

Brownfields Advisory Committee Draft Meeting Minutes

Monday, January 8, 2017 3:00 p.m. - 4:15 p.m.

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 began at 3:05.

Committee Members:

Curt Carter, GBIC (chair)
Justin Dextrateur, Redstone*
Kirsten Merriman-Shapiro, CEDO*

Sarah Bartlett, VT DEC*
Razelle Hoffman-Contois, VDH*

CCRPC Staff:

Dan Albrecht, CCRPC

Emily Nosse-Leirer, CCRPC

Others:

Paul and Lori Hayes, Champlain Chiropractic
Leisa Pollander, Sara Holbrook Center
Steve LaRosa, Weston and Sampson

Michael Nahmias, VT DEC*
Jeremy Roberts, KAS Inc.
Jessica Dominguez, EPA*

**Attended via phone*

2. Public comments on items not on the Agenda

None.

3. Review and action on November 20, 2017 meeting summary

Justin moved to approve the minutes, and Razelle seconded the motion. The motion passed unanimously.

4. Action on Site Nominations/Assistance Requests

Hayes Chiropractic, 2031 Roosevelt Highway, Colchester, Weston & Sampson

The property owners requested additional funding for two issues:

- a. An additional \$4,000 was requested to pay for Ground Penetrating Radar (GPR) costs. GPR of the whole site will show where all the underground storage tanks on the property are located, and will make tank removal, sampling and cleanup much easier. The committee supported this request.

Curt made a motion seconded by Kirsten that CCRPC approve of this additional funding of \$4,000. The motion passed unanimously.

- b. In 2017, the property owners received a letter telling them they had 30 days to address brownfields contamination on their property. They hired ATC to complete sampling on the property, which led to a \$4,128 lab bill from Endyne. They are seeking reimbursement from CCRPC for these costs.

The committee discussed the issue of whether or not these costs are eligible for reimbursement. Jessica confirmed that the EPA is not able to reimburse costs paid for projects before the site is determined to

be eligible, because a site-specific quality assurance project plan (SSQAPP) is necessary. Since the site did not have a SSQAPP at the time the lab work was conducted, and the site was not determined to be eligible, the lab bills cannot be reimbursed.

Given this determination by EPA, the Committee could not support the request.

Michael explained that once the assessment is completed, the property owners will be able to access money from the state's Petroleum Cleanup Fund (PCF). Some of the work that is completed with CCRPC funding will count towards the PCF's \$10,000 deductible (pulling the tanks, groundwater sampling and other monitoring outside of tanks are possible examples).

Steve asked if these tanks could be considered "unknown" tanks, but Michael explained that the record of them in town documents is too thorough for this.

Steve detailed the tank removal process, and explained that the Phase I will be completed in the next few weeks.

Sara Holbrook Center, North Avenue, Burlington, KAS

Jeremy explained that the Phase I showed two RECs: a garage with two drains and urban fill throughout the property. The Phase I report has been reviewed by CCRPC and DEC and edits are being made.

Razelle asked if there are concerns about exposure to soil vapors or groundwater contamination. Jeremy replied that groundwater is located about 80 feet below grade at this site and it's unlikely that any groundwater contamination will occur, unless they find something unexpected during the Phase II testing. Razelle also asked if the soil will be tested in the area that is proposed for a playground, and Jeremy confirmed that it will be.

Dan explained that because this isn't a housing project, staff would like to see if there is money available from other sources before fully funding the request. Kirsten Merriman-Shapiro noted that CEDO has some funds available but if they were used it would trigger numerous Federal requirements. Committee members noted that that would be an undesirable situation. Committee members were very supportive of the project given the numerous services provided by the Center as well as the fact that the Phase II costs can be split between Petro and Haz funds, and expressed their interest in fully funding it.

Curt made a motion that the CCRPC fully fund the \$22,230 request and the committee agreed.

5. Project Updates

Dan explained that the 314 North Winooski (Champlain Transmission) project for a Phase I has been assigned to Stone Environmental but was still going through the process of obtaining needed approvals and documentation, and therefore the contract is not up and running yet.

6. Adjourn

The meeting adjourned at 3:50. The next meeting will be at the call of the chair.