

FORMER H.J. MILLS PROPERTY
149-151 CHURCH STREET
BRISTOL, CT

Analysis of Brownfields Cleanup Alternatives
Public Information Meeting
9/13/2010

Minutes

Attendees: Lynn Abrahamson, Director, Bristol-Burlington Health District; Carol Jackson; Thomas Morrow, Director, Bristol Community Organization; Raymond Rogozinski, Assistant City Engineer, City of Bristol

Presenters: Robyn L. Bugbee, Grants Administrator/Project Manager, City of Bristol; Glen Stefaniak, Licensed Environmental Professional, Senior Project Manager, AKRF, Inc.

Translator: Tanya Ledesma, Bristol Community Organization

Staff Support: Thomas Lozier, Rehabilitation Specialist, City of Bristol; Justin Malley, Grants Assistant, City of Bristol; Jonathan Rosenthal, Economic Development Director, City of Bristol

Presentation:

Ms. Bugbee summarized the history of the former H.J. Mills site, including historic uses, acquisition of the site by the City of Bristol, environmental site assessments performed on the site utilizing U.S. Environmental Protection Agency (EPA) grant funds, and a site reuse feasibility study performed by the City. She indicated that the assessments and feasibility study led to a determination to reuse the site as a community parking lot and provided the City with the data needed to apply for and secure two EPA Brownfields Cleanup Grants funded by the American Recovery and Reinvestment Act (also known as stimulus funding) to perform remediation of the hazardous substances on the site.

Ms. Bugbee explained that the City's environmental consultant for the cleanup project, AKRF, Inc., had done an Analysis of Brownfields Cleanup Alternatives (ABCA) for the site. AKRF looked at a variety of options to cleanup the contamination on site and has developed a recommendation of the best approach to use. She indicated that the City is seeking input on the ABCA from the community through a 30-day comment period and through this public information meeting. Comments from the public will be sought tonight after presentation of the ABCA. Written comments will continue to be received through 4:30 PM on September 24, 2010. Ms. Bugbee indicated that the ABCA can be viewed tonight – copies are on the table at the back of the room – and at the Bristol Development Authority office on the second floor of City Hall, 111 North Main Street, Bristol, CT. Anyone interested in viewing the ABCA at City Hall should contact Ms. Bugbee at 860-584-6190 or hjmillscleanup@ci.bristol.ct.us to schedule a time. The ABCA can also be viewed on the project website at

<http://www.ci.bristol.ct.us/hjmillscleanup> . Written comments may be hand delivered to the Bristol Development Authority office, sent by e-mail to hjmillscleanup@ci.bristol.ct.us , or mailed through the U.S. Postal Service to City of Bristol, 111 North Main Street, Bristol, CT 06010, Attention: Robyn Bugbee.

Ms. Bugbee introduced Mr. Glen Stefaniak of AKRF, Inc. for the presentation of the ABCA.

Mr. Stefaniak began by explaining that he had prepared on behalf of the City an Environmental Conditions Assessment Form (ECAAF) for the CT Department of Environmental Protection (CT DEP) and that as a result, the project was enrolled in the CT DEP's Voluntary Remediation Program and that oversight of the cleanup has been assigned by CT DEP to AKRF, Inc. under Mr. Stefaniak's guidance as a Licensed Environmental Professional (LEP). He explained that the purpose of the ABCA was to analyze the environmental conditions at the site and to determine how best to cleanup the site in order to protect human health and the environment at a reasonable cost while meeting CT DEP regulatory standards. Mr. Stefaniak described the types and locations of contaminants at the former H.J. Mills site. He indicated that AKRF had done an exposure assessment as part of the ABCA in order to determine who would be likely to be exposed to the contaminants and in what ways that exposure might occur. Based on that information, AKRF then looked at four alternative methods of dealing with the contamination: 1) No Action, 2) Soil Excavation and Removal, 3) Treatment, 4) Removal Plus Treatment. Mr. Stefaniak stated that alternative 1, No Action, is not appropriate because it would not meet the goal of protection of public health and the environment. He indicated that alternatives 3 and 4, Treatment and Removal Plus Treatment, are not preferred due to the cost, the length of time for remediation, and that not all contaminants on the site can be addressed using these methods. Mr. Stefaniak indicated that Alternative 2, Soil Excavation and Removal, in conjunction with institutional controls and land use restrictions is the preferred approach. Alternative 2 is protective of the public health and environment, is effective and permanent, is relatively easy to implement, and addresses all contaminants and areas of contamination.

Public Comment:

Mr. Thomas Morrow: Has a Remedial Action Plan (RAP) been submitted to and approved by CT DEP?

Mr. Stefaniak: Not yet. The ABCA public comment period needs to be completed, a Quality Assurance Project Plan (QAPP) needs to be approved by EPA, and confirmatory sampling to fully delineate the areas of contamination must be done prior to finalization and submission of a RAP for CT DEP approval.

Mr. Morrow: What happens to the contaminated soil?

Mr. Stefaniak: Depending upon the type of contamination in the soils, the contaminated soil will be either transported to a licensed treatment facility or to a licensed disposal facility.

Mr. Morrow: What is the timeline for remediation and construction of the parking lot?

Mr. Stefaniak: The remediation and the parking lot construction will occur concurrently in order to save on costs and time.

Ms. Bugbee: The City is projecting that we will be able to complete all of the pre-remediation steps and approval processes with CT DEP and EPA, go out to bid for the remediation and

construction contractor, and select the contractor between now and the beginning of the 2011 construction season. That would put us in position to begin the actual cleanup and parking lot construction in the early Spring of 2011 – as soon as the ground is workable. Based on that schedule, the City projects that the parking lot would be in operation by the late Summer or Fall of 2011.

Conclusion: There were no additional comments or questions from the public. Ms. Bugbee reminded the audience of the 30-day comment period ending at 4:30 PM on September 24, 2010, and restated the ways to view the ABCA and to submit written comments.