure that development is sustainable. (3) Tools for the municipality to understand it and how this needs to be done and to be educated.

Gary O'Connor spoke for the legislative group. The concerns they had were: (1) Provide adequate staffing and funding for the OBRD. To make it work, you need knowledgeable people who are dedicated to brownfields issues. (2) Provide incentives to property owners such as tax credits, environmental insurance, lead and asbestos abatement funds. These will level the playing field. The state has to commit to providing those incentives. (3) Continued regulatory reform: to limit liability from state and third parties on big issues; to increase the level of certainty through shorter time limits for review and free pre-remediation agreements with State to limit lawsuits or reopeners by the State.

Atty. O'Connor had a question that was brought up. Can legislators go to the Dept. of Defense to ask that cities with former military sites be financed in part by the federal government? He noted that Waterbury did the Brass Mill Center with the Dept. of Defense. Arthur Bogen said it can be done but the DOD is less liquid about this than they used to be. You have to prove there was a contract and it was tied to a defense contract. If there was a specific site, he would be glad to help get it in front of the EPA project manager. Robyn Bugbee interjected that the EDA under the Dept. of Commerce can be responsive and supportive with this. Sheila O'Malley noted that Waterbury did get a DOD grant; however, the money is now not there for brownfields sites. It would be difficult.

Arthur Bogen said that part of the position of the RBP is to go beyond just doing assessments. They want to make a difference in how they reuse these sites and develop sustainable communities. He went on to say that the RBP is forming a Sustainable Reuse

Committee and, so far, six individuals have volunteered for this committee. We want to link some of the assessments we do to sustainable reuse to protect the environment, reduce energy use and make more livable communities. That committee will be forming and will help the Executive Committee decide on the worthiness of that grant. We are still looking for people to participate on that.

Arthur noted that we are trying to make these meetings have meaning to help with brownfields issues. There was great feedback from the June meeting regarding the NEMO presentation. We would be glad to entertain ideas for our next quarterly meeting. In the past, we have had a session on "what is a Phase II" and have had an insurance expert talk about liability questions. We would also like to place these meetings near one of the sites on which we are working. This way, everyone can see what we are talking about.

Arthur closed by once again thanking the sponsors, including Metcalf & Eddy, who were too late to be included on the advertising for today's meeting, and indicating we would be interested in other sponsorships. He mentioned that anyone wishing to be reimbursed for their parking expense today should fax their receipt to VCOG.

There being no other business, the meeting ended at 3:40 p.m.