

*Audrey*

Town of Plaistow ~ Board of Selectmen  
145 Main Street ~ Plaistow ~ NH~ 03865

**PLAISTOW BOARD OF SELECTMEN**

**DRAFT MINUTES**

**DATE:** June 16, 2008

**CALL TO ORDER:** 6:37 pm

**SELECTMAN PRESENT:**

Chairman, John Sherman  
Vice-Chairman, Dan Poliquin  
Selectman, Charles Blinn  
Selectman, Robert Gray, arrived at 6:45pm

**ABSENT:**

Selectman, Larry Gil

**PUBLIC PRESENT**

NH D.E.S. Supervisor of Federal Site Section, Richard Pease  
E.P.A. Project Manager/Environmental Engineer, James Brown  
P.E., LSP Vice President Woodard and Curran, Peter Nangeroni  
E.P.A. Community Involvement Coordinator, Stacy Greendlinger  
Environmental Management Strategies, Michael Skinner  
Assessor, Wil Corcoran

**MINUTES:**

Minutes from the week of June 9<sup>th</sup> were postponed until next week.

**PUBLIC COMMENT:**

No Public Comment

**BEEDE UPDATE:**

Stacy Greendlinger introduced the panel of people on the Beede project. She also gave a brief description of the agenda: Site Overview and Consent Decree Status, presented by J. Brown, Cleanup Plan Overview presented by M. Skinner and P. Nangeroni, Next Steps presented by M. Skinner and P. Nangeroni, Clean up Plan Schedule presented by J. Brown, and Community Outreach by S. Greendlinger.

J. Brown explained the Consent Decree Status, he said that in April of 2007 there was a court hearing, and during that one party has refused entry, although they

are now in a waiting period, until that party enters into the decree they have started pre design work.

R. Gray asked what would happen if the part does not intend to enter into the decree? J. Brown explained that it could delay the process but he is not entirely sure if the party can be legally forced into it or what happens otherwise.

P. Nangeroni explained the site overview, remedy overview, and what their next steps would be; he showed several diagrams on the site and explained where the oil has been removed and where it still needs to be removed. Approximately 90 thousand gallons of oil has been removed from the site already. He discussed the impacted ground water, and also described the site historically, and currently. He also explained the interceptor trench, which continues to work well on keeping outbreaks out of Kelly Brook. He said that part of the pre design work is checking the fluid flow through different layers of sediment.

R. Gray asked how 90 thousand gallons measures up to other sites in NH? R. Pease answered that on the 26 NH sites that he has seen it is the biggest.

P. Nangeroni explained the recent ground water monitoring results; he said that there has been a noticeable decline in oil thickness and extent, solvent distillation plume is gone, and plume extent declined on and off-site, and the plume concentrations have declined. They will do a soil vapor extraction and treatment, groundwater extraction and treatment, institutional controls, and long term monitoring. The excavation and off-site disposal of approximately 77,300 cubic yards of soil, overall the clean up overview will result in several thousand-truck loads leaving the site for soil and sediment excavation. The purpose of this is to limit exposures on site, to minimize leaching to groundwater, and to limit ecological contact.

J. Sherman asked how they plan to remove contaminates from under the brook? P. Nangeroni explained that first of all they would attempt to work on it during the dry season, however always taken into account New England weather and the possibility of water in the brook, they have other methods they will review during the plan phase. They want to limit sediment disruption, and contamination.

J. Sherman asked about the possibility of the oil coming from another town, and traveling from upstream? P. Nangeroni said maybe some of what was first removed, however, not now the impact is fairly localized, and if it had come from upstream then it isn't now.

R. Gray asked about the upkeep of the roads, with the thousands of truckloads leaving the site? He would like to know the best way they can do the job with minimal damage? P. Nangeroni said that they will know more after the design process, right now there are no definite numbers, and the removal process has not been determined, however they will during the design phase look at all that.

J. Brown explained that the design process will start within the next year and half, when they do have the exact number of trucks leaving and entering, they will gather a plan and bring it back to the board.

J. Sherman asked where would they bring the contaminated soil? J. Brown explained that it depends on the level of contaminates some of the soil will be able to go through a process, in which they clean the oil. J. Sherman also asked whether they would replace the loss of soil? J. Brown said that some piles will be clean enough to use for back fill, if not some will need to be brought in.

P. Nangeroni continued with the slide show presentation he described the soil and vapor extraction system, and said that it is a process that could take anywhere from six months to five years. They will have 100 wells, vapor treatment, potential thermal enhancement, and operation and maintenance. The purpose of this process is to limit degradation of groundwater.

J. Sherman asked when they would be able to tell how long the process would take? P. Nangeroni said that all they can do right now or in the near future is make assumptions, which they will do before hand, however they may not know for sure until after it is up and running.

P. Nangeroni then went on to explain the ground water extraction system. The groundwater pumping treatment will consist of seven pumping wells. It will treat and discharge the groundwater and there will also have to be system operation and maintenance. The purpose of this system is to continue to limit plume migration, prevent exposure to plume, and improve groundwater quality.

J. Sherman asked how they would be able to prevent exposure of oil to the rest of the environment? P. Nangeroni described the process in which they design the system so there is no further exposure.

The institutional controls, P. Nangeroni explained, are to restrict use and activity on parcel 1, to limit access to deep soil. Also need a groundwater management permit, to prevent drinking water well installation, and to continue point of entry treatment and monitoring. And for the surface water, they will use possible signs and educational campaigns.

J. Sherman asked about the deed? M. Skinner explained the property deeds will be handed over to the E.P.A.

R. Gray asked about the back taxes owed on the land? M. Skinner said that it is an issue that would have to be discussed, he is not a lawyer and cannot give legal advice, nor does he know the protocol.

J. Sherman also asked what happens to the people who are prevented from drilling wells? R. Pease said that they must be provided with another point of entry system.

P. Nangeroni discussed the long term monitoring; they will monitor ground water, surface water, sediment, and residential wells.

J. Sherman asked how long will the "long term monitoring" be for? J. Brown said that at some point, the site would no longer be a superfund. There is no way to detect how long it will take at this point. The final goal is to have NH ground water quality standards, and when the water returns to drinking quality there will be no more monitoring.

P. Nangeroni went over the next steps on the project, starting with the pre-design activity overview: their goal is to collect data to allow final design of remedy, the key components are; soil and sediment sampling, groundwater pumping test, ground water treatment evaluation, and soil vapor extraction and thermal testing.

J. Brown described the clean up plan schedule; beginning with the consent decree entry, they plan to begin work in July. The time line- 2008 begin pre-design work (testing remedial methods), 2009 complete pre-design work and begin design work, 2010 complete design work, 2011 begin construction, 2012 complete construction and begin plant operations, and 2013 to? Operate groundwater treatment system.

J. Sherman asked what could people expect to see if the process does start in July? J. Brown explained that they will be taking a lot of samples, and there will be some mobilization of equipment, the equipment part will not be until the end of July.

R. Gray asked when the deed issue falls on the time line? J. Brown explained that it is not an issue until the decree is entered, and when ever that may be, property ownership is not a prerequisite for the pre-design work they have full access from the owner.

R. Gray said they would need to come before the planning board before construction begins. J. Brown said of course they fully intend to go by any policies the town has, and they will fully involve the town. The issues with the back taxes and property ownership are an issue with the Town and not with the Government.

S. Greendlinger spoke about community involvement her concern is to make sure the community is informed. What works in one community may not be effective for others. She asked the board for their suggestions on ways they can reach out to the community to not only make them aware, but hear their feedback.

J. Sherman said that first would be a cable show, secondly is a group that meets on a monthly basis called PACE and many community members attend their meetings they could speak at one of their meetings. He also suggested bringing the Planning Board up to speed by having an informational meeting with them.

S. Greendlinger explained that a public meeting is always good to give people an open forum to speak and to fully inform them of what is going on with definitions of terms that the general public may not know.

C. Blinn explained his belief on the public's perception on the issue, he told the panel, and S. Greendlinger that they need to be rejuvenated, that it has been too long, and there is probably a lot that needs to be done to get the people involved again. He believes that a lot has happened with the project that has turned people away and all that has happened has been a disaster, and has left the towns people devastated. He hopes that the plan stays as it is set but he understands that it is just a plan and that things may not work out as they are intended. He thinks that they need to get people a new feeling, and a good feeling about the project.

R. Gray asked if they could give the Board quarterly updates on the courts decisions on the decree, so they know where it stands. J. Brown confirmed that email updates are fine.

M. Skinner responded to C. Blinn's comments; he said that they hear him loud and clear, he is committed to getting the project done and he will be there every step of the way for the town.

J. Sherman asked if there was anything that the panel needed from the Board? S. Greendlinger, said no, and she thanked the board for all their input. She said when they get a new Town Manager they will need to bring them up to speed. She explained that she can do her job better when she knows ways to reach out

to people, and she made it known that the Board can contact her any time with questions or information, and if she does not have the answer then she will reach out to her team to find the information.

The Beede Group completed their presentation and left at 8:35pm.

The Board had a brief break.

J. Sherman called the meeting back to order at 8:40pm

Wil Corcoran, Assessor's Agent began his presentation at 8:40pm.

W. Corcoran said that he is there to give the Board a sense of what is going on based on the market. His information is based on information through March. He does not have updated information because the place that gives him his updates, is very slow and behind about three or four months. He said that he will be asking the new Town Manager for \$200 to receive an update every two weeks from separate company so he can have the most recent information. He also said that about four months ago things in the market looked ok, now they are on a down slope. And they cannot use foreclosure sales to assess property, which also creates a problem when assessing regular sales because those sales end up in competition with the foreclosed homes. He explained the "seesaw effect" when they lower the property assessments they still need to raise the same amount of money for taxes. His update that he will bring to the Board in mid July he will have more exact areas.

R. Gray reiterated W. Corcoran's statement about the seesaw effect.

W. Corcoran described a chart of sales to assessment ration in 2007 the overall ratio was 95% and if they continue at the assessment in 2008 the overall ratio will be at 102%. Single-family homes in 2008 will be at 106% Condominiums will be at 105%, and commercial properties will be at 101%

J. Sherman asked if they did not make the assessment update would they be putting more tax pressure on residential properties or commercial properties. W. Corcoran said residential properties.

J. Sherman said that they will be able to find the \$200 for the biweekly update for W. Corcoran.

D. Poliquin stated that the ratios are only though March so if they do not make the update in the assessments the overall ratio's would be higher than what they are charted as.

D. Poliquin made a motion to direct W. Corcoran to proceed with the gathering of potential information that would potentially support a later support of adjusting assessments. R. Gray seconded the motion and the vote was 4-0-0 all in favor.

#### **TOWN MANAGER'S REPORT"**

J. Hoch was not there to give the report, however J. Sherman skimmed through some important details: J. Hoch has received over 70 applications for the part-time office assistant position. They plan to interview at least 8 candidates next week. He also received an e-mail from NHMA explaining the projected retirement rates with passage of HB 1645 listed. These are ballpark figures and will be effective July 1<sup>st</sup>, 2009. General employees go from 8.77% to 9.09%, police from 11.84% to 12.68% and fire from 15.92% to 16.05%. on 2008 budget this would be an impact of around \$33,000.

#### **OTHER BUSINESS:**

No other business.

#### **SIGNATURE FOLDER:**

J. Sherman reminded the Board to sign the documents in the signature folder.

#### **SELECTMAN REPORTS:**

**C. Blinn:** Nothing to report

**J. Sherman:** Regional Selectman meeting tomorrow night, in Atkinson at 7pm, on the agenda for that is; plowing emergency lanes, local mosquito control, elderly exemptions, municipal fees, waste management, and due to his request the per/ student tuition cost for other neighboring towns. Wednesday night there is a Recreation Commission meeting.

**D. Poliquin:** had no meetings last week, and has nothing solid to report on for the Interim Administrator search.

**R. Gray:** had a Planning Board meeting, he said that Testa applied for a final approval for a concrete operation, and then they plan to build a "Green Machine" he will have more information on Wednesday, they plan to bring lawyers to the meeting, and they never applied for a preliminary approval. He also talked with Leigh and she, and Tim are going to the hearing in Newton on well pumping. Lastly he said that he had received some complaints about people finding out about the Town Managers search in the news paper, and he has decided not to make any comments to the press, until anything is set and has been announced by the Board or by J. Hoch.

C. Blinn welcomed anyone to come to him with any questions, he said that they are just doing their jobs and he does not think that the articles in the paper make it look otherwise.

D. Poliquin said that two weeks ago the article that was in the paper should not have been printed and he apologized that people found out by reading a paper, it never should have happened. Last week's article, however, had no comments by the board, but J. Hoch made one, and if it caused any stress he apologizes, it was not meant that way, as things progress during their search they plan to release information to the public, and if anyone has questions or comments they are welcome to contact any member of the board or J. Hoch himself.

J. Sherman added that they would not benefit from contacting him for questions or information because he does not know anything, since he has removed himself from this process.

Meeting was adjourned at 9:30pm.

*Respectfully Submitted*  
*Christine Metcalf*