

Town of Montville Town Council
Public Hearing Meeting Minutes
Tuesday, January 31, 2012
6:00 p.m. – Town Council Chambers – Town Hall

1. Call to Order

Chairperson Buebendorf called the Public Hearing to order at 6:00 p.m. after establishing a quorum.

2. Pledge of Allegiance followed by a moment of silence in honor of our military.

3. Roll Call

Present were Councilors Caron, McFee, Tanner and Buebendorf. Absent were Councilors Jones Longton, and Murphy. Also present was Mayor McDaniel, Finance Director, Terry Hart, Mr. Don Friday from the Department of Economic and Community Development, Mr. Skip Allman and Mr. John Moss from HRP Consultants and Mr. Bill Warzecha from the Department of Energy and Environmental Protection.

4. Public Hearing

The Town of Montville has received a US Environmental Protection Agency (EPA) grant and loan from the State of CT Department of Economic and Community Development (DECD) Brownfields Clean-up program to remediate the 14 Bridge Street site in Montville. The property is currently owned by the town and is partially occupied by Impulse Design (designs and constructs trade exhibits). The site has several environmental concerns where release areas have been detected at the following locations; former chemical storage and use areas, air vent discharge areas, boiler room, above ground storage tanks, and underground storage tank locations. The remedial activities are scheduled to start on April 30, 2012 and will be completed by June 30, 2012. These activities generally involve the removal of tanks, excavation and off-site disposal of impacted soil and the implementation of an Environmental Land Use Restriction. A draft of the Analysis of Brownfield Cleanup Activities (ABCA) and the Remedial Action Plan (RAP) can be found at the Montville Town Hall at the address below, and are available online at www.montville-ct.org. Correspondence between DECD and the State Historic Preservation Office indicates that the proposed work will have no effect on archeological or architectural resources listed in or eligible for listing in the National Register of Historic Places. Public comments are requested and appreciated. Questions and concerns will be addressed by the spokesperson for the duration of the project. The 30 day public comment period is from January 9, 2012 to February 9, 2012. Written comments may be sent to the Town of Montville, 310 Norwich New London Turnpike, Uncasville, CT 06382 or emailed to Terry Hart at finance@montville-ct.org. Remediation activities will be discussed at a public meeting to be held on January 31, 2012 at 6:00 pm in the Council Chambers in the Town Hall at 310 Norwich New London Turnpike, Uncasville, CT.

Chairperson Buebendorf read the public hearing notice into the record and asked if there was anyone present who would like to come forward to speak for or against the proposal.

Ms. Terry Hart, Finance Director discussed the events to date regarding 14 Bridge Street and the mitigation of the property and the steps the Town needs to take to mitigate the property in order to sell it and put it back on the tax rolls. She discussed grants and loans that will be used toward mitigating the property prior to the sale.

Mayor McDaniel inquired if there have been any additional amendments to the original document and the timeline for the loan to be paid back to the Town.

Ms. Lynda Jean, 1583 Route 153 stated she rents property at 14 Bridge Street for her business and she inquired how the construction/mitigation will impact the entryway to her business and inquired regarding the overall impact her business during the construction. She stated she is not opposed to the mitigation process but would like to be notified of any impact the mitigation may have to her business during the process. Mayor McDaniel stated he will work with the companies involved with mitigating the property as well as the surrounding businesses that may be impacted during the mitigation in order to best accommodate everyone and make it a smooth transition.

Mr. Rick Gladue, 44 Cook Drive stated he is not opposed to the mitigation process and he inquired who will be responsible for any excess money if the mitigation goes over budget and he inquired why the Town is selling the property for twenty thousand dollars less than it is appraised for. He inquired what party will be liable if additional contamination is found going forward. Mayor McDaniel answered all of the questions and stated the proposal as presented is the best viable option for the Town going forward as the property will be returned to the tax rolls once the property is transferred and mitigation is complete.

Ms. Lynda Jean inquired regarding the type of contamination found on the property and inquired regarding the ground water on the property. It was determined the ground water has been tested and it is not contaminated. Mayor McDaniel stated city water is available on the site for those who have not yet hooked up to the service.

Mr. Bill Warzecha, DEEP, stated if there is any contamination found after the mitigation of the property is completed by the Town it will be the responsibility of the party that purchases the property to mitigate the problem areas at their expense.

Chairperson Buebendorf asked three times if there was anyone from the public who would like to come forward to address the Council before she closed the public hearing.

8. Remarks from the Councilors – none.

9. Adjournment

Motion made by Councilor Tanner, seconded by Councilor McFee to adjourn the meeting at 6:18 p.m. Discussion, none, voice vote, 7-0, all in favor, motion carried.

Respectfully Submitted by:

Audrey Ulmer, Recording Secretary for the Town of Montville