

January 25, 2023

The Stonington Board of Selectmen held a regular meeting on this date at the Stonington Police Department at 5:30 p.m. Present were First Selectman Danielle Chesebrough, Selectwoman June Strunk and Selectwoman Debbie Motycka Downie. Members of the public were present. There was no press present.

(1) Call to Order

Ms. Chesebrough called the meeting to order at 5:30 p.m.

(2) Pledge of Allegiance

(3) Comments from the Public

- Mr. Jim Moody of Mystic thanked the Board for supporting local nonprofit organizations by considering their requests for building fee waivers.

(4) Approval of Minutes

- A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to approve the regular meeting minutes of January 11, 2023.

(5) Correspondence

None

(6) Appointment/Reappointment/Resignation

Appointment – Recreation Commission

A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to appoint Benjamin Kepple to the Recreation Commission moving him from an alternate to a regular member.

Appointment – Commission on Aging

A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to appoint Christopher Morren to the Commission on Aging.

Reappointment – WPCA

A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to reappoint Charles Sheehan to the WPCA.

Acknowledgement - Southeastern CT Water Authority Advisory Board

Sara Baker's term on the Southeastern CT Water Authority Advisory Board has ended and she is not seeking reappointment. The Board thanked her for her service.

(7) Old Business

None

(8) New Business

Discussion – Additional Appropriation for Public Works

Public Works requested additional appropriations to complete replacement of the highway facility wastewater pump and control panel. A previous request for pump replacement in 2021 saw the installation of a new pump in 2022. The vendor attempted to utilize the new pump technology with the existing control panel which was unsuccessful and why the panel is in need of a full replacement. The well was designed for two pumps and this request would also fund the full replacement of the second unit. This will also go to the Board of Finance for their review and consideration.

- A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to approve the additional appropriation in the amount of \$14,420 for a sewer pump replacement at the town garage.
- A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to approve the additional appropriation in the amount of \$8,750 for an update to the electrical panel needed for the new sewer pump.

Discussion – Additional Appropriation for Fuel

A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to approve the additional appropriation in the amount of \$111,000 for fuel increases above what was anticipated for FY 22-23. This item will go before the Board of Finance for approval.

Request – Building Permit Fee Waiver for St. Michael Parish

Mr. Jim Moody of the St. Michael Parish Finance Council, requested a building permit fee waiver of \$494.19 associated with an elevator replacement project located at St. Mary's.

A motion was made by Ms. Downie, seconded by Ms. Strunk and voted to unanimously to approve the building permit fee waiver in the amount of \$494.19.

(9) Comments from the Selectmen

- Ms. Downie gave an update on Stillman Ave stating that Weston & Sampson Engineers, Inc. (Weston & Sampson) performed an environmental investigation of the former Stillmanville Mill Property (former Connecticut Castings) to evaluate current soil and groundwater conditions and provide a conceptual plan and cost estimate for potential remediation. Previous testing (2006 and earlier) had found impacts to soil and groundwater at the site including PCBs, PAHs, chlorinated solvents, and metals. The recent scope of work expanded on previous work to delineate the extent of contamination and update sampling data. Weston & Sampson's subsurface evaluation included 77 soil borings and over 225 soil samples and groundwater samples from 8 new wells. They also sampled and tested concrete. Debbie had a call with Weston & Sampson to discuss their draft findings and preliminary recommendations.

As expected, based on previous testing, PCBs were detected in 77 soil samples, most were at depths greater than 15 ft below grade. PCB concentrations exceeded default cleanup criteria for residential properties in 22 samples and exceeded industrial/commercial criteria in 4 samples. Most of the PCB detections were associated with decachlorobiphenyl (DCB), which was commonly used casting waxes believed to be the primary source of the site contamination. Weston & Sampson noted, because DCB is less toxic than other PCBs, there may be opportunities to work with CTDEEP come up with an alternative, more realistic clean up criterion. VOCs, petroleum, and metals were detected at lower levels, generally below regulatory criteria in soil. Testing did not find PCBs, VOCs, or petroleum in groundwater.

Weston & Sampson noted that if the site were to be cleaned to meet residential standards, it could cost over 6 million dollars, much of the cost would be due to the need to excavate PCBs at depths up to 20 or 25 ft below grade. Given the location of the site in the flood zone, it is not likely that it would ever be used for residential purposes. Costs to remediate the property to commercial/industrial purposes would probably be half the cost as those for a residential cleanup. With commercial/industrial use (and zoning), would be possible to leave PCBs in place at depth.

Next steps would be a supplemental assessment to refine remediation costs (including finding out if certain levels of PCBs/DCB could remain in place, or looking at an alternative criterion for DCB), determining appropriate geotechnical measures, planning with the Town (e.g., zoning change), and negotiations with Federal and State regulators to come up with a cost-effective, resilient remedial approach. There are grants available for planning and assessment and for flood zone work. Weston & Sampson also noted that EPA has awarded grants up to 3.5 million dollars to other Connecticut PCB sites.

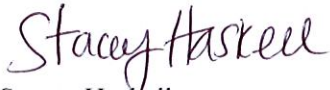
Finally, because the southern part of the site does not have the PCB impacts, it might be possible to do some shallow, less costly soil remediation and split off that area for use as a park/kayak launch. It was also noted that potential next steps will be discussed and considered over the coming months with information being shared on the Town's website at a future date.

Ms. Downie gave an overview of the Climate Change Task Force meeting she attended stating they reviewed many grant opportunities. She also noted the Flood Prevention, Climate Resilience and Erosion Control Board had Groton's Sustainability Manager as a guest at their last meeting.

- Ms. Strunk gave an overview of the Board of Police Commissioners meeting stating that the police have a new K-9. She noted that the Stonington Veterinary Hospital donates all of their time to care for the K-9.
- Ms. Chesebrough gave an overview of the fourth and final short term rental community conversation stating that there were about 200 people in attendance. She noted that the majority expressed during the meeting their thoughts on not wanting much or any regulations. Emails and feedback on the topic continue to be sent in and reviewed including those who want stricter regulations. A revised ordinance will be forthcoming. A meeting will be held in coordination with the Town of Groton on February 21st to discuss paid parking in downtown Mystic. This meeting will allow residents and business owners from both towns to engage with the consultant and staff members. Stonington will be moving forward with paid parking and Groton having a new Town Council needs more time to decide if they will move forward. The water loop project has received federal approval and should learn soon when funding will be released. A community conversation regarding the potential Circus Lot project will be held in mid-February.

(10) Adjourn

There being no further business to come before this Board, the meeting adjourned at 6:41 p.m.



Stacey Haskell

Recording Secretary