

## Brownfields Advisory Committee **Draft Minutes** January 9, 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		
Curt Carter, Chair - GBIC	Razelle Hoffman-Contois - VDH	Justin Dextrateur – Redstone (via phone)
Matt Vaughan – LCBP (arr. 3:05)	* Kirsten Merriman-Shapiro (arr. 3:21)	Peter Wernsdorfer – City of Winooski
<b>Others in attendance:</b> Brett Long, VT-Dept. of Economic Development (via phone)		
<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 December 12, 2016 meeting summary**

After a recap by Nosse-Leirer, on a motion made by Hoffman-Contois, seconded by Wernsdorfer, the summary of the December 12, 2016 meeting was approved.

### 4. **Review and Action on Revised Conflict of Interest Policy**

Nosse-Leirer recapped the proposed edits which were discussed at the December 12<sup>th</sup> meeting. After a brief discussion and a minor grammatical edit, on a motion by Wernsdorfer, seconded by Vaughan, the proposed revisions to the Conflict of Interest Policy were adopted.

### 5. **Presentation and Q & A on DEC Statewide Soil Report**

Members briefly discussed the draft report which was issued by DEC for comment in mid-December. [ the report can be accessed here: <http://dec.vermont.gov/waste-management/contaminated-sites/statewide-soil-report> ] . The current standards compared with those proposed as follows:

#### Residential Soils

Standard	Lead (ppm)	Arsenic (ppm)	PAHs -B[a]P TEQ (ppb)
Current RSLs (May 2016)	400	0.68	16 (RSL) 10 (VDOH std)
2016 VTDEC proposed Background	41	16	26

#### Industrial Soils

Standard	Lead (ppm)	Arsenic (ppm)	PAHs -B[a]P TEQ (ppb)
Current RSLs (May 2016)	800	3	290
2016 VTDEC proposed Background	111	16	580

Carter noted, however, that based upon a recent conversation between CCRPC staff and DEC staff, the current thinking is that the Lead RSLs may not change from its current values of 400 ppm in soil for the residential scenario and 800 PPM for the industrial scenario by the time state soil standards are adopted or updated RSLs are issued. Hoffman-Contois noted that the EPA Regional Screening Level (RSL) tables are generally issued twice a year. She explained her understanding of how the current residential RSL of 400 ppm for Lead was developed noting that it is based on a blood lead level of concern of 10 micrograms per deciliter and a default run of the original version of an EPA model, revision of which has been under discussion for some time. She noted that the state of Vermont by law defines an elevated blood lead level as having blood lead level of at least 5 micrograms per deciliter. Dextrateur noted that further clarification is needed on what constitutes urban vs. rural as well as clarifications on what is the driving determinant: the proposed use or the proposed site. *In conclusion, the Committee voted - on a motion by Dextrateur, seconded by Vaughan- to ask CCRPC to request of DEC an extension to the comment period. Hoffman-Contois abstained.*

#### 6. Site Nominations/Assistance Requests

a. Burlington: Redstone 316 Flynn Avenue, Mixed Use (Request for additional funds of \$4,220 for Phase 2 ESA)

Nosse-Leirer, Albrecht and Dextrateur (Redstone) noted that the initial \$6,330 request, approved by the Committee at its December meeting, was based on an old quote and did not include QAPP preparation as required when Federal funds are used. The request for an additional \$4,220 would pay for this QAPP along with recommended additional sampling. Vaughan noted that the project scores very high on our Site Evaluation matrix given its proposed housing element. *[ In consideration of the Committee's Conflict of Interest policy, Mr. Dextrateur disconnected from the conference line]. In conclusion, the Committee voted unanimously (with Dextrateur abstaining) - on a motion by Merriman-Shapiro seconded by Vaughan- to approve the request for an additional \$4,200 to support the project.*

b. Other Projects Nosse-Leirer noted that she is working with Eleni Churchill of the CRRPC staff as well as staff of the DEC, EPA and the City of Burlington to potentially develop a Scope of Work related to hydrogeological studies at the 339 Pine Street property as part of the Railyard Enterprise Project. Wernsdorfer reported that the City of Winooski will soon issue a request for bids for redevelopment of the City's "Lot D" property located on Abenaki Way (the empty lot used for parking just down the hill from CCV).

#### 7. Adjourn

The meeting adjourned at 3:55 p.m.

*Respectfully submitted, Dan Albrecht*