



Town of Adams Massachusetts 01220-2087

BOARD OF SELECTMEN

TOWN HALL BUILDING
8 PARK STREET

TOWN CLERK
ADAMS, MASS.

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Wednesday, January 20, 2021

Executive Session Meeting Minutes

CALL TO ORDER: On the above date the Board of Selectmen held an Executive Session meeting via Zoom. Present via video were Chairman Hoyt, Vice Chairman Blanchard, Member Duval, Town Administrator Green, Town Counsel St. John III, Donna Cesan, and Administrative Assistant Dunlap. Attending via telephone was Member Nowak.

Join Zoom Meeting

<https://zoom.us/j/92570085343?pwd=M2hsOzFvaFZaRGRjK2lnT1NwMFlldz09>

Meeting ID: 925 7008 5343; Passcode: 630174

One tap mobile: +19294362866,,92570085343#,,, *630174# US (New York)
+13017158592,,92570085343#,,, *630174# US (Washington D.C)

Dial In: 1 (929) 436-2866; Meeting ID: 925 7008 5343; Passcode: 630174

EXECUTIVE SESSION

#6. To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body;

a) 26 Commercial Street, Adams

At 8:30 p.m. Motion made by Vice Chairman Blanchard to enter into Executive Session for reason of #6, second by Member Duval. Roll Call Vote: Chairman Hoyt, Vice Chairman Blanchard, Members Duval and Nowak. Motion passed.

The Board of Selectmen took a brief recess and resumed the meeting at 8:33 p.m.

Town Administrator Green gave some background about the property. He noted this is a verbal environmental contractor report. Donna Cesan advised that Town Counsel St. John III drafted a purchase and sale agreement for it and she focused on working with the consultant on a Brownfields investigation. She noted she has been working on the \$400,000 Brownfields Grant which is focused on Route 8, and only approximately \$50,000 is left. She noted that at 26 Commercial Street there are three underground storage tanks, 10,000 gallons each, which are essentially empty. There was 12" of liquid noted in the tank water, believed to be condensation mixed with residual gasoline, and not thought to be an issue. She explained that the tanks appear to be in good condition. Mr. Chittenden had hired a company to test the double walled tanks so it is not likely a situation of leaking or soil contamination. She pointed out that there is a smaller underground storage tank in the back for heating the building. Two monitoring wells had been installed on site and another four existing ones were sampled by TRC. One well had petroleum related compounds above acceptable levels and they are investigating and surveying the wells. The direction of water flow is being investigated and they are looking to see if any further contamination is found beyond that well. There are 120 days to report to MassDEP and work on the cleanup. She explained that the Town did Phase 1 of Brownfields and has to do the tax title process to get protection with MassDEP.

She noted that the Town is in a better position to apply for grant money that a private person cannot get. She outlined that cleanup is simplified if there is a use restriction in place. If it is used for parking, paving it could be part of the remediation. She explained that TRC reached out to MassDEP and they are talking through a better pathway for the Town for potential cleanup. Tanks need to be removed for an estimated \$40,000 to \$50,000. Reuse of the site would include the cost of demolition of the building site preparation and drainage. \$55,000 is remaining in the hazardous portion of the Brownfields grant and the Town needs more than that. It was explained that the Building Commissioner has \$60,000 in demolition money and in order to advance this as rapidly as possible, the EPA may agree to the use of demolition money for removal of tanks. If so, the Town could clean up the site fairly quickly. TRC will provide a written report to the Board Members. Potential use of the demolition money was discussed and it was noted that most of the property owners have removed their buildings so a priority shift may be looked at. It was reported that the Attorney General approved and certified the Town Meeting results and approved 40R so the Town is working right away to secure 40R funding for sewer lines for Route 8 paving, drainage and fencing for a complete job to be done next to the school as a source of funds. A request was made for an estimated total cost to remove the tanks and put in a parking lot. It was noted that there is no estimate yet for the removal of the building but it may be around \$35,000. Paving and drainage would require an engineer look at it. Removal of three storage tanks is possibly \$50,000 so at least \$100,000 or more for the full project. It was noted that the property was offered at one point to the Town for free but these were the concerns. Concern was expressed about gas service in the area and research will be done to bring historical information back to the Board. It was suggested to slope the parking lot toward road and do away with any drainage culverts or pipes in the parking lot to save time and money. ***Consensus of Board Members was reached to move forward to pursue the process to remove tanks and use the property as a parking lot.***

At 8:53 p.m. Motion made by Vice Chairman Blanchard to exit Executive Session, second by Member Duval. Roll Call: Chairman Hoyt, Vice Chairman Blanchard, Members Duval and Nowak. Motion passed.

Respectfully Submitted by Deborah J. Dunlap,
Recording Secretary


Board Chair