

## **Brownfields Advisory Committee    Draft Minutes February 13, 2017**

### **CCRPC Main Conference Room, 110 West Canal St., Suite 202 Winooski, VT**

<http://www.ccrpcvt.org/our-work/economic-development/brownfields/#advisory-committee>

**1. Call to Order, Introductions and Changes to the Agenda**

The meeting was called to order at 3:00 pm. No changes were made to the agenda.

<b>Committee Members in Attendance</b>		
Curt Carter, Chair - GBIC	Razelle Hoffman-Contois – VDH (via phone)	Justin Dextrateur – Redstone (via phone)
Marcel Beaudin	Kirsten Merriman-Shapiro-CEDO (via phone)	Peter Wernsdorfer – City of Winooski
<b>Others in attendance:</b> Ben Avery, Blackrock Construction; Jeremy Roberts, KAS; Steve LaRosa, Weston & Sampson		
<b>CCRPC Staff:</b> Dan Albrecht; Emily Nosse-Leirer		

\* Arrived after agenda item #4

**2. Public comments on items not on the Agenda**

There was no public comment.

**3. Review and action of January 9, 2017 meeting summary**

*After a recap by Albrecht, a motion was made by Wernsdorfer, seconded by Beaudin to approve the summary of the January 9, 2017 meeting. Hoffman-Contois noted a correction to remove the notation “std” next to VDOH in the PAH column and Albrecht noted to change the abbreviation to VDH. The motion to approve the minutes as corrected was approved unanimously.*

**4. DEC Statewide Soil Report Update**

Nosse-Leirer reported that CCRPC’s request to DEC for an extension to the comment period was denied. Carter reported that he as well as the Vermont Environmental Consortium had submitted comments regarding the methodology as well as inquiring for more details on the methodology. Albrecht reported that he, as CCRPC staff, had submitted a brief query reiterating some of the queries about the methodology.

**5. Action on Site Nominations/Assistance Requests**

**a. Essex Junction:** Park Place Developers, 3 Maple Street, Mixed Use (Request for \$12,175 for supplemental Phase II studies) A Phase II ESA was completed for this site in 2010. Funds are requested to retain KAS to provide Phase II Supplemental analysis during construction.

Ben Avery of Blackrock Construction described the basis of the project which is just starting the sketch plan process with the Village’s DRB. If all goes well, construction would start in about 18 months with the project consisting of 30 apartments and 3,000 sq. ft. of commercial space. There is a chance that the entire housing component would become a Champlain Housing Trust property and therefore all become affordable units. Jeremy Roberts of KAS recapped the proposed environmental work which consists of sub-surface analytical sampling, working with the consulting engineer to design the sub-slab depressurization system and oversight during construction.

A motion was made by Beaudin, seconded by Wernsdorfer to approve the request. A discussion ensued which led to the conclusion that such an approval might be premature at this point given that construction is still several months away and that the situation might change during the permitting process. That being the case, the maker and second rescinded the motion.

*A motion was made by Merriman-Shapiro, seconded by Hoffman-Contois to recommend that CCRPC grant preliminary approval for up to \$12,175 but that CCRPC not issue a formal contract authorization until a Preliminary Plat application has been submitted to the Village of Essex Junction. Albrecht noted that this would allow KAS if necessary to submit a more accurate proposal at that time. The motion was approved with Dextradeur abstaining.*

*[ Mr. Avery and Mr. Roberts left the meeting at this point ]*

b. Burlington: Redstone, 316 Flynn Avenue, Mixed Use (Request for \$6,640 to complete ABCA/CAP). The Brownfields Advisory Committee previously approved \$10,550 to complete a Phase II ESA, including QAPP preparation, for this site. Additional funds are requested to complete an Analysis of Brownfields Cleanup Alternatives / Corrective Action Plan for mitigation of contaminated soils and soil gas.

Dextradeur provided a brief recap of the request and then left the conference line. *On a motion by Beaudin, seconded by Wernsdorfer the Committee recommended unanimously that CCRPC fund the request for \$6,640.* (Merriman-Shapiro was also off the call at this point).

c. Burlington: Redstone, 453 Pine Street, Mixed Use (Request for \$4,000-\$6,000 to complete hydraulic monitoring for one year). This request is for funding to retain Stone Environmental to continue hydraulic monitoring at 453 Pine Street, which would help fill a gap in funding while future construction is considered on the site.

After rejoining the meeting, Dextradeur recapped the request which would be the low end estimate of \$4,009. Albrecht noted that EPA had raised some concerns about whether this work would provide new data to inform cleanup or redevelopment decisions and thus be eligible for funds. Dextradeur added that DEC indicated that the additional year of sampling was desirable as last year was quite dry. Carter noted that this sampling would keep the project “alive” while various parties explore funding options. [ Dextradeur left the meeting.

*A motion was made by Carter, seconded by Beaudin to recommend that CCRPC provide the \$4,009 to support the sampling.* Albrecht indicated he would seek clarification from EPA on eligibility. *The motion was approved unanimously with Merriman-Shapiro abstaining.*

## **6. Updates**

Staff reported that the potential request for funds to assess asbestos issues at the City of Winooski’s Landry Park pool was withdrawn. Wernsdorfer reported that the City hopes to issue an RFP soon for impending sales and development for Lot D on Abenaki Way just downhill from VSAC. Albrecht reported that staff had issued an RFP to four of its consultants to investigate the issues regarding road construction in the Railyard Enterprise District.

## **7. Adjourn:** The meeting adjourned at 4:30 p.m.

*Respectfully submitted, Dan Albrecht*