

Trustees of the M.N. Spear Memorial Library  
November 3, 2021, 7:30pm, on Zoom  
Minutes

- Members present: Michele Regan-Ladd, Kate Cell, Tim Logan, Melanie DeSilva, Savannah Ouellette, and Brad Foster
- Mary Anne Antonellis: Library Director
- Guests: Rita Farrell, Leslie Luchonok, Penny Kim, Gail Fleischaker, Diane Jacoby, Mark O'Malley (O'Reilly, Talbot & Okun), Erica Soares (O'Reilly, Talbot & Okun)

Mary Anne made an announcement that the meeting is being held via Zoom due to the pandemic.

- Welcome guests.
- October 24 meeting minutes approved unanimously.
- Question/Answer from presenters about soil, water, and environmental reports from two sites being considered.
  - Phase I Environmental Site Assessment Parcels O-47 and ZO-43, Cooleyville Rd. (parcels behind town hall) (the report is on the [Small Library Project](#) website)
    - This assessment was performed in accordance with standard business and engineering practices. A phase I assessment is more of a paper exercise and there's no physical testing involved.
    - Main finding- No recognized environmental conditions found.
    - The report is based on these steps:
      - Review of federal and state regulatory databases
      - Review of the history of the property, which included an old burial ground where town hall is located now (burial ground dealt with in the 1930's- Mary Anne provided this information which she received from the Historical Commission).
      - Water samples collected from an existing monitoring well was an additional service not usually included in a report of this kind. The water meets state guidelines; the water is clear and potable, and unimpacted by hazardous materials; there was a "very trace amount" of PFAS far below the state guidelines which is considered a background condition. The water could be a source for the new community gardens.
  - Limited Sub-surface Assessment Report (for lot 0-32)
    - Assessment conducted based on 10 soil borings. All but one sample were free of contaminants. One sample (B-9), far from where a library would be sited, contains gasoline contamination. B-1 through B-8 are free of contamination, including all samples where a library would be sited. The concentration detected in B-9 requires reporting to DEP unless other assessments or steps

are taken to be exempt from reporting. There was an old Air Force tower where the gasoline was found and the Airforce removed top soil from this area in the past; this is the likely source of the contamination.

- The Town is in touch with the DEP and DOD for further investigation and possible clean-up if necessary.
- Would the existence of the gasoline impact the building of a library in the front of the parcel? Highly unlikely for the contamination to migrate from B-9 to where the library would be sited at the front of the lot because gasoline doesn't migrate more than 400 feet.
- To correct the issue, first do a file review with the federal government (there may be old documents from the early 1990's), and then conduct additional assessments to determine if there's risk; example- is there an underground tank? (assessment could possibly include more borings or a test pit). Regulations allow removal of 100 cubic yards of soil before the 120 day reporting deadline (note that reporting has already underway). If there is risk (meaning that it poses a risk to wetlands or someone's drinking water, etc.), it will need to be remediated by the Town, overseen by a licensed professional, regardless of whether the library is sited at the front of this property or not. If we can prove it does not pose a risk, we can file a permanent solutions report with DEP. Bottom line- more assessment needs to be done to determine next steps.
- Water testing conducted from existing monitoring well (this well is not designed as a drinking well- not deep enough). Samples showed no hazardous materials contaminants (the goal of testing the monitoring well was to test for hazardous materials). The water quality is not adequate for drinking; some bacteria that could be addressed by improving the well- a professional well driller will be able to assist. This well is a distance from the library site, and there was never an expectation that this well would source the library. So, adding a new well for the library is the way to go; a new, proper well is not expected to have issues.
- Perk test- good behind town hall; lot 032 will require a raised septic.
- According to Mark O'Malley, the library could be built at the front of the site without it being impacted by the existence of the gasoline. The existence of the gasoline is separate from the building of the library. The building of the library and the existence of gasoline far from where the library would be sited are not in conflict. The existence of the gasoline is 100% outside the scope of the library project; it's the Town's responsibility to address regardless of whether the library is sited there. The reason soil was tested at B-9 is because it made good sense and

was efficient to do this for the Town since the soil was being tested in other locations anyway.

- If a) remediation is required, b) remediation requires significant soil removal, c) soil remediation requires going through the front of the site, could it impact the library?
  - Note- There is town access to the back of this property via Pelham Hill Rd; important- there's no road built there. What are the logistics of getting trucks back there to remediate if necessary if the library was already there? There might be a lot of truck traffic, but it would not block usage of the library; it might cause damage to the new library roads. The kind of roads needed for large trucks is not the same as the kind of roads for car use for a library parking lot.
  - Note- some people have visions of a senior housing community in the back of this property; that would be a long-term project and the access to it would be through Pelham Hill Rd.
  - How much of the width of a property would a library take up? Would it be easy to get trucks back there? The last library plans included the construction of a road for access to the back of the lot for future development.
  - If clean-up is required, it is unclear who will be responsible- there could be protracted negotiation with possible litigation with the federal government. Any possible clean-up would occur long after the library is built.
  - Town support question: Should we be concerned with the public conflating the building of the library and possible clean-up costs on lot 032?
- Penny Kim: How would access to the parcel to behind Town Hall occur if the library were to be sited there? Answer: That needs to be considered. Rita Farrell: The Select Board will consider the recommendation of the Library Trustees and weigh all the pros and cons before action is taken.
  - Process: the Board of Trustees evaluates reports, and the pros and cons, and makes a site recommendation to the Select Board. The Select Board has library site selection on their agenda for next Tuesday and has jurisdiction over town-owned property and are the decision-makers. Then we will all vote at town meeting. A site must be selected for the submission of the grant application on December 3. If the Trustees can't come forth with a recommendation by Tuesday evening, then the Select Board will delay its vote until the Board of Trustees and the Select Board have done their due diligence around both sites.
  - Are we locked into our site selection? No. We could change our site if we need to.
- Discuss Spreadsheets comparing sizes of current Building Program to last time- we'll double-check the numbers, make it as clear as possible, and we'll all review before Monday and discuss at Monday's meeting.
  - Mark O'Malley and Erica Soares will be here at tomorrow night's meeting.

Documents discussed at the meeting:

- Phase I Environmental Site Assessment Parcels O-47 and ZO-43, Cooleyville Rd.
- Summary of Groundwater Analytical Results Parcel O-47, Cooleyville Road
- Lot O-47 monitoring well laboratory report
- Limited Subsurface Assessment 66 Leverett Road, Parcel O-32

Thursday November 4, 6:30pm; Monday, November 8, 7:30pm.

Respectfully submitted by Melanie DeSilva, Secretary, Library Board of Trustees