

Brownfields Advisory Committee Draft Minutes April 3, 2017

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

To access various documents referenced below, please visit:
<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.

Committee Members in Attendance		
Matthew Vaughan, Vice-Chair - LCBP	Kirsten Merriman-Shapiro-CEDO	Justin Dextrateur – Redstone (via phone)
Marcel Beaudin	Brett Long-DCED (via phone)	*Peter Wernsdorfer – City of Winooski
Others in attendance: Will Clavelle-CEDO; Jonathan Slason-RSG; Miles Waite-Waite/Heindel; James Unsworth-Unsworth Properties;		
CCRPC Staff: Dan Albrecht; Eleni Churchill		

* Arrived at 3:45 p.m.

Dan asked to add discussion of the Vermont DEC's draft Investigation and Remediation of Contaminated Properties Rule and the item was added.

2. Public comments on items not on the Agenda

There was no public comment.

3. Review and action of February 13, 2017 meeting summary

After a recap by Albrecht, a motion was made by Shapiro, seconded by Beaudin to approve the summary of the February 13, 2017 meeting. The motion to approve the minutes was approved unanimously.

4. Action on Site Nominations/Assistance Requests

a. Burlington (City-Public Works and CCRPC): 339 Pine Street, Road Feasibility Assessment (Phase II ESA)

Albrecht recapped the procurement process which was distributed to Committee members. The RFP was issued to five of six CCRPC consultants. Three responses were received: one from Waite-Heindel, one from KAS and one combined proposal from Stone and Weston-Sampson. CCRPC staff with assistance from Jonathan Slason of RSG reviewed the proposals and selected Waite-Heindel with whom to enter negotiations to finalize a contract as they felt it to be the most responsive. Waite-Heindel update its proposal as part of the negotiations with additional detail as requested by CCRPC staff who met with their team to review and understand its components. CCRPC staff recommends that the Committee endorse moving ahead with Phases 1 and 2A of the WHEM revised proposal dated March 13th and recommend a contribution level of CCRPC Brownfields funds between \$7,430 and \$22,700. Lastly, he then recapped the "scoring" of the project on CCRPC's site evaluation criteria which came to a base score of 29.

Waite briefed the Committee on the details of the proposed work. Members asked for clarification on how long samples can be kept before they degrade and can't be analyzed. Waite noted that geotechnical samples are good for about 40 days but VOC samples must be analyzed within 14 days. Given that situation and the challenge in quickly reconvening the Committee, Vaughan recommended that we should add in

\$2,379 to cover the three lab analyses to be done by Endyne in Phase 2b. Committee members concurred. In response to a query from staff, Merriman-Shapiro indicated that she could not speak to how much the Department of Public Works could contribute towards funding the proposal but noted that City staff have already spent numerous hours as well as funds towards consultant costs over the years on the overall Railyard Enterprise Project. She noted that the City appreciates any help the CCRPC can offer.

Merriman-Shapiro, Waite and Churchill then excused themselves from the meeting room.

A motion was made by Vaughan, seconded by Wernsdorfer to recommend that CCRPC funds the \$22,700 for Phase 1 and 2a plus an additional \$2,370 to pay for the Endyne lab samples and that the Committee is unlikely recommend approval of additional CCRPC Brownfields funds towards the overall project unless the situation were to substantially change. The motion was approved with Dextrateur abstaining and with Merriman-Shapiro not present.

Merriman-Shapiro, Waite and Churchill rejoined the meeting.

b. Burlington (CEDO and James Unsworth): 400 Pine Street (Phase 1 ESA)

Unsworth briefed the Committee on the proposal. Two warehouse buildings and one duplex will be demolished and replaced with a new 3-story building fronting Howard Street which will contain underground parking, two 2-story residential units, 16 artist maker space studios on the first floor and 12 commercial spaces on the second and third floors for offices or studios. The project has received its zoning permit from the City. The project will also reduce stormwater flows from the project compared to current conditions.

Albrecht noted that CCRPC staff recommended the Committee endorse CCRPC hiring of one its on-call consultants to conduct a Phase I ESA. The project scored as a 69 initial score on the evaluation criteria although he noted that the score of 12 points out of 30 on the Housing potential should be lowered as he misunderstood that the 2 housing units in the proposed new building do not constitute an increase over the 2 units in the existing duplex (which are grandfathered in) and the zoning district precludes new housing units. Merriman-Shapiro noted that the City is strongly supportive of the project which fits their overall redevelopment goals.

A motion was made by Beaudin seconded by Wernsdorfer to recommend that CCRPC fund up to \$6,000 for a Phase I ESA of the property. The motion was approved with Dextrateur and Merriman-Shapiro abstaining and with Merriman-Shapiro not present.

5. Vermont DEC's draft Investigation and Remediation of Contaminated Properties Rule

Albrecht noted that the draft Rule is open for public comment with public meetings scheduled for April 5th and 6th with final comments due to DEC by April 19th. Staff is contact with the City of Burlington and others who are preparing potential comments and may submit CCRPC comments. If the timing works, the Committee could review draft comments and make a recommendation on a comment letter which the CCRPC Board could consider at its April 19th meeting, adopt and transmit to DEC that same evening.

Some members expressed concerns with the draft Rule including a requirement to increase clean fill on top of indicator barriers from six inches to 18 inches and the lowering of the threshold limits for Lead and PAH's down to levels well below that of other New England states. Albrecht indicated he would keep the Committee abreast of a potential CCRPC comment letter and notify the Committee should an April 10th meeting be scheduled.

6. Adjourn: The meeting adjourned at 4:53 p.m.

Respectfully submitted, Dan Albrecht