

# MINUTES

## Lakes Region Brownfields Advisory Committee (BAC) Meeting

LRPC Office Building  
103 Main Street  
Meredith, NH

February 2, 2010  
1:30 pm

### Committee Members Present

Bob Ward, Town of Sanbornton  
Michelle Bonsteel, Town of Bristol  
Bill Seed, Coldwell Banker Commercial  
Weeks Associates  
Chris Devine, Squam Lakes Association  
Joe Hallgren, Lakes Region Community  
College  
John Ayer, Town of Gilford

Doug Holmes, LR Chamber of Commerce  
Jennifer Marts, NH Dept. of Environmental Services  
John Liptak, NH Dept. of Environmental Services  
Stephen Schuster, Laconia Area Community Land  
Trust  
Scott McPhie, City of Laconia  
Shanna Saunders, City of Laconia

### LRPC Staff

Kimon Koulet  
Erica Anderson  
Stephanie Dulac

### Others Present

Preston Gilbert, SUNY Center for Brownfields

### 1. Call to Order and Acceptance of Minutes

Kimon K. called the meeting to order at 1:36. He welcomed the group and asked them to go around the table and introduce themselves. Michelle B. made a motion to accept the minutes from the November 5, 2009 meeting. Bill S. seconded the motion and the minutes were accepted by a unanimous vote.

### 2. Consultant Selection Status Update

Kimon K. updated the group on the consultant selection process. LRPC, with assistance from the New Jersey Institute of Technology, posted an RFP from consultants. The deadline for proposals is February 3rd. Over forty consultants requested the RFP, however the LRPC has not received any proposals yet. A consultant selection committee had been formed from the BAC committee. The selection committee plans to go through the proposals the following week.

The plan is to have a consultant on board and in attendance at the next meeting proposed for Thursday, March 4, 2010. The committee can then begin the site selection process,

which would start by targeting sites for Phase I assessment and ultimately leading to Phase II environmental characterization.

### **3. Presentation: Redevelopment of Brownfields**

Preston G. gave a power point presentation outlining the brownfields redevelopment process. The presentation went over what a brownfield site is, the history of the program, its connection smart growth principles, the legal foundations, risk assessment and communication, and what is involved in the Phase I and Phase II investigations. He spoke of strategic planning when choosing a brownfield redevelopment site and the importance of selecting a pivot point, which will guide the redevelopment process. Preston G. gave examples of the kind of projects he has been involved with in New York, which included the process, and outcomes of the various sites.

He described brownfield sites in terms of a tier system:

- Tier 1 - Ice Site: Do something relatively little and all of a sudden an avalanche occurs. These are the best locations to conduct a redevelopment project and will spur economic development projects. These sites are relatively rare.
- Tier 2 - Fire Site: Also good sites, although they take more work - maybe not in the choicest locations or take more work to clean up. Conduct all of the necessary components of redevelopment and after some finesse they will take off.
- Tier 3 - Water Site: These sites take a lot of work - location is not good, there is a lot of contamination, and probably will not return much revenue but are still important to clean up and redevelop for the community.

The presentation concluded with a question and answer session with Preston G. There was a question as to the scale of these projects in a New Hampshire town setting. Preston G. stressed that the impact of the redevelopment projects is dependent on the community. For instance, a gas station redevelopment project may not seem like a large project in the great scheme of things, but can have a tremendous impact on the community.

John L. reminded the committee that there are other pots of money that could be tapped into for the redevelopment project, once they are at that stage. For instance, through DES or EPA there are additional opportunities for clean-up planning.

### **4. Other Business**

There is a workshop at DES in March for EPA Brownfields Grantees. Two staff members from LRPC will be attending. Some BAC members will be able to attend as well as space permits. Interested BAC members should contact Erica A. to get on the list.

### **5. Next Meeting and Adjournment**

The next meeting is proposed for Thursday, March 4, 2010, dependent on consultant selection. The meeting was adjourned at 3:27.