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CMRPC Brownfields Advisory Committee (BAC)
Meeting Minutes

Wednesday, October 7, 2026, 2:00 pm

Meeting Details:

BAC Members Present:	
Anna Kathryn Hodges (Main South CDC)	Darnell Dunn (Worcester Regional CC)
Jason Palitsch (495 Metrowest Partnership)	Julie Holstrom (Worcester Business Dev. Corp.)
Melissa Fales (Quaboag CDC)	Jeannie Hebert (Blackstone Valley CC)
Rachel Pressey (City of Worcester)	Katie Yoder (Town of Southbridge)
Todd Brodeur (Fletcher Tilton)	Matthew Carey – Alternate (MassDEP)
Abigale Szlajen (EPA)	

CMRPC Staff & Consultants	
Kerrie Salwa (CMRPC)	Joe Sziabowski (CMRPC)
Sarah DeStefano (Weston & Sampson)	Joe Spencer (Weston & Sampson)
Melissa Davis (Weston & Sampson)	

Meeting Materials	
CMRPC BAC Meeting #3 10.07.26 Presentation	October 7, 2026, BAC Meeting Agenda
60-61 Main St., Grafton, MA 01560 Scoring Write-up	

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1. Welcome and Attendance

The meeting began at 2:05 PM. Joe Sziabowski shared his screen to display the CMRPC BAC Meeting #3 10.07.26 Presentation.

Joe Sziabowski welcomed the members, thanked Weston & Sampson for preparing the presentation, and introduced the agenda. Joe Sziabowski then took attendance by roll call.

The CMRPC Brownfields Assessment Program project team introduced themselves, including Kerrie Salwa, Joe Sziabowski, Katie Yoder, Melissa Fales, Abby Szlajen, Joe Spencer, Melissa Davis, and Sarah DeStefano.

Melissa Davis explained the definition of a "brownfield."

2. Program Administrative Updates

Melissa Davis provided administrative updates concerning the Brownfields Assessment Program:

- CMRPC updated its Brownfields webpage.
- Public-outreach materials, including trifold brochures, were translated into Arabic, Chinese, Portuguese, Spanish, and Vietnamese.
- The Regional Brownfields Roundtable is planned for late October in Worcester.
- The Regional Brownfields Plan methodology is being finalized.

Joe Sziabowski said that CMRPC would circulate information about the roundtable after the meeting.

3. Report on Assessment and Cleanup/Reuse Activities

Melissa Davis provided updates on assessment and cleanup/reuse activities:

30 Mill Street, Southbridge

- The former Hamilton Woolen Mill site was demolished in April 2026 because of structural-stability issues and was subsequently acquired by the town through tax-title taking.
- The property has an open release involving chlorinated VOCs and arsenic in soil.
- The eligibility form and access agreement are complete. A site visit for the Phase I Environmental Site Assessment was conducted.
- The next steps are to draft the Phase I ESA, scope of work for subsurface investigation, and MCP-related deliverables.

611 Main Street, Worcester

- The Worcester Redevelopment Authority-owned site is a former RMV location with a history of oil and hazardous-material handling and storage.
- The redevelopment objective is a mixed-use, transit-oriented, walkable project with market-rate and affordable housing plus commercial space.
- The eligibility form is complete. The project team met with WRA representative Paul Morano to better understand the site history and redevelopment constraints.
- The next steps are executing an access agreement and drafting a project scope of work.

4. Site Nominations

Melissa Davis introduced new site nominations to the BAC:

60–61 Main Street, Grafton

- The vacant former mill site has a long industrial history and was destroyed by fire in 1999. Environmental concerns include oil impacts, chlorinated VOCs, and asbestos; three MassDEP release tracking numbers are associated with the property.
- The redevelopment concept includes affordable housing under Chapter 40R. A Housing Choice Grant feasibility study is underway.
- The site is a key South Grafton redevelopment opportunity and aligns with the town master plan.
- The next steps are executing an access agreement and drafting a project scope of work.

Joe Sziabowski shared his screen to display the "60-61 Main St., Grafton, MA 01560 Scoring Write-up." CMRPC's internal score was 18 out of 21, reflecting prior planning, site-access willingness, environmental and floodplain considerations, a high-poverty census tract, anticipated housing, and prior public/private investment. Joe Sziabowski reminded members that the Site Nomination Forms and Scoring materials are available on the CMRPC SharePoint folders shared with BAC members.

Jason Palitsch and Jeannie Hebert expressed support for the project. No other BAC members offered feedback.

344 Park Avenue and adjacent properties, Worcester

- The former industrial area included machine shops, firearms manufacturing, a power plant, and turbine manufacturing. Buildings were demolished in the early 1990s.
- Current issues include vacant lots, illegal dumping, and encampments. The proposed redevelopment is mixed-use retail and multi-unit housing.
- The location is identified as a transformative growth corridor in Worcester's *Now Next* plan.
- The next steps are to complete an eligibility form and submit it to US EPA for approval.

Kathryn Krock, the site owner, expressed enthusiasm for redeveloping the parcel. No BAC members offered feedback.

2 Pearl Street, Millbury

- Linden Apartments is an affordable housing site where utility work uncovered and damaged a buried drum containing an oily waterproofing material. Testing identified reportable lead levels in soil.
- The Millbury Housing Authority seeks Phase I and II assessments and MCP compliance support so that utility and pavement improvements can continue.
- The Housing Authority lacks remaining budget for the soil evaluation. A release notification deadline is expected in mid-November.
- The next steps are to complete an eligibility form and submit it to US EPA for approval.

No BAC members offered feedback.

11 Memorial Drive, Leicester

- The town-nominated former school, built in 1950, contains an underground storage tank and asbestos-containing building materials.
- The project is included in the town master plan; four RFP processes have occurred, with the latest submission not accepted.
- The next steps are to score the Site Nomination Form nomination, complete an eligibility form, and submit the eligibility form to US EPA for approval.

No BAC members offered feedback.

107–113 Central Street, Southbridge

- This vacant former construction-business site includes a primary building constructed in 1954. The owner is interested in gifting the property to the town.
- Potential reuse includes a riverside park or recreational amenities, such as a boat launch, consistent with the urban renewal plan and the site's river adjacency.
- Required work includes Phase I and II environmental site assessments, a hazardous-building-materials investigation, and cleanup/reuse planning.
- The next steps are to score the Site Nomination Form nomination, complete an eligibility form, and submit the eligibility form to US EPA for approval.

Katie Yoder had no further comments to make on behalf of the Town of Southbridge. No other BAC members offered feedback.

5. Other Announcements/Updates

There were no other announcements/updates.

6. Next BAC Meeting Dates

Melissa Davis reported that the next BAC meeting is tentatively scheduled for January 2027. A scheduling poll will be sent to determine the best date.

Julie Holstrom asked if the sites discussed at today's meeting would need to wait until January to receive approval to proceed.

Melissa Davis said that no, once a site receives a positive eligibility determination from US EPA, Weston & Sampson will submit a cost estimate and scope of work to CMRPC. The parties will also sign a site access agreement. Once all these steps are completed, work can begin.

Joe Sziabowski also explained that the role of the BAC is to provide informal feedback and input. The BAC is not formally voting on sites. However, it is CMRPC's intention to introduce every site to the BAC before going ahead and providing assistance. That requirement has been completed for the sites introduced today.

The meeting adjourned at 2:34 PM.